

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

Bill No. CB-23-2019

Chapter No. _____

Proposed and Presented by Council Member Glaros

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Zoning—Definitions—Graduate Student Housing

3 For the purpose of defining a new use, “Graduate Student Housing,” within the Zoning
4 Ordinance in order to incentivize residential development along specific transit station lines, and
5 in furtherance of realizing the policies approved within the Prince George's County
6 Comprehensive Housing Strategy.

7 BY repealing and reenacting with amendments:

8 Section 27-107.01,
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, 2018 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 27-107.01 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18 be and the same is hereby repealed and reenacted with the following amendments: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.**

20 **PART 2. GENERAL.**

DIVISION 2. DEFINITIONS.

Sec. 27-107.01. Definitions.

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

* * * * *

(102) **Grade, Average Building:** Average elevation of finished, adjacent ground level at the center of all walls of the "Building." (See Figure 69)

(102.1) **Graduate student housing:** Residential multifamily development, within one mile of the campus center of a university offering courses toward a master’s or doctoral degree that follows the completion of a bachelor’s degree of academic studies, to accommodate matriculated in post-baccalaureate studies, to include a variety of single-occupancy studio, and/or one, two, three, or four bedroom residential apartment units.

(103) **Green Area:** An area of land associated with, and located on the same parcel of land as, a "Building" for which it serves to provide light and air, or scenic, recreational, or similar purposes. "Green Area" shall generally be available for use by the occupants of the "Building," but may include a limited amount of space to enhance the amenity of the development by providing landscaping features, screening for the benefit of people in neighboring areas, or a general appearance of openness. "Green area" may include lawns, decorative plantings, sculptures, wooded areas, landscaped areas covering structures that are not more than twelve (12) feet above ground level, sidewalks and walkways, furniture, active and passive recreational areas, and water surfaces that comprise not more than ten percent (10%) of the total "Green Area." It shall not include "Parking Lots" or other vehicular surfaces, or "Accessory Buildings," except as otherwise provided.

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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 _____, 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:

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.