

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2015 Legislative Session**

Bill No. CB-27-2015

Chapter No. 25

Proposed and Presented by Council Members Turner and Franklin

Introduced by Council Members Turner and Franklin

Co-Sponsors _____

Date of Introduction June 23, 2015

ZONING BILL

1 AN ORDINANCE concerning

2 M-X-T (Mixed Use - Transportation Oriented) Zone

3 For the purpose of providing certain alternate development regulations as to the location, density,
4 size, height, and other provisions for buildings and structures in the M-X-T (Mixed Use –
5 Transportation Oriented) Zone, under certain circumstances.

6 BY repealing and reenacting with amendments:

7 Sections 27-544 and 27-547,

8 The Zoning Ordinance of Prince George's County, Maryland,

9 being also

10 SUBTITLE 27. ZONING.

11 The Prince George's County Code

12 (2011 Edition, 2014 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
15 District in Prince George's County, Maryland, that Sections 27-544 and 27-547 of the Zoning
16 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
17 County Code, be and the same are hereby repealed and reenacted with the following
18 amendments:

19 **SUBTITLE 27. ZONING.**

20 **PART 10. MIXED USE ZONES.**

DIVISION 2. SPECIFIC MXED USE ZONES.

SUBDIVISION 1. M-X-T (MIXED USE – TRANSPORTATION ORIENTED) ZONE.

Sec. 27-544. Regulations.

(a) Except as provided in [Subsection] Subsections (b) and (c) of this Section, additional regulations concerning the location, size, and other provisions for all buildings and structures in the M-X-T Zone are as provided for in Divisions 3 and 4 of this Part, General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(b) Except as otherwise specified in this Division, where an approved Conceptual Site Plan imposes certain regulations related to the location, density, coverage, and height of improvements that are intended to implement recommendations for mixed-use development within a comprehensive master plan or general plan, such standards shall provide guidance for the development regulations to be incorporated into the Detailed Site Plan.

(c) For property placed in the M-X-T Zone through a Sectional Map Amendment or through a Zoning Map Amendment intended to implement land use recommendations for mixed-use development recommended by a Master Plan or Sector Plan that is approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation:

(1) The design guidelines or standards intended to implement the development concept recommended by the Master Plan, Sector Plan, or the Sectional Map Amendment Zoning Change, and a referenced exhibit of record for the property shall provide guidance for the development regulations to be incorporated into the Conceptual Site Plan.

(2) The limitations on [the maximum percentages of townhouses contained in Section 27-547(b)(7), footnote 7 and] the lot size and lot width requirements in Section 27-548(h) shall not apply. [However, the Planning Board or District Council may impose similar restrictions where appropriate, only to implement the recommendations of the Master Plan or Sector Plan.]

[(c)] (d) Notwithstanding the provisions of Section 27-270, a grading permit may be issued as long as it is in conformance with an approved Conceptual Site Plan.

[(d)] (e) Mixed-use Planned Community regulations.

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DIVISION 3. USES PERMITTED. (MIXED USE ZONES)

Sec. 27-547. Uses Permitted.

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(b) TABLE OF USES.

USE	M-X-T	M-X-C
(7) RESIDENTIAL/LODGING:		
* * * * *	*	*
Dwellings, all types (except mobile homes)	P ⁷	P
* * * * *	*	*

7 [Except as provided in Section 27-544(b), for development pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, the number of townhouses shall not exceed 20% of the total number of dwelling units in the total development. _This townhouse restriction shall not apply to townhouses on land any portion which lies within one-half (½) mile of an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000.] The maximum number and type of dwelling units shall be determined at the time of the Conceptual Site Plan approval.

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the
2 date of its adoption.

Adopted this 21st day of July , 2015.

COUNTY COUNCIL OF PRINCE GEORGE’S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE’S COUNTY,
MARYLAND

BY: _____
Mel Franklin
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.