

BOWIE and VICINITY



Zoning North of US 50

Legend

Residential Zones

- R-O-S (Reserved Open Space)
- O-S (Open Space)
- R-A (Residential-Agricultural)
- R-E (Residential-Estate)
- R-R (Rural-Residential)
- R-80 (One-Family Detached Residential)
- R-55 (One-Family Detached Residential)
- R-T (Townhouse)
- R-30C (Multifamily Low Density Residential-Condominium)
- R-18 (Multifamily Medium Density Residential)

Commercial Zones

- C-A (Ancillary Commercial)
- C-O (Commercial Office)
- C-S-C (Commercial Shopping Center)
- C-M (Commercial Miscellaneous)

Industrial Zones

- I-1 (Light Industrial)
- I-4 (Limited Intensity Industrial)

Comprehensive Design Zones

- R-L (Residential Low)
- R-S (Residential Suburban)
- R-M (Residential Medium)
- R-U (Residential Urban)
- L-A-C (Local Activity Center)
- M-A-C (Major Activity Center)
- E-I-A (Employment and Institutional Area)
- V-L (Village-Low)

Mixed Use Zones

- M-X-C (Mixed Use Community)
- M-X-T (Mixed Use-Transportation Oriented)
- M-U-I (Mixed-Use Infill)

Overlay Zone

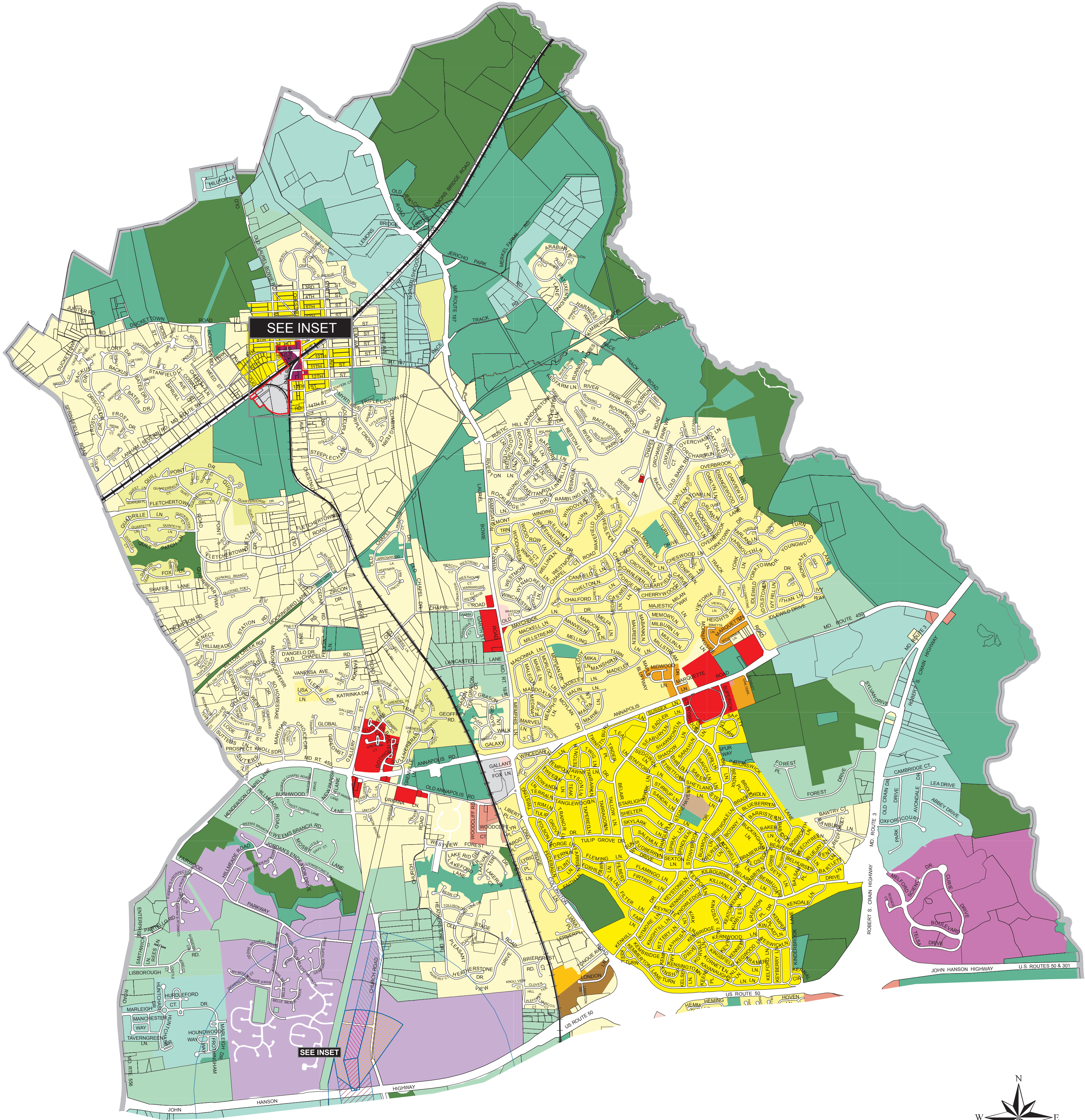
- D-D-O (Development District Overlay)

- Plan Area Boundary
- Railroad

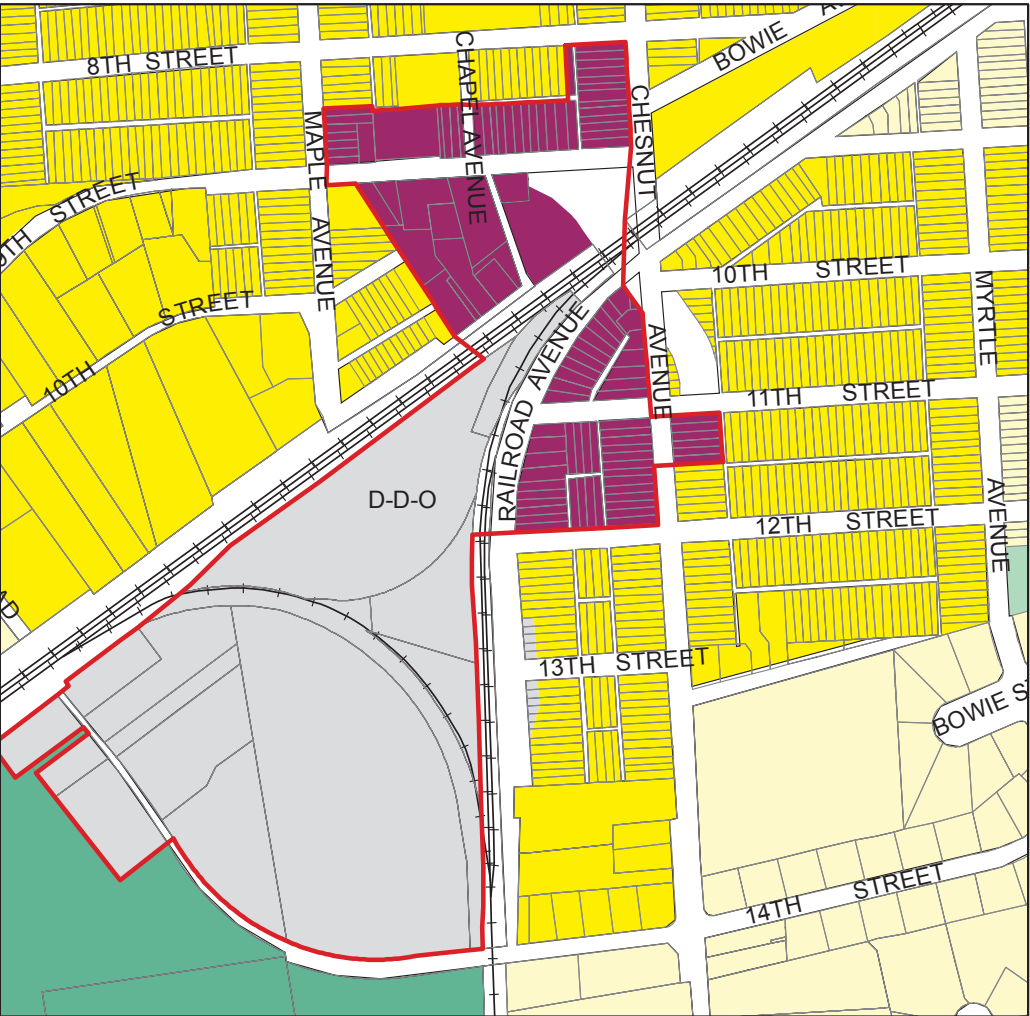
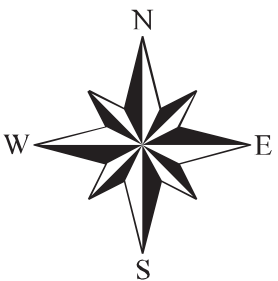


The Maryland-National Capital Park and Planning Commission

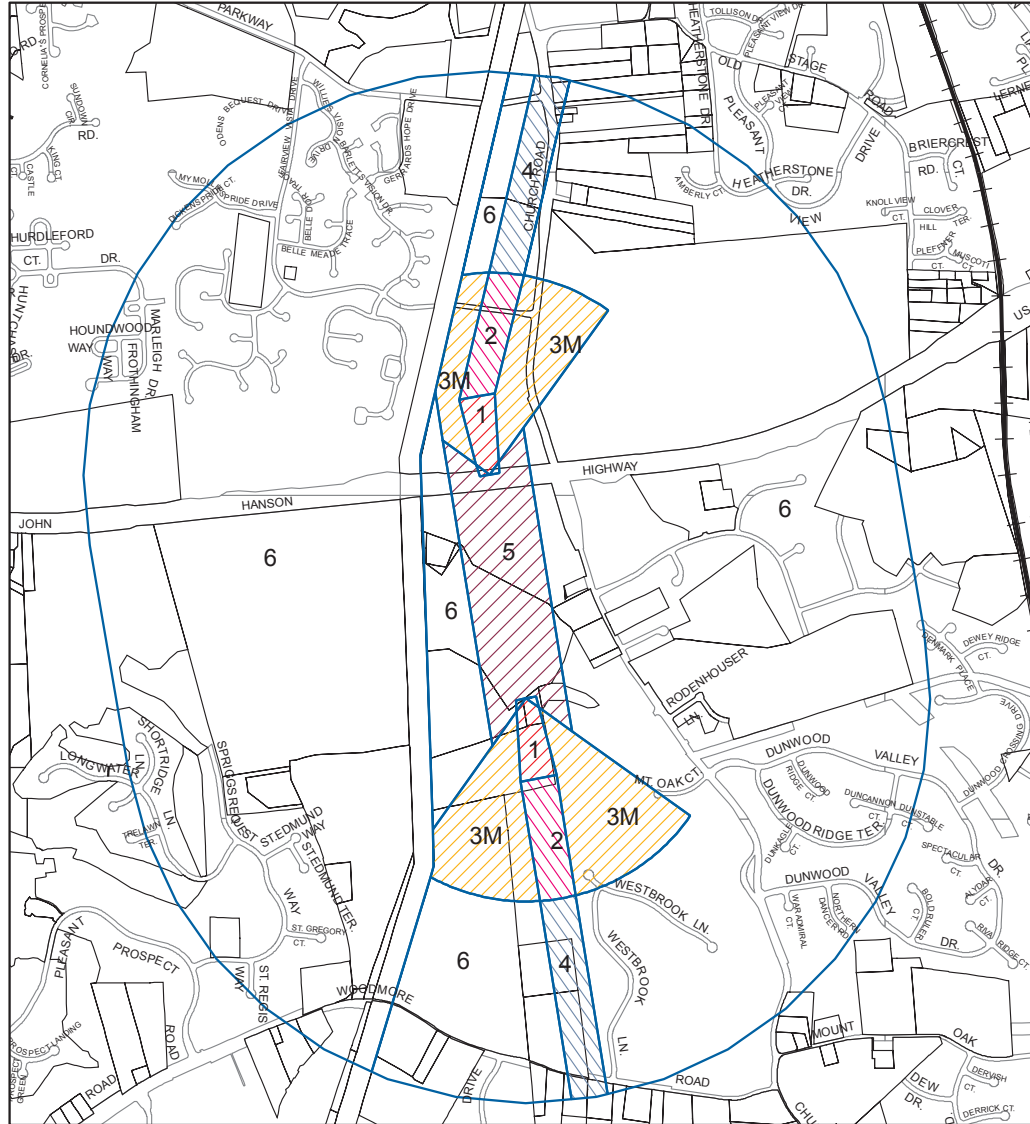
www.mnccpc.org/pgco



0 1,000 2,000 4,000 6,000 8,000 Feet



INSET: OLD TOWN BOWIE
Development District Overlay Zone (DDO)



INSET: Aviation Policy Areas
Prince George's Code, Subtitle 27,
Zoning Ordinance, Sections 27-548.32 - 27-548.49

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

CERTIFICATE OF ADOPTION AND APPROVAL

The Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity amends the 1991 Approved Master Plan and Adopted Sectional Map Amendment for Bowie-Collington-Mitchellville and Vicinity, Planning Areas 71A, 71B, 74A and 74B; 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 School Sites; 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 POCF9 No. 05-169 on July 28, 2005, after a duly advertised joint public hearing held on May 17, 2005. The Prince George's County Council, sitting as the District Council, approved the Master Plan and Sectional Map Amendment by Resolution No. CR-11-2006 on February 7, 2006, after duly advertised joint public hearings held on November 22, 2005, and January 31, 2006.

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