

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2021 Legislative Session**

Bill No. CB-089-2021

Chapter No. 52

Proposed and Presented by Council Member Hawkins

Introduced by Council Members Hawkins, Glaros, Turner and Davis

Co-Sponsors _____

Date of Introduction October 12, 2021

ZONING BILL

1 AN ORDINANCE concerning

2 C-O and I-1 Zones

3 For the purpose of permitting certain residential development in the C-O (Commercial Office)
4 Zone, and I-1 (Light Industrial) Zone under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Sections 27-461(b) and 27-473(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 (2019 Edition; 2020 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 Sections 27-461(b) and 27-473(b) of the
15 Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince
16 George's County Code, be and the same are hereby repealed and reenacted with the following
17 amendments:

18 **SUBTITLE 27. ZONING.**

19 **PART 6. COMMERCIAL ZONES.**

20 **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
(7) RESIDENTIAL/LODGING:						
* * * * *	*	*	*	*	*	*
Dwelling, Multifamily	P ^{46,6} 5,85	X	P ⁵ 0,66 ,75, 82	X	X	X
* * * * *	*	*	*	*	*	*

85 Provided:

- (A) The property fronts on a roadway with a functional transportation classification of arterial within the applicable Master Plan;
- (B) The property contains a minimum of seven (7) acres of land.
- (C) The preliminary plan of subdivision for the proposed development shall include land in both the I-1 and C-O zones;
- (D) Each multifamily building shall consist of at least three stories and be served by an elevator;
- (E) The density approved may not exceed 48 dwelling units per acre;
- (F) Subject to Detailed Site Plan approval in accordance with Part 3, Division 9 of this Subtitle. Regulations concerning the height of structure, lot size and coverage, frontage, setbacks, density, and other requirements of the underlying zones shall not apply. All such requirements shall be established and shown on the Detailed Site Plan;

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**PART 7. INDUSTRIAL ZONES.
DIVISION 3. USES PERMITTED.**

Sec. 27-473. Uses permitted.

(b) TABLE OF USES.

USE	ZONE				
	I-1 ³³	I-2 ³³	I-3	I-4	U-L-I
(7) RESIDENTIAL/LODGING:					
* * * * *	*	*	*	*	*
Dwelling, Multifamily:	P ^{66,ZZ}	X	X	X	X
Dwelling, Two-Family	P ⁶⁶	X	X	X	X
Dwelling unit within a building, containing commercial or industrial uses not exceeding 3 units per building, with 1 unit permitted at ground floor level for a resident manager, caretaker, or night watchman (and family) and all other units located above the ground floor	P	P	X	X	P
* * * * *	*	*	*	*	*

77 Provided:

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- (B) The property contains a minimum of seven (7) acres of land.
- (C) The preliminary plan of subdivision for the proposed development shall include land in both the I-1 and C-O zones;
- (D) Each multifamily building shall consist of at least three stories and be served by an elevator;
- (E) The density approved may not exceed 48 dwelling units per acre;
- (F) Subject to Detailed Site Plan approval in accordance with Part 3, Division 9 of this Subtitle. Regulations concerning the height of structure, lot size and coverage, frontage, setbacks, density, and other requirements of the underlying zones shall not apply. All such requirements shall be established and shown on the Detailed Site Plan;

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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 16th day of November, 2021.

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: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
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.

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