

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**SITTING AS THE DISTRICT COUNCIL****2000 Legislative Session**

Bill No. _____ CB-95-2000

Chapter No. _____ 71

Proposed and Presented by _____ Council Member Bailey

Introduced by _____ Council Member Bailey

Co-Sponsors _____

Date of Introduction _____ October 17, 2000

ZONING BILL

1 AN ORDINANCE concerning

2 Improvements to Nonconforming Multifamily Residential Development

3 For the purpose of allowing certain improvements to multifamily development which have been
4 certified as nonconforming without requiring approval of a new or amended special exception.

5 BY repealing and reenacting with amendments:

6 Sections 27-242 and 27-419.01,

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

8 being also

9 SUBTITLE 27. ZONING.

10 The Prince George's County Code

11 (1999 Edition).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
14 District in Prince George's County, Maryland, that Sections 27-242 and 27-419.01 of the Zoning
15 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
16 County Code, be and the same are hereby repealed and reenacted with the following
17 amendments:18 **SUBTITLE 27. ZONING.**19 **PART 3. ADMINISTRATION.**20 **DIVISION 6. NONCONFORMING BUILDINGS, STRUCTURES, AND USES.**

Subdivision 1. General Requirements and Procedures.

Sec. 27-242. Alteration, extension, or enlargement.

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(b) Exceptions.

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(7) Improvements to multifamily development.

(A) In multifamily developments existing as of January 1, 1990, in the R-30, R-30C, R-18, R-18C, R-10, and R-H Zones, the following improvements do not require a Special Exception:

- (i) Fence or wall;
- (ii) Trash enclosure;
- (iii) Guard booth;
- (iv) Canopy;
- (v) Playground and outdoor play area for a day care center for children;
- (vi) Landscaping;
- (vii) Day care centers for children in multifamily units;
- (viii) Antenna, otherwise permitted in the zone;
- (ix) Equipment room for telecommunications located inside an existing

building; [and]

(x) Day care center for children located within an existing free-standing building in a project in excess of one hundred (100) units, with a maximum of one (1) per project, provided that it is located in a "Hot Spot" as defined in State law or "Revitalization Area," it is operated by a nonprofit entity, and at least 50% of the children are residents of the project; and

(xi) New access or parking, if accompanied by a reduction of 30% or more in the number of bedrooms.

(B) Such improvements shall conform to any applicable regulations in this Subtitle.

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PART 5. RESIDENTIAL ZONES.

DIVISION 1. GENERAL

Sec. 27-419.01. Improvements to existing multifamily development.

(a) In multifamily developments existing as of January 1, 1990, in the R-30, R-30C, R-18, R-18C, R-10, and R-H Zones, the following improvements may be added pursuant to the issuance of building permits, regardless of whether such existing development conforms with the current requirements of the Subtitle:

- (1) Fence or wall;
- (2) Trash enclosure;
- (3) Guard booth;
- (4) Canopy;
- (5) Playground and outdoor play area for a day care center for children;
- (6) Landscaping;
- (7) Day care centers for children in multifamily units;
- (8) Antenna, otherwise permitted in the zone;
- (9) Equipment room for telecommunications located inside an existing building[.] ;
- (10) New access or parking, if accompanied by a reduction of 30% or more in the number of bedrooms.

(11) Day care center for children located within an existing free-standing building in a project in excess of one hundred (100) units, with a maximum of one (1) per project, provided that it is located in a "Hot Spot" as defined in State law or "Revitalization Area," it is operated by a nonprofit entity, and at least 50% of the children are residents of the project.

(b) Such improvements shall conform to any applicable regulations in this Subtitle.

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

Adopted this 14th day of November, 2000.

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.