

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2019 Legislative Session**

Bill No. CB-18-2019

Chapter No. 10

Proposed and Presented by Council Member Davis

Introduced by Council Members Davis, Taveras, Franklin, Harrison, Turner,  
Anderson-Walker, Glaros and Hawkins

Date of Introduction May 14, 2019

**ZONING BILL**

1 AN ORDINANCE concerning

2 Definitions

3 For the purpose of adding a definition of a Merchandise Logistics Center and amending the  
4 definition of Regional Urban Community in the County Zoning Ordinance.

5 BY repealing and reenacting with amendments:

6 Section 27-107.01(a),

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, 2018 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 27-107.01(a) of the Zoning Ordinance  
15 of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County  
16 Code, be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 2. GENERAL.**

19 **DIVISION 1. DEFINITIONS.**

20

1 **Sec. 27-107.01. Definitions.**

2 (a) Terms in the Zoning Ordinance are defined as follows:

3 \* \* \* \* \*

4 **(150.1) Merchandise Logistics Center:** A facility located within a Regional Urban  
5 Community, where goods or products are received and may be sorted, packed and stored for the  
6 purpose of distribution to parcel carriers or delivery directly to a customer, and which may  
7 include ancillary, and related functions such as indoor or outdoor loading and unloading, light  
8 maintenance and refueling of fleet vehicles, employee break room(s), ancillary retail sales and  
9 customer service areas, pick and pack areas, printing, packaging, and assembling or making  
10 products on demand and ancillary and related uses.

11 ~~[(150.1)]~~ **(150.2) Methadone Treatment Center:** An establishment licensed by the  
12 Federal Government and certified by the State of Maryland from which methadone, prescribed  
13 for the treatment of heroin addiction, is dispensed. This term shall not include "Drug Store,"  
14 "Medical Clinic," the "Office" of a "Medical Practitioner," or "Public Building and Use."

15 ~~[(150.2)]~~ **(150.3) Metro Planned Community:** A contiguous land assemblage, no less  
16 than one hundred fifty (150) acres, abutting an existing mass transit rail station site operated by  
17 the Washington Metropolitan Area Transit Authority and including land placed in preservation  
18 by the State of Maryland, and planned to be developed with an array of commercial, lodging,  
19 recreational, residential, entertainment, retail, social, cultural, or similar uses which are  
20 interrelated by one or more themes.

21 \* \* \* \* \*

22 **(197.1) Regional Urban Community:** A contiguous land area of 500 or more acres in  
23 the M-X-T or R-M Zone within a General Plan designated center in the Developing Tier, and  
24 which is to be developed as follows: a mixed use, urban town center including retail, office,  
25 employment and residential uses with a defined core, edge and fringe as defined by the Sector  
26 Plan or a major employment use or center consistent with County economic development  
27 strategies; transit-and-pedestrian-oriented, with ample public spaces suitable for community  
28 events, adjacent to a planned or developed public park of 100 or more acres that includes a  
29 variety of recreational and cultural facilities for public use, such as amphitheatres, performance  
30 stages and plazas.

31 \* \* \* \* \*

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

Adopted this 18th day of June, 2019.

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: \_\_\_\_\_  
Todd M. Turner  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Acting 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.