

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2014 Legislative Session**

Bill No. _____ CB-60-2014 _____

Chapter No. _____

Proposed and Presented by _____ Council Member Olson _____

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 R-55 Zone

3 For the purpose of amending the regulations for certain offices in the R-55 Zone.

4 BY repealing and reenacting with amendments:

5 Section 27-441,

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

7 being also

8 SUBTITLE 27. ZONING.

9 The Prince George's County Code

10 (2011 Edition; 2013 Supplement).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
12 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
13 District in Prince George's County, Maryland, that Section 27-441 of the Zoning Ordinance of
14 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
15 be and the same is hereby repealed and reenacted with the following amendments:

16 **SUBTITLE 27. ZONING.**

17 **PART 5. RESIDENTIAL ZONES.**

18 **DIVISION 3. USES PERMITTED.**

19 **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:									
* * * * *	*	*	*	*	*	*	*	*	*
Offices:									
(A) Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	P ⁷	P ⁷	P ⁷	P ¹⁹	P ¹⁹	P ¹⁹	P ^{19,99}	P ^{15,19}	P ^{16,19}
(B) Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance of the dwelling or project	X	X	X	X	X	X	X	X	X
General business and professional offices	X	X	X	X	X	X	X	X	X
(D) Insurance sales office as an accessory use in a dwelling	X	X	X	SE	SE	SE	SE	SE	SE
Medical practitioner's office in a one-family dwelling (except as provided in (A) above)	X	X	SE	SE	SE	SE	SE	SE ¹⁵	SE ¹⁶
(F) Real estate sales office as an accessory use in a dwelling	X	X	X	SE	SE	SE	SE	SE	SE
(G) Real estate subdivision sales office as a temporary use:									
(i) Subject to Sections 27-260 and 27-261	X	P	P	P	P	P	P	P	P
(ii) All others	X	SE	SE	SE	SE	SE	SE	SE	SE
(H) Multifamily dwelling management company (must manage the project within which it is located)	X	X	X	X	X	X	X	X	X

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(l) Temporary trailer for office space accessory to an existing group residential facility, which services more than eight (8) persons, in accordance with Sections 27-260 and 27-26	X	P	X	X	X	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*	*

- 19** Provided:
- (A) The use is limited to one (1) bona fide resident of the dwelling;
 - (B) Not more than two (2) nonresident, nonprofessional assistants may be employed;
 - (C) Professional consultation at a professional's dwelling with a visiting consultant, or the employment of an alternate professional in the event of the death, disability, illness, temporary absence, or vacation of the resident professional, is also allowed;
 - (D) The use shall not alter the residential character or appearance of the premises; and
 - (E) The use shall not occupy more than fifty percent (50%) of the gross floor area of the dwelling.

99 An acupuncturist office which meets the requirements of footnote 19 shall be exempt from the Landscape Manual and parking and loading requirements.

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

Adopted this _____ day of _____, 2014.

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.