

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2020 Legislative Session**

Bill No. CB-38-2020

Chapter No. 45

Proposed and Presented by Council Member Davis

Introduced by Council Members Davis, Streeter, Harrison, Anderson-Walker and Franklin

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

Date of Introduction September 29, 2020

**ZONING BILL**

1 AN ORDINANCE concerning

2 R-R and R-T Zones

3 For the purpose of permitting athletic fields in the R-R (Rural Residential) and R-T (Townhouse)  
4 Zones of Prince George's County, subject to certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-441(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).

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 27-441(b) 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16 be and the same is hereby repealed and reenacted with the following amendments: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 5. RESIDENTIAL ZONES.**

19 **DIVISION 3. USES PERMITTED.**

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
<b>(6) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
Athletic field, outdoor, private nonprofit	SE	P <sup>55</sup>	SE	SE	P <sup>27</sup>	SE	SE	SE	SE
<u>Athletic Field, outdoor, for profit and All others</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P<sup>135</sup></u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
<b>(6) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:</b>								
* * * * *	*	*	*	*	*	*	*	*
Athletic field, outdoor, private nonprofit	SE	SE	SE	SE	SE	SE	SE	SE
<u>Athletic Field, outdoor, for profit and All others</u>	<u>P<sup>135</sup></u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*	*	*

\* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \*

**135** Permitted use, provided that the property is located on at least 10 acres that is currently or was previously approved with a Detailed Site Plan for Townhouse residential uses; is adjacent to a community center owned by M-NCPPC; and within the boundaries of a still applicable Master Plan approved prior to June 1, 2007. Notwithstanding the provisions of Section 2-270 of this Subtitle, a grading and/or building permit may be approved and issued by the Department of Permits, Inspection, and Enforcement (“DPIE”), prior to the approval of any Mandatory Referral, provided that said permit shall not be for a period longer than five (5) years. A Bond for the total cost of the completion of the athletic field site shall be posted with DPIE prior to issuance of any permit. Additionally, a Memorandum of Understanding (“MOU”) shall be executed with M-NCPPC to address site design and other related required conditions of occupancy during and subsequent to the clearing, grading, and filling of the site pursuant to any issued permit. The MOU shall also address property donation requirements, and the ultimate build out of the athletic field site and other recreational facilities, including but not limited to the addition of two (2) grass athletic fields, site parking, field lighting, water features, exercise stations, and park trails. During the time the grading and fill work is performed under the permit in preparation of the athletic field and in accordance with the executed MOU, the following conditions shall be in place with the issued permit:

- (1) A truck haul route shall be permitted with DPIE, limiting truck traffic to traversing no more than 1.25 miles to and from the closest freeway and the future athletic field site;
- (2) The Site construction entrance to the property shall have a gate that will remain locked daily when operation is not in service. Hours and days of operations shall be Monday through Friday, 7:00 A.M. until 4:00 P.M., and Saturday from 8:00 A.M. until 12:00 noon;
- (3) The Site construction entrance shall have proper signage showing the name of the operator, the Class II Grading Permit Number, hours of operation, telephone number of the Operator, as well as provide directional signs for internal truck routes;
- (4) The Site shall have a staging area on-site with equipment for cleaning truck wheels and a minimum 22-foot wide paved access road on-site to prevent any off-site queuing;
- (5) The Site restoration, reclamation, and stabilization for preparation of the athletic fields and recreation facilities shall be approved through a Soil Conservation Plan and by M-NCPPC pursuant to the MOU.
- (6) Adequate screening of all property perimeters shall be provided in accordance with the M-NCPPC Landscape Manual; and
- (7) all Site operations shall be subject to inspection by DPIE for compliance with County or State laws or regulations at the agency’s discretion.

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five  
2 (45) calendar days after its adoption.

Adopted this 10th day of November, 2020.

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  
Council 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.