

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

Bill No. CB-090-2021

Chapter No. 38

Proposed and Presented by Council Members Hawkins, Glaros, Harrison, Taveras, Turner,
Davis, Franklin, and Ivey

Introduced by Council Members Hawkins, Glaros, Harrison, Taveras, Turner, Davis
Franklin, and Ivey

Co-Sponsors _____

Date of Introduction October 5, 2021

ZONING BILL

1 AN ORDINANCE concerning

2 Neighborhood Conservation Overlay Zone

3 For the purpose of revising certain requirements pertaining to the designation of and potential
4 development standards applicable to the Neighborhood Conservation Overlay (NCO) Zone
5 within the new Zoning Ordinance enacted by the Council on October 23, 2018, via adoption of
6 Chapter 37, 2018 Laws of Prince George's County, Maryland (CB-13-2018 Attachment A).

7 BY repealing and reenacting with amendments:

8 Section 27-4403,

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 (2019 Edition; 2020 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 27-4403 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18 be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 27-4. ZONES AND ZONE REGULATIONS.

27-4403. Other Overlay Zones.

(a) Neighborhood Conservation Overlay (NCO) Zone.

(1) Purpose.

The Neighborhood Conservation Overlay (NCO) Zone is established and intended to protect and preserve the unique development features and character of established neighborhoods throughout the County, and to promote new development that is compatible with the existing neighborhood character. The NCO Zone is a flexible tool that may be applied to multiple neighborhoods, each of which could have its own unique attributes.

(2) Establishment of Individual NCO Zones.

The District Council may establish individual NCO Zones in accordance with this Section 27-4403(a) and Section 27-3501, Legislative Amendment, after reviewing a neighborhood study for the neighborhood specifying the development context in the zone. Each zone shall comply with the standards in Section 27-4403(a)(4), General Development Standards for All NCO Zones. In establishing a new NCO Zone, the District Council may also establish a unique set of development standards applicable to all development in the particular zone (see Section 27-4403(a)(5), Specific Neighborhood Conservation Overlay Zones).

(3) Minimum Standards for Designation of an NCO Zone.

The District Council may approve [an application for] designation of a NCO Zone only if:

(A) At least 65 percent of the [land area] lots and parcels within the proposed NCO Zone, not including street and other rights-of-way, [is] are developed;

(B) Development patterns in the NCO Zone demonstrate an effort to maintain or rehabilitate the character (including, but not limited to, the historic character of existing communities) and physical features of existing buildings in the zone;

(C) The development standards proposed to be applied to the zone will encourage the retention of the general character and appearance of existing development in the zone; and

(D) The area must possess one or more of the following distinctive features that create a cohesive identifiable setting, character, or association:

- 1 (i) Scale, size, type of construction, or distinctive building materials;
- 2 (ii) Lot layouts, setbacks, street layouts, alleys, or sidewalks;
- 3 (iii) Special natural or streetscape characteristics, such as creek beds, parks,
- 4 gardens, or street landscaping; or
- 5 (iv) Land use patterns, including mixed or unique uses or activities.

6 * * * * *

7 (4) General Development Standards for All NCO Zones.

8 * * * * *

9 (D) Zone-Specific Development Standards.

10 (i) Each area designated as a NCO Zone shall identify, with specificity,

11 the design standards to be applied to all new construction and expansion of existing structures.

12 Aspects of development that these design standards may include, but are not be limited to, the

13 following:

- 14 (aa) Lot size;
- 15 (bb) Location of proposed buildings or additions;
- 16 (cc) Setbacks or required yard depths;
- 17 (dd) Building height;
- 18 (ee) Building size (for principal and accessory structures);
- 19 (ff) Building orientation;
- 20 (gg) Exterior building materials and colors;
- 21 (hh) Building roof line and pitch;
- 22 (ii) Building foundation treatment;
- 23 (jj) Landscaping and screening;
- 24 (kk) Impervious surface cover;
- 25 (ll) Paving requirements or limitations;
- 26 (mm) Exterior lighting;
- 27 (nn) Required features on a front façade;
- 28 (oo) Views of or from specific locations; or
- 29 (pp) Riparian areas, wetland areas, or drainage patterns.]; or
- 30 (qq) Demolition of structures.]

31 (ii) The District Council may approve additional design standards

1 addressing aspects of development not listed above. The District Council may also prohibit use
2 types within an NCO Zone.

3 * * * * *

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

Adopted this 9th 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.