

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2018 Legislative Session**

Bill No. CB-92-2018

Chapter No. 58

Proposed and Presented by Council Member Toles

Introduced by Council Members Toles, Harrison, Davis and Franklin

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

Date of Introduction September 25, 2018

**ZONING BILL**

1 AN ORDINANCE concerning

2 C-O and C-S-C Zones

3 For the purpose of permitting certain multifamily, two-over-two, and townhouse residential uses,  
4 as well as certain mixed use development in the C-O (Commercial Office) and C-S-C  
5 (Commercial Shopping Center) Zones of Prince George's County, under specified  
6 circumstances.

7 BY repealing and reenacting with amendments:

8 Section 27-461(b),  
9 The Zoning Ordinance of Prince George's County, Maryland,  
10 being also

11 **SUBTITLE 27. ZONING.**

12 The Prince George's County Code  
13 (2015 Edition, 2017 Supplement).

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18 be and the same is hereby repealed and reenacted with the following amendments:

19 **SUBTITLE 27. ZONING.**

**PART 6. COMMERCIAL ZONES.  
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
<b>(6) RESIDENTIAL / LODGING:</b>						
* * * * *	*	*	*	*	*	*
Apartment housing for the elderly or physically handicapped	X	X	SE	X	X	X
Artists' residential studios, in accordance with Section 27-46405	SP	X	SP	X	SP	X
* * * * *	*	*	*	*	*	*
Dwelling, Multifamily	P <sup>46,65</sup>	X	P <sup>50,66</sup>	X	X	X
* * * * *	*	*	*	*	*	*
Townhouse	P <sup>59,62,66</sup>	X	X <sup>66</sup>	X	X	X
Two Family Dwelling Units	P <sup>59,62,66</sup>					
* * * * *	*	*	*	*	*	*

\* \* \* \* \*

**66** Permitted use, provided that:

- (A) There is a Commercial Shopping Center use that is to be re-developed as a mixed use development project in accordance with the applicable area Master or Sector Plan and/or any applicable Transit District Development Plan approved pursuant to a Transit District Overlay Zone for the area including the subject property.
- (B) Redevelopment of the subject property shall be subject to a Detailed Site Plan approval process in accordance with Part 3, Division 9 of this Subtitle. As such, the commercial regulations for development in the Commercial Zones shall not apply. Instead, such binding development regulations concerning density, setbacks, buffering, parking, height standards, landscaping requirements, and review of architectural elevations shall govern the proposed development and shall be shown on the approved Detailed Site Plan.

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

Adopted this 23rd day of October, 2018.

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: \_\_\_\_\_  
Dannielle M. Glaros  
Chair

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.