

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**SITTING AS THE DISTRICT COUNCIL**

**1997 Legislative Session**

Bill No. \_\_\_\_\_ CB-36-1997

Chapter No.

Proposed and Presented by \_\_\_\_\_ Council Member Estep

Introduced by

Co-Sponsors

Date of Introduction

**ZONING BILL**

AN ORDINANCE concerning

R-P-C (Planned Community) Zone

For the purpose of exempting property currently in the R-P-C Zone from the design guidelines and certain regulations for townhouses.

BY repealing and reenacting with amendments:

Sections 27-442, and 27-540(b),  
The Zoning Ordinance of Prince George's County, Maryland,  
being also

SUBTITLE 27. ZONING.

The Prince George's County Code  
(1995 Edition, as amended by CB-55-1996).

SECTION 1. BE IT ENACTED by the 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, that Sections 27-442 and 27-540(b) of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**  
**PART 5. RESIDENTIAL ZONES.**  
**DIVISION 4. REGULATIONS.**

**Sec. 27-442. Regulations.**

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SUBTITLE 27. ZONING.

(b) TABLE I - NET LOT AREA (Minimum in Square Feet)<sup>2,19</sup>

	*	*	*	*	*	*	*	*		
					<i>ZONE</i>					
			<i>R-T<sup>7</sup></i>	<i>R-30<sup>7</sup></i>	<i>R-30C<sup>7</sup></i>	<i>R-18<sup>7</sup></i>	<i>R-18C<sup>7</sup></i>	<i>R-10A</i>	<i>R-10</i>	<i>R-H</i>
	*	*	*	*	*	*	*	*	*	*
Townhouses, constructed <u>in an R-P-C Zone</u> <u>approved prior to January 1, 1997, or pursuant</u> <u>to a Detailed Site Plan filed prior to November 1, 1996</u> <u>and in compliance with Section 3 of</u> <u>CB-55-1996.</u>			1,500	1,500	1,500	1,500	1,500	-	-	-
Townhouses, all others			1,800	1,800	1,800	1,800	1,800	-	-	-

(h) TABLE VII - DENSITY (Maximum Dwelling Units Per Net Acre of Net Lot/Tract Area)

	*	*	*	*	*	*	*	*		
						<i>ZONE</i>				
			<i>R-T</i>	<i>R-30</i>	<i>R-30C</i>	<i>R-18</i>	<i>R-18C</i>	<i>R-10A</i>	<i>R-10</i>	<i>R-H</i>
	*	*	*	*	*	*	*	*	*	*
Townhouses, constructed <u>in an R-P-C Zone</u> <u>approved prior to January 1, 1997, or pursuant to a</u> <u>Detailed Site Plan filed prior to</u> <u>November 1, 1996, and in compliance with</u> <u>Section 3 of CB-55-1996.</u>			8.00	8.00	8.00	8.00	8.00	-	-	-
Townhouses, all others			6.00	6.00	6.00	6.00	6.00	-	-	-
Three-family dwellings, constructed <u>in an R-P-C</u> <u>Zone approved prior to January 1, 1997, or pursuant</u> <u>to a Detailed Site Plan filed prior to November 1, 1996,</u> <u>and in compliance with Section 3 of CB-55-1996.</u>			12.00	12.00	12.00	12.00	12.00	-	-	-

<b>Three-family dwellings, all others</b>	<b>9.00</b>	<b>9.00</b>	<b>9.00</b>	<b>9.00</b>	<b>9.00</b>	<b>-</b>	<b>-</b>	<b>-</b>
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(b) **R-P-C Zone.**

(1) General regulations.

(A) In general, all requirements for density, lot frontages and sizes, green areas, the location and size of buildings and structures, signs, and off-street parking and loading areas shall be the same as specified for the zoning subcategories designated on the Official Plan and any other additional requirements specified in this Part or on the Official Plan for the R-P-C Zone. If the requirements of other zones are amended in this Subtitle after a property is placed in the R-P-C Zone, that property shall still only be developed in accordance with the approved Official Plan, unless the amendments specifically refer to the R-P-C Zone.

(2) Cluster development.

(A) The cluster development provisions of this Subtitle and Subtitle 24 may apply to development in the R-P-C Zone, provided that they are not restricted in the Official Plan.

(3) Overall density and specific densities.

(A) The overall density of the entire planned community shall be not more than eight (8) dwelling units per gross acre.

(B) The density in specific residential blocks shall not exceed the density designated on the Official Plan.

(4) Area of community.

(A) The area proposed for development shall be of sufficient size to provide living space for at least five hundred (500) families.

(B) In any R-P-C Zone approved prior to January 1, 1997, the design guidelines for townhouses set forth in Section 27-274(a)(11) of this Subtitle, and the regulations for townhouses set forth in Section 27-433(d)(2) through (7) of this Subtitle, shall not be applicable. The following regulations shall apply: There shall be not more than eight nor less than three (3) dwellings in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that one-family semidetached dwellings would create a more attractive living environment and otherwise achieve the

purposes of this Division. The average width of dwellings in any continuous, attached group shall be at least twenty (20) feet.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

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:

Dorothy F. Bailey  
Chair

ATTEST:

Joyce T. Sweeney  
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.