

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2015 Legislative Session**

Bill No. CB-99-2015

Chapter No. 64

Proposed and Presented by Council Member Franklin

Introduced by Council Members Franklin, Davis, Glaros and Taveras

Co-Sponsors _____

Date of Introduction October 20, 2015

ZONING BILL

1 AN ORDINANCE concerning

2 Improvements to Existing Multifamily Communities

3 For the purpose of removing a restriction on new access and parking improvements for
4 established multifamily housing developments in Prince George’s County.

5 BY repealing and reenacting with amendments:

6 Section 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 (2011 Edition; 2014 Supplement).

12 WHEREAS, Section 27-419.01 of the Zoning Ordinance of Prince George’s County, being
13 also Subtitle 27 of the Prince George’s County Code, allows for various improvements to be
14 added to existing multifamily developments pursuant to the issuance of building permits; and

15 WHEREAS, Section 27-419.01 permits “New access or parking” improvements only “if
16 accompanied by a reduction of 30% or more in the number of bedrooms”; and

17 WHEREAS, the restrictive language of Section 27-419.01 exacerbates the shortage of
18 residential parking and could lead to a reduction in multifamily housing inventory in the County;
19 and

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1 WHEREAS, at the time of construction for many established multifamily developments in
2 the County, the minimum off-street parking standard for multifamily development was
3 substantially lower, with a minimum required off-street parking range of 1 to 1.5 spaces per
4 dwelling unit; and

5 WHEREAS, the current minimum off-street parking standard required for multifamily
6 development is significantly higher, being 2.0 spaces per dwelling unit, plus 0.5 parking spaces
7 per bedroom in excess of one per unit; and

8 WHEREAS, established multifamily housing developments constructed under the prior
9 standard grossly inadequate parking availability considering that the current minimum number of
10 required off street parking spaces is 2.0 spaces per dwelling unit plus 0.5 parking spaces per
11 bedroom in excess of one per unit; now, therefore,

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 Section 27-419.01 of the Zoning Ordinance of
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 5. RESIDENTIAL ZONES.**

19 **DIVISION 1. GENERAL.**

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

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

- 25 (1) Fence or wall;
- 26 (2) Trash enclosure;
- 27 (3) Guard booth;
- 28 (4) Canopy;
- 29 (5) Playground and outdoor play area for a day care center for children;
- 30 (6) Landscaping;
- 31 (7) Day care centers for children in multifamily units;

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(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;

(12) With the exception of multifamily developments which are subject to an approved Detailed Site Plan, an increase of no more than ten percent (10%) in the gross floor area of a building, not to exceed 2,000 square feet of gross floor area, provided the increase is to allow for the enlargement of an existing area used for recreational purposes.

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

Adopted this 17th day of November, 2015.

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: _____
Mel Franklin
Chairman

ATTEST:

Redis C. Floyd
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.