

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2021 Legislative Session**

Bill No. CB-072-2021

Chapter No. _____

Proposed and Presented by Council Member Turner

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 R-R Zone

3 For the purpose of amending the Residential Table of Uses to permit development of Townhouse
4 uses in the R-R (Rural Residential) Zone of Prince George's County, under certain specified
5 circumstances.

6 BY repealing and reenacting with amendments:

7 Section 27-441,

8 The Zoning Ordinance of Prince George's County, Maryland,

9 being also

10 SUBTITLE 27. ZONING.

11 The Prince George's County Code

12 (2019 Edition; 2020 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
15 District in Prince George's County, Maryland, that Section 27-411 of the Zoning Ordinance of
16 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
17 be and the same is hereby repealed and reenacted with the following amendments:

18 **SUBTITLE 27. ZONING.**

19 **PART 5. RESIDENTIAL ZONES.**

20 **DIVISION 3. USES PERMITTED.**

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(7) RESIDENTIAL/LODGING:									
* * * * *	*	*	*	*	*	*	*	*	*
Townhouse, all others	X	P ¹²⁹	X ¹³⁶	X	P ^{79, 120, 123, 126, 127, 143}	P ^{48, 128}	P ^{48, 111, 124, 138}	X ⁴⁸	P ²
* * * * *	*	*	*	*	*	*	*	*	*

* * * * *

1 4 3 Notwithstanding any other provision of this Part and Subtitle, Townhouse use are permitted, provided:

- (A) The property on which the use is located is a minimum of sixteen (16) acres and maximum of twenty (20) gross acres in size;
- (B) The property has frontage on two (2) roadways with a functional transportation classification of Arterial on the applicable Master Plan;
- (C) The property is located at least 1,500 feet of the closest property boundary of a community approved for mixed use development, and which is developed with a minimum of 500 residential dwelling units;
- (D) A Detailed Site Plan shall be approved for development of the use pursuant to Part 3, Division 9 of this Subtitle. Regulations concerning lot size, net lot area, lot coverage, frontage, setbacks, density, building height, landscaping and other requirements of the R-R Zone shall not apply. Development shall be in accordance with the applicable dimensional requirements for Townhouses in the M-X-T Zone, as provided in Section 27-548(h) of this Code. The remaining development regulations shall established pursuant to and shown on the approved Detailed Site Plan. In no event shall the number of Townhouse units exceed ten (10) dwelling units per acre. The minimum building width shall be twenty (20) feet;
- (E) The development shall include a community center or meeting area, and other recreational facilities which the Planning Board or the District Council finds are appropriate. These recreational facilities shall only serve the proposed development. The scope of the facilities shall reflect this dedicated use for the enjoyment of the development. All recreational facilities shall be constructed prior to, or concurrently with, the construction of the residential units, or in accordance with a schedule approved by the Planning Board or the District Council through the Detailed Site Plan.
- (F) Age restrictions in conformance with the Federal Fair Housing Act shall be set forth in covenants submitted with the development application and shall be approved by the Planning Board or the District Council, and filed among the Land Records of Prince George's County at the time of the recording of the final subdivision plat.
- (G) Covenants guaranteeing the perpetual maintenance of the recreational facilities, and the community's right to use the facilities, shall be submitted with the development application. The covenants shall be approved by the Planning Board or the District Council, and shall be filed among the Land Records of Prince George's County at the time that the final subdivision plat is recorded. If the recreational facilities are to be part of a condominium development, a proposed condominium declaration showing the recreational facilities as general common elements shall be approved by the Planning Board or the District Council, and shall be recorded (pursuant to Title III of the Real Property Article, Annotated Code of Maryland), at the time that the subplat is recorded.

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SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date of its adoption.

Adopted this ____ day of _____, 2021.

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
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.

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