



Chapter 6: Sectional Map Amendment

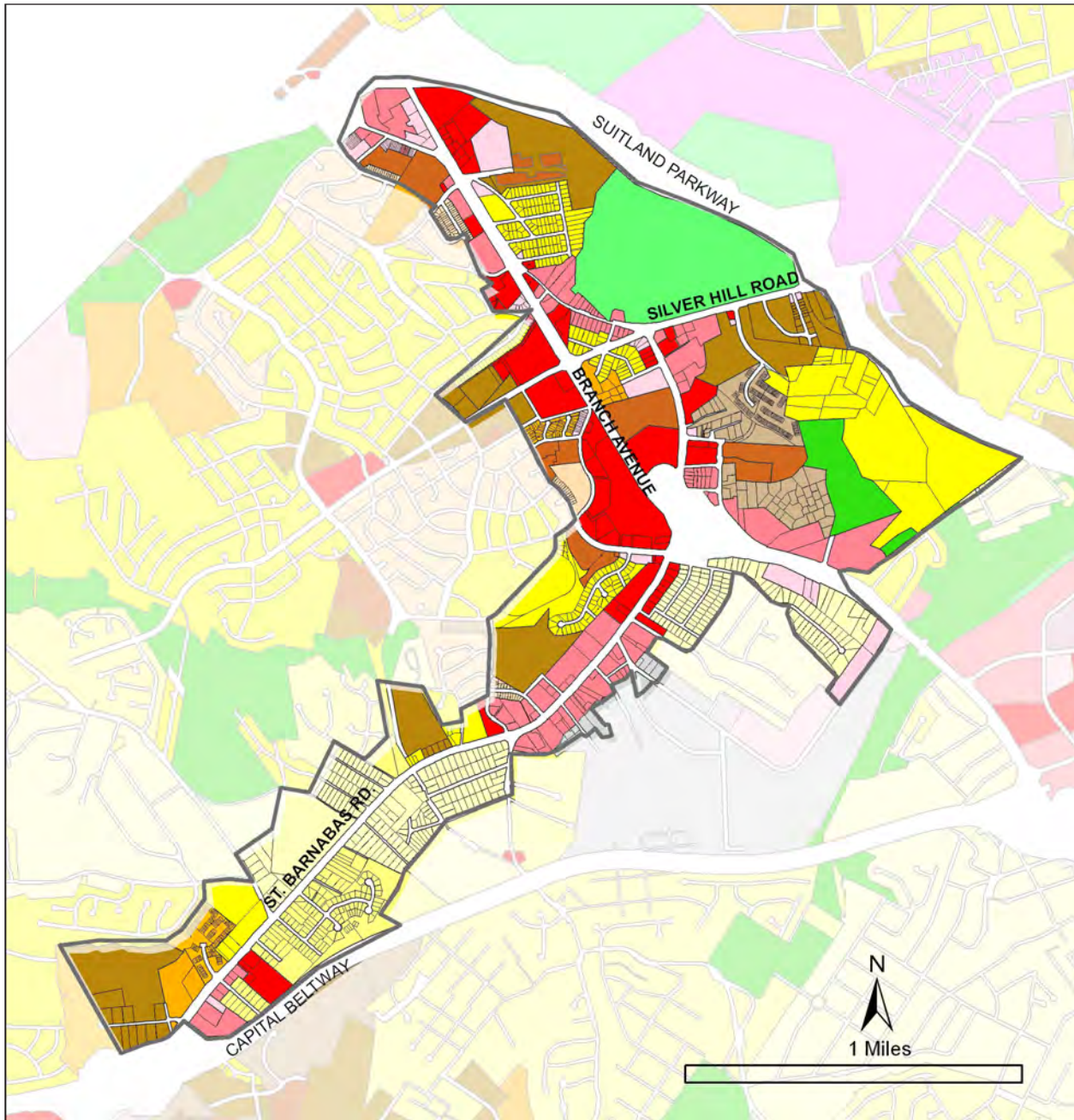
Introduction

This chapter reviews land use and zoning policies and practices in Prince George’s County and presents the sectional map amendment (SMA) to implement the vision of this sector plan. It identifies all rezoning proposals and justifications as well as properties proposed for future mixed-use rezoning, and it presents the existing and proposed zoning inventory for the sector plan area. The land use recommendations in the Branch Avenue Corridor sector plan (**Map 18: Approved Land Use, page 102**) are reinforced by the comprehensive rezoning proposal, also known as an SMA (**Map 17: Approved Zoning, page 101**), which brings the zoning of the planning area into conformance with the land use plan. This is critical for allowing and encouraging the type of development desired at these locations.

The District Council initiated the concurrent preparation of this sector plan and SMA in March 2007 via CR-11-2007. The procedure followed is in accordance with Council Bill CB-39-2005, which amended the framework for the process whereby the District Council approves the sector plan and SMA simultaneously (originally established in CB-33-1992). For an illustration of this concurrent process see the **Procedural Sequence Chart on page 148** in the appendices section.

Comprehensive rezoning through the SMA is a necessary implementation step in the land use planning process. It attempts to ensure that future development will be in conformance with county

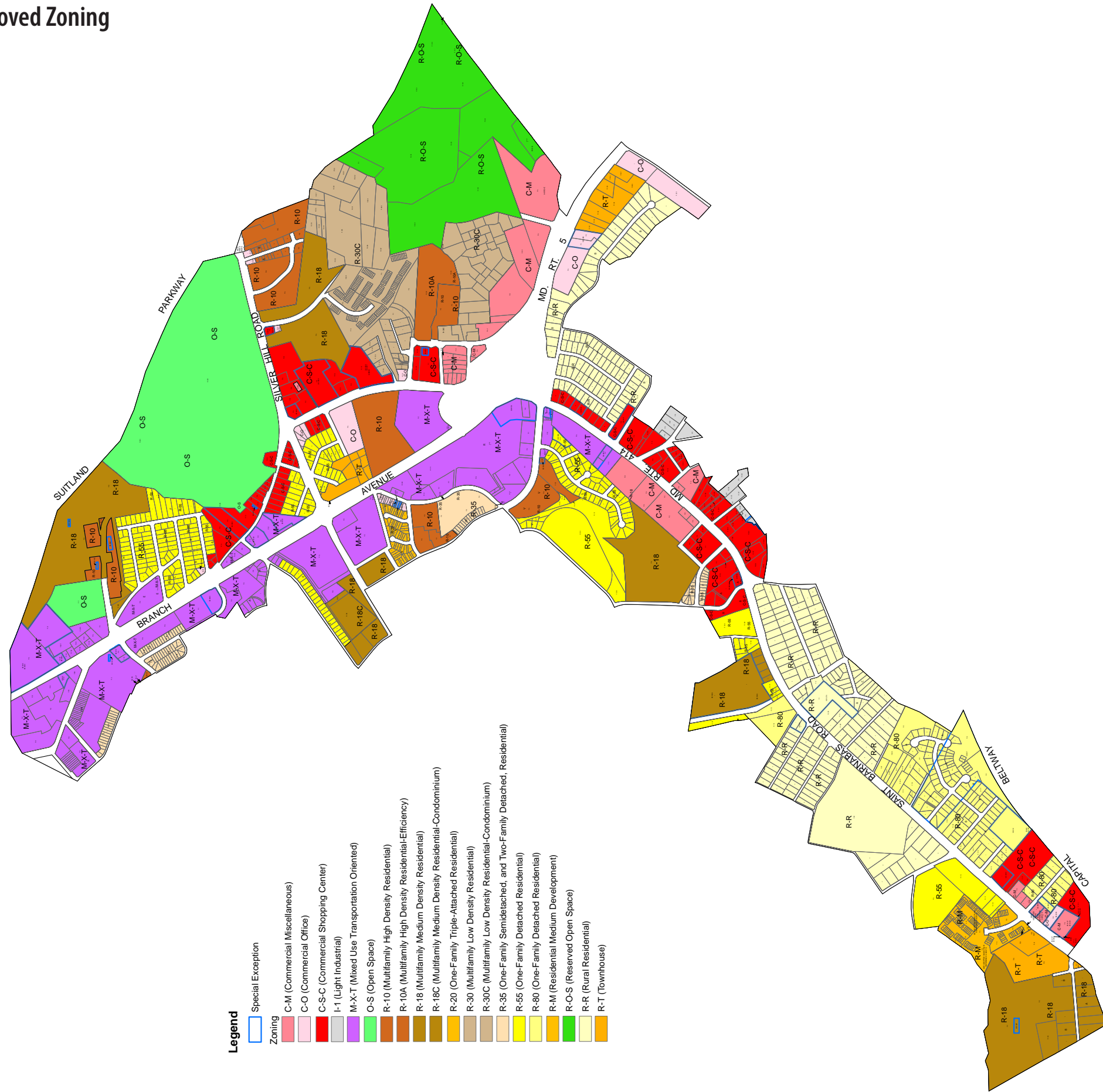
Map 16: Existing Zoning



Legend

 C-M (Commercial Miscellaneous)	 R-30C (Multifamily Low Density Residential-Condominium)
 C-O (Commercial Office)	 R-35 (One-Family Semidetached, and Two-Family Detached, Residential)
 C-S-C (Commercial Shopping Center)	 R-55 (One-Family Detached Residential)
 R-10 (Multifamily High Density Residential)	 R-80 (One-Family Detached Residential)
 R-10A (Multifamily High Density Residential-Efficiency)	 R-M (Residential Medium Development)
 R-18 (Multifamily Medium Density Residential)	 R-O-S (Reserved Open Space)
 R-18C (Multifamily Medium Density Residential-Condominium)	 R-T (Townhouse)
 R-20 (One-Family Triple-Attached Residential)	

Map 17: Approved Zoning



- Legend**
- Special Exception
 - Zoning**
 - C-M (Commercial Miscellaneous)
 - C-O (Commercial Office)
 - C-S-C (Commercial Shopping Center)
 - I-1 (Light Industrial)
 - M-X-T (Mixed Use Transportation Oriented)
 - O-S (Open Space)
 - R-10 (Multifamily High Density Residential)
 - R-10A (Multifamily High Density Residential-Efficiency)
 - R-18 (Multifamily Medium Density Residential)
 - R-18C (Multifamily Medium Density Residential-Condominium)
 - R-20 (One-Family Triple-Attached Residential)
 - R-30 (Multifamily Low Density Residential)
 - R-30C (Multifamily Low Density Residential-Condominium)
 - R-35 (One-Family Semidetached, and Two-Family Detached, Residential)
 - R-55 (One-Family Detached Residential)
 - R-80 (One-Family Detached Residential)
 - R-M (Residential Medium Development)
 - R-O-S (Reserved Open Space)
 - R-R (Rural Residential)
 - R-T (Townhouse)

