

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

Bill No. CB-7-2019

Chapter No. 7

Proposed and Presented by Council Member Ivey

Introduced by Council Members Ivey, Harrison, Davis and Streeter

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

Date of Introduction May 14, 2019

**ZONING BILL**

1 AN ORDINANCE concerning

2 C-G Zone

3 For the purpose of permitting townhouses in the C-G (General Commercial) Zone under certain  
4 circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-461(c),

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 27-461(c) of 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16 be and the same is hereby repealed and reenacted with the following amendments: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.**

20

**Sec. 27-461. Uses permitted.**

**(c) TABLE OF USES II**

<b>USE</b>	<b>C-1</b>	<b>C-2</b>	<b>C-C</b>	<b>C-G</b>	<b>C-H</b>
Rental (may include outdoor display) of vehicles and cargo trailers as the only use on the premises	X	P	X	X	X
<b><u>Townhouses</u></b>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u> <sup>1</sup>	<u>X</u>
Warehouse (wholly enclosed), provided development of the warehouse was approved by Special Exception, or was a condition of C-2 Zoning granted by the District Council, prior to November 1, 1978. (The development shall be permitted only in accordance with any conditions of the approved Special Exception or conditional Zoning Map Amendment. Upon completion of the warehouse development, and upon the issuance of use and occupancy permit for it, the warehouse development shall be deemed a nonconforming use, subject to all applicable regulations)	X	P	X	X	X

**1 Permitted use provided:**

- (A) The use is located on a lot(s) or parcels(s) that is at least ten (10) acres in size and is adjoined on two (2) sides by land zoned R-U (Residential Urban) as of January 1, 2019 and said land is developed with residential uses;
- (B) The property on which the use will be developed is improved with an existing commercial shopping center use and will be part of a mixed-use development including retail uses; and
- (C) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Development shall be in accordance with the regulations for townhouses in the M-X-T Zone as provided in Section 27-548(h). The provisions of the Landscape Manual and the Parking and Loading standards in Part 11 of this Subtitle shall apply. All other regulations shall be those as shown, established and approved on the Detailed Site Plan. The Detailed Site Plan shall provide for a water feature as part of the development and shall also include architectural review to ensure high quality design and construction 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 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.