

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2023 Legislative Session

Bill No. CB-013-2023

Chapter No. 2

Proposed and Presented by Council Members Dernoga, Belgay, Burroughs, Ivy, Olson, Oriadha

Introduced by Council Members Dernoga, Blegay, Burroughs, Ivey, Olson and Oriadha

Co-Sponsors _____

Date of Introduction December 12, 2022

ZONING BILL

1 AN ORDINANCE concerning

2 M-X-T Zone Transition

3 For the purpose of repealing CB-69-2022 which authorized properties that were in the M-X-T
4 (Mixed Use – Transportation Oriented) Zone prior to the effective date of the new zoning
5 ordinance to elect to conform to the requirement of the CGO (Commercial, General Office)
6 Zone.

7 BY repealing:

8 Section 27-1705,
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; 2022 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 27-1705 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18 be and the same is hereby repealed:

19 **SUBTITLE 27. ZONING.**

20 **PART 27-1. GENERAL PROVISIONS.**

1 **[Sec. 27-1705. M-X-T Zone Transition.]**

2 [(a) At the time of site plan or Preliminary Plan of Subdivision, through a new plan or an
 3 amendment to an existing plan, a property that was zoned in the Mixed Use-Transportation
 4 Oriented (M-X-T) Zone on March 31, 2022 may elect to conform to the uses, regulations, and
 5 other requirements of the Commercial, General and Office (C-G-O) Zone for the property that is
 6 subject to that site plan or Preliminary Plan of Subdivision. Once this election is made, the
 7 property shall conform to the uses, regulations, and other requirements of the C-G-O Zone for
 8 development on that property rather than its current zone.]

9 [(b) For a property that was zoned in the M-X-T Zone on March 31, 2022 and is subject to
 10 an approved site plan or Preliminary Plan of Subdivision, such a property is entitled to:]

11 [(1)the uses available to properties in the C-G-O Zone and]

12 [(2)conform to the regulations and other requirements applicable to the property on
 13 March 31, 2022.]

14 [(c) This section does not preclude an applicant from applying for a zoning map
 15 amendment or requesting a zoning change by sectional map amendment for a property in
 16 accordance with the requirements of this Subtitle. Such a change in zoning would render
 17 Subsections (a) and (b), above, no longer applicable to such a property.]

18 [(d) The provisions of Section 27-1705(a) through (c) shall not apply to properties in the
 19 following zones:

- 20 (1) Residential Planned Development (RPD)
- 21 (2) Mixed-Use Planned Development (MUPD)
- 22 (3) Neighborhood Activity Center (NAC)
- 23 (4) Neighborhood Activity Center-Planned Development (NAC-PD)
- 24 (5) Town Activity Center, Edge (TAC-E)
- 25 (6) Town Activity Center, Core (TAC-C)
- 26 (7) Town Activity Center, Planned Development (TAC-PD)
- 27 (8) Local Transit-Oriented, Edge (LTO-E)
- 28 (9) Local Transit-Oriented, Core (LTO-C)
- 29 (10) Local Transit-Oriented, Planned Development (LTO-PD)
- 30 (11) Regional Transit-Oriented, Low Intensity, Edge (RTO-L-E)
- 31 (12) Regional Transit-Oriented, Low Intensity, Core (RTO-L-C)

- 1 (13) Regional Transit-Oriented, High Intensity, Edge (RTO-H-E)
- 2 (14) Regional Transit Oriented, High Intensity, Core (RTO-H-C)
- 3 (15) Regional Transit-Oriented, Planned Development (RTO-PD)
- 4 (16) Neighborhood Conservation Overlay Zone (NCOZ)]

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

Adopted this 17th day of January, 2023.

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: _____
Thomas E. Dernoga
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.