

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

Bill No. CB-075-2021

Chapter No. _____

Proposed and Presented by Council Member Hawkins

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 R-55 Zone

3 For the purpose of permitting certain multifamily residential, restaurant, and other ground floor
4 commercial uses on a limited basis, within the R-55 (One-Family Detached Residential) Zone of
5 Prince George's County, under certain specified 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 27-441 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17 be and the same is hereby repealed and reenacted with the following amendments: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
* * * * *	*	*	*	*	*	*	*	*	*
(1) Commercial:									
Where not otherwise specifically permitted, any use allowed in the M-X-T Zone (excluding those permitted by Special Exception). (CB-8-2015)	X	X	X	X	P ¹⁰⁴	X	P ¹⁴³	X	X
* * * * *	*	*	*	*	*	*	*	*	*
(7) Residential / Lodging:									
Apartment hotel	X	X	X	X	X	X	X	X	X
Apartment housing for elderly or handicapped families in a building other than a surplus public school building (with provisions for increased density and reduced lot size in Multifamily Zones) (CB-85-1988; CB-91-1991; CB-44-1992; CB-29-2017; CB-9-2019; CB-57-2019)	X	X	X	SE	SE ⁶³	SE ¹³⁴	SE, P ¹⁴³	X	X
* * * * *	*	*	*	*	*	*	*	*	*
Townhouses or Multi-Family Units (CB-97-2005)	X	X	X	X	X	X	X ^{82,143}	X	X
* * * * *	*	*	*	*	*	*	*	*	*

1.4.3 Permitted use, provided that the property:

- (A) Is located within a character area that is the subject of a Development District Overlay Zone D-D-O within a Core Area / Town Center Boundary in an SMA approved on or after October 24, 2000, that is recommended for mixed-use development;
- (B) Is be a minimum of eight (8) gross acres in size and located less within one-half mile from an existing mass transit METRO rail station operated by Washington Metropolitan Area Transit Authority (WMATA); and
- (C) Is within a Revitalization Tax Credit district.
- (D) Regulations concerning architecture, dimensional requirements, density, types of uses permitted governing the proposed development shall be those approved in accordance with such requirements applicable to M-X-T Zone and shall be determined at and shown on the approved Detailed Site Plan; and
- (E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Development regulations concerning the net lot area, lot coverage, frontage, setbacks, building height, density, landscaping and other requirements or regulations of the R-55 Zone shall not apply.

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