

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

Bill No. CB-69-2017

Chapter No. 46

Proposed and Presented by Council Member Lehman

Introduced by Council Members Lehman, Davis, Glaros, Harrison, Turner and Taversa

Co-Sponsors _____

Date of Introduction July 18, 2017

ZONING BILL

1 AN ORDINANCE concerning

2 C-S-C Zone

3 For the purpose of permitting certain residential development in the C-S-C (Commercial
4 Shopping Center) Zone, under certain specified circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-461(b),

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

8 being also

9 **SUBTITLE 27. ZONING.**

10 The Prince George's County Code

11 (2015 Edition, 2016 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
14 District in Prince George's County, Maryland, that Section 27-461(b) the Zoning Ordinance of
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 6. COMMERCIAL ZONES.**

19 **DIVISION 3. USES PERMITTED.**

Sec. 27-461. Uses permitted.

(b) TABLE OF USES I.

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
(1) COMMERCIAL:						
* * * * *	*	*	*	*	*	*
(6) RESIDENTIAL/LODGING:						
* * * * *	*	*	*	*	*	*
Dwelling, Multifamily	P ^{46,65}	X	P ^{50,66}	X	X	X
* * * * *	*	*	*	*	*	*
<u>Dwelling, Quadruple-attached</u>	<u>X</u>	<u>X</u>	<u>P⁶⁶</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*
Townhouse	P ^{59,65}	X	[X] P ⁶⁶	X	X	X
* * * * *	*	*	*	*	*	*
Two Family Dwelling Units	P ⁶⁵	X	X	X	X	X
* * * * *	*	*	*	*	*	*

* * * * *

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Provided:

- (A) The dwelling units are located on a lot(s) or parcel(s) of less than eight (8) acres in size;
- (B) The property is located adjacent to a property in a Residential Zone;
- (C) The property is located adjacent to an existing park facility;
- (D) The property is located within one-half (1/2) mile of an existing Public School;
- (E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;
- (F) Regulations concerning lot size, net lot area, lot coverage and green area, lot width, yards, building height, density, accessory buildings, bedroom percentages, and other regulations applicable to development in the C-S-C Zone shall not apply. Instead, the Detailed Site Plan as approved shall set forth all the regulations to be followed, except the density shall not exceed the density permitted in the R-18 Zone; and
- (G) The Detailed Site Plan shall be subject to the Prince George's County Landscape Manual and shall include architectural review in order to ensure high quality design and constructions materials.

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

Adopted this 12th day of September , 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.