

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2022 Legislative Session**

Bill No. CB-105-2022

Chapter No. 54

Proposed and Presented by Council Member Franklin, Hawkins and Turner

Introduced by Council Members Franklin, Hawkins, Turner, Medlock, and Harrison

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

Date of Introduction September 27, 2022

**ZONING BILL**

1 AN ORDINANCE concerning

2 LCD Zone

3 For the purposes of authorizing development standards and uses for designated employment  
4 areas in LCD Zone under certain circumstances.

5 BY adding:

6 Section 27-4205 (c)(5)

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, 2021 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 Section 27-4205(c) of the Zoning Ordinance  
15 of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County  
16 Code, be and the same are hereby repealed and reenacted with the following amendments:  
17

**SUBTITLE 27. ZONING.**

**PART 27-4 ZONES AND ZONE REGULATIONS**

**27-4205. Other Base Zones**

\* \* \* \* \*

**(c) Legacy Comprehensive Design (LCD) Zone**

\* \* \* \* \*

**(5) Development Within Designated Employment Areas**

Notwithstanding any other provision of this Subtitle to the contrary, any land in the LCD Zone as of April 1, 2022 that is identified within an employment area in an Area Master Plan or Sector Plan may develop in accordance with the standards and uses applicable to the E-I-A Zone in the zoning ordinance in effect prior to April 1, 2022. Development of such land shall comply with a Basic Plan, CDP, or SDP, approved pursuant to the E-I-A Zone standards and uses in the zoning ordinance in effect prior to April 1, 2022 as modified by the provisions set forth in this subsection and said approvals shall remain valid in accordance with Section 27-1700, Transitional Provisions. Regulations regarding green area set forth in Section 27-501(a)(2) in the zoning ordinance in effect prior to April 1, 2022 shall not apply and the minimum green area (of net lot area) may be reduced to 10% if consistent with the approved CDP. A grading permit to support the development of permitted uses may be issued so long as it is in conformance with an approved CDP and Type 2 Tree Conservation Plan. The minimum standards set forth in the Landscape Manual for landscaping, buffering, and screening for all uses permitted in the E-I-A Zone may be modified by the approved CDP. An amendment of a Basic Plan to incorporate the standards and uses set forth in this subsection may be processed using the procedures applicable to the previous Basic Plan. Any approved Basic Plan, CDP, or SDP that conforms to the provisions of this subsection shall be considered “grandfathered” and subject to the provisions set forth in Section 27-1704 of this Subtitle (notwithstanding whether the Property is subsequently rezoned).

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

Adopted this 25<sup>th</sup> day of October, 2022.

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  
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.