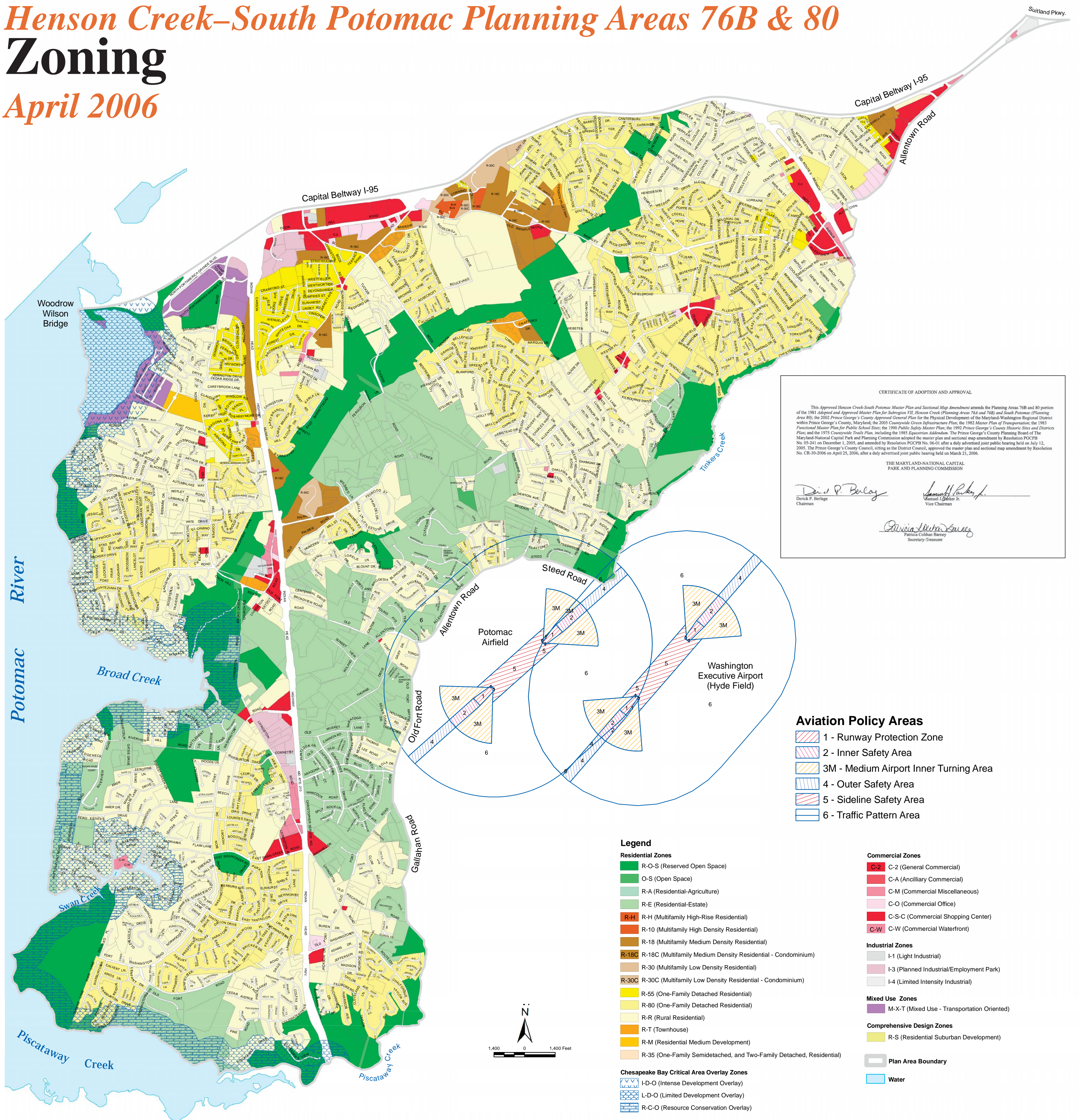


Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Areas 76B & 80 Zoning

April 2006



CERTIFICATE OF ADOPTION AND APPROVAL

This Approved Henson Creek-South Potomac Master Plan and Sectional Map Amendment amends the Planning Areas 76B and 80 portion of the 1981 Adopted and Approved Master Plan for Subregion VII, Henson Creek (Planning Areas 74 and 76B) and South Potomac (Planning Area 80); the 2002 Prince George's County Approved General Plan for the Physical Development of the Maryland-Washington Regional District within Prince George's County, Maryland; the 2005 Countywide Green Infrastructure Plan; the 1982 Master Plan of Transportation; the 1983 Functional Master Plan for Public Schools; the 1990 Public Safety Master Plan; the 1992 Prince George's County Historic Sites and Districts Plan; and the 1975 Countywide Trails Plan, including the 1985 Equestrian Addendum. The Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission adopted the master plan and sectional map amendment by Resolution PGCPB No. 05-241 on December 1, 2005, and amended by Resolution PGCPB No. 06-01 after a duly advertised joint public hearing held on July 12, 2005. The Prince George's County Council, sitting as the District Council, approved the master plan and sectional map amendment by Resolution No. CR-30-2006 on April 25, 2006, after a duly advertised joint public hearing held on March 21, 2006.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Derek P. Berlay
Derek P. Berlay
Chairman

Samuel L. Baker Jr.
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Vice Chairman

Patricia Colhan Barney
Patricia Colhan Barney
Secretary-Treasurer

- Aviation Policy Areas**
- 1 - Runway Protection Zone
 - 2 - Inner Safety Area
 - 3M - Medium Airport Inner Turning Area
 - 4 - Outer Safety Area
 - 5 - Sideline Safety Area
 - 6 - Traffic Pattern Area

- Legend**
- Residential Zones**
- R-O-S (Reserved Open Space)
 - O-S (Open Space)
 - R-A (Residential-Agriculture)
 - R-E (Residential-Estate)
 - R-H (R-H (Multifamily High-Rise Residential)
 - R-10 (Multifamily High Density Residential)
 - R-18 (Multifamily Medium Density Residential)
 - R-18C (R-18C (Multifamily Medium Density Residential - Condominium)
 - R-30 (Multifamily Low Density Residential)
 - R-30C (R-30C (Multifamily Low Density Residential - Condominium)
 - R-55 (One-Family Detached Residential)
 - R-80 (One-Family Detached Residential)
 - R-R (Rural Residential)
 - R-T (Townhouse)
 - R-M (Residential Medium Development)
 - R-35 (One-Family Semidetached, and Two-Family Detached, Residential)
- Chesapeake Bay Critical Area Overlay Zones**
- I-D-O (Intense Development Overlay)
 - L-D-O (Limited Development Overlay)
 - R-C-O (Resource Conservation Overlay)
- Commercial Zones**
- C-2 (General Commercial)
 - C-A (Ancillary Commercial)
 - C-M (Commercial Miscellaneous)
 - C-O (Commercial Office)
 - C-S-C (Commercial Shopping Center)
 - C-W (Commercial Waterfront)
- Industrial Zones**
- I-1 (Light Industrial)
 - I-3 (Planned Industrial/Employment Park)
 - I-4 (Limited Intensity Industrial)
- Mixed Use Zones**
- M-X-T (Mixed Use - Transportation Oriented)
- Comprehensive Design Zones**
- R-S (Residential Suburban Development)
- Plan Area Boundary**
- Water

This map is not for official purposes. The official zoning map is available from the Prince George's County Planning Department's Planning Information Services Office, County Administration Building, 14741 Governor Oden Bowie Dr., Upper Marlboro, Maryland 20772.