

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2017 Legislative Session**

Bill No. \_\_\_\_\_ CB-65-2017 \_\_\_\_\_

Chapter No. \_\_\_\_\_

Proposed and Presented by \_\_\_\_\_ Council Member Davis \_\_\_\_\_

Introduced by \_\_\_\_\_

Co-Sponsors \_\_\_\_\_

Date of Introduction \_\_\_\_\_

**ZONING BILL**

1 AN ORDINANCE concerning

2 R-55, R-T, and I-3 Zones

3 For the purpose of implementing the land use and development policy approved for the physical  
 4 development of land in a designated area of the County by authorizing the M-X-T (Mixed Use -  
 5 Transportation Oriented) Zone development requirements in the Zoning Ordinance as the  
 6 applicable requirements for the development of certain properties within the R-55 (One-Family  
 7 Detached Residential), R-T (Townhouse), and I-3 (Planned Industrial/Employment Park) Zones  
 8 of the County, as specified in the 2007 *Westphalia Sector Plan and Sectional Map Amendment*.

9 BY repealing and reenacting with amendments:

10 Sections 27-441 and 27-473,

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

12 being also

13 SUBTITLE 27. ZONING.

14 The Prince George's County Code

15 (2015 Edition, 2016 Supplement).

16 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
 17 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
 18 District in Prince George's County, Maryland, that Sections 27-441 and 27-473 of the Zoning  
 19 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's  
 20 County Code, be and the same are hereby repealed and reenacted with the following mendments:

**SUBTITLE 27. ZONING.**  
**PART 5. RESIDENTIAL ZONES.**  
**DIVISION 3. USES PERMITTED.**

**Sec. 27-441. Uses permitted.**

**(b) TABLE OF USES.**

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
* * * * *	*	*	*	*	*	*	*	*	*
<b>(7) RESIDENTIAL/LODGING:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
Townhouse, all others	X	X	X	X	P <sup>79</sup>	X <sup>48</sup>	P <sup>48, 111,</sup> <u>117</u>	X <sup>48</sup>	P <sup>2</sup>
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
* * * * *	*	*	*	*	*	*	*	*
<b>(7) RESIDENTIAL/LODGING</b>								
Townhouse, all others	P <sup>118</sup>	SE	SE	SE	SE	X	X	X
* * * * *	*	*	*	*	*	*	*	*

\* \* \* \* \*

- 117** For the purpose of permitting property in the R-55 Zone to be developed as M-X-T zoned property in a manor designated in the Approved 2007 *Westphalia Sector Plan and Sectional Map Amendment*, provided that the property conforms with the following criteria:
- (a) The property is seven (7) or less gross acres in size, and adjoins a R-T zoned lot or parcel located less than 2,000 feet from an interchange to the Capital Beltway; and
  - (b) The property has direct access to and is at the opposite side of a signalized intersection from an approved M-X-T Zone development located in the Approved 2007 *Westphalia Sector Plan and Sectional Map Amendment*; and
  - (c) Notwithstanding any provision of this Subtitle to the contrary, property located in the R-55 Zone can be developed as if it is M-X-T zoned property without the need to file a Conceptual Site Plan, under this specific circumstance; and
  - (d) Regulations of the R-55 Zone concerning net lot area, lot coverage and green area, lot/width frontage, yards, building height, distance between unattached townhouses, density, accessory buildings, and other requirements shall not apply; all such requirements for the development shall be established by and shown on the approved Detailed Site Plan; and
  - (e) Dimensional (bulk) requirements shall be established and approved by the Planning Board and/or the District Council in the final decision applicable to the Detailed Site Plan
- 118** For the purpose of permitting property in the R-T Zone to be developed as M-X-T zoned property in a manor designated in the Approved 2007 *Westphalia Sector Plan and Sectional Map Amendment*, provided that the property conforms with the following criteria:
- (a) The property nine (9) or less gross acres in size, and adjoins a R-55 zoned lot or parcel located less than 2,000 feet from an interchange to the Capital Beltway; and
  - (b) The property has direct access to and is at the opposite side of a signalized intersection from an approved M-X-T Zone development located in the Approved 2007 *Westphalia Sector Plan and Sectional Map Amendment*; and
  - (c) Notwithstanding any provision of this Subtitle to the contrary, property located in the R-T Zone can be developed as if it is M-X-T zoned property without the need to file a Conceptual Site Plan, under this specific circumstance; and
  - (d) Regulations of the R-T Zone concerning net lot area, lot coverage and green area, lot/width frontage, yards, building height, distance between unattached townhouses, density, accessory buildings, and other requirements shall not apply; all such requirements for the development shall be established by and shown on the approved Detailed Site Plan; and
  - (e) Dimensional (bulk) requirements shall be established and approved by the Planning Board and/or the District Council in the final decision applicable to the Detailed Site Plan.

**PART 7. INDUSTRIAL ZONES.**  
**DIVISION 3. USES PERMITTED.**

**Sec. 27-473. Uses permitted.**

**(b) TABLE OF USES.**

USE	ZONE				
	I-1 <sup>33</sup>	I-2 <sup>33</sup>	I-3	I-4	U-L-I
<b>(1) COMMERCIAL:</b>					
* * * * *	*	*	*	*	*
<b>(7) RESIDENTIAL/LODGING:</b>					
* * * * *	*	*	*	*	*
Dwelling:					
* * * * *	*	*	*	*	*
(C) All others	X	X	[X] P <sup>64</sup>	X	X
* * * * *	*	*	*	*	*

\* \* \* \* \*

**64** For the purpose of permitting property in the I-3 Zone to be developed as M-X-T zoned property in a manor designated in the Approved 2007 Westphalia Sector Plan and Sectional Map Amendment, provided that the property conforms with the following criteria:

- (a) The property is two (2) or less gross acres in size, and adjoins a R-T zoned lot or parcel located less than 2,000 feet from an interchange to the Capital Beltway; and
- (b) The property has direct access to and is adjacent to a R-T zoned property which is at the opposite side of a signalized intersection from an approved M-X-T Zone development located in the Approved 2007 Westphalia Sector Plan and Sectional Map Amendment; and
- (c) Notwithstanding any provision of this Subtitle to the contrary, property located in the I-3 Zone can be developed as if it is M-X-T zoned property without the need to file a Conceptual Site Plan, under this specific circumstance; and
- (d) Regulations of the I-3 Zone concerning net lot area, lot coverage and green area, lot/width frontage, yards, building height, distance between unattached townhouses, density, accessory buildings, and other requirements shall not apply; all such requirements for the development shall be established by and shown on the approved Detailed Site Plan; and
- (e) Dimensional (bulk) requirements shall be established and approved by the Planning Board and/or the District Council in the final decision applicable to the Detailed Site Plan.

1       SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five  
2       (45) calendar days after its adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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: \_\_\_\_\_  
Derrick Leon Davis  
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.