

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

1995 Legislative Session

Bill No. _____ CB-79-1995

Chapter No.

Proposed and Presented by _____ Council Members Maloney and Gourdine

Introduced by

Co-Sponsors

Date of Introduction

ZONING BILL

AN ORDINANCE concerning

Townhouses

For the purpose of requiring that townhouses in certain CDZs and Mixed Use Zones be constructed on lots of at least 1,500 square feet, have brick fronts, and comprise no more than 10% of the total development.

BY repealing and reenacting with amendments:

Sections 27-480, 27-514.03, 27-515, 27-546.03,
27-546.04, 27-547, and 27-548,

The Zoning Ordinance of Prince George's County, Maryland,
being also

SUBTITLE 27. ZONING.

The Prince George's County Code
(1991 Edition, 1994 Supplement).

SECTION 1. BE IT ENACTED by the 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, that Sections 27-480, 27-514.03, 27-515, 27-546.03, 27-546.04, 27-547 and 27-548 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 8. COMPREHENSIVE DESIGN ZONES.

DIVISION 1. GENERAL.

Sec. 27-480. General development regulations.

(a) With the exception of the minimum lot area requirement for townhouses, [Dimensions] dimensions for yards, building lines, lot area, lot frontage, lot coverage, and building height shown on an approved Specific Design Plan shall constitute the development regulations applicable to the development of the land area addressed by that particular Specific Design Plan.

(b) The minimum lot area requirement for townhouses constructed in the Comprehensive Design Zones pursuant to a CDP approved after (effective date of this legislation), (with the exception of the V-L and V-M Zones), shall be one thousand, five hundred (1,500) square feet.

(c) The building front of all townhouses constructed in the Comprehensive Design Zones pursuant to a CDP approved after (effective date of this legislation), (with the exception of the V-L and V-M Zones), shall be constructed of brick.

DIVISION 3. USES PERMITTED.

Sec. 27-514.03. Uses.

* * * * *

(d) The following land use areas are required in the V-M and V-L Zones. More than one of each area may be provided in the Zone and, where deemed appropriate by the Planning Board or the District Council, areas may overlap physically, but the minimum area requirements for each use must be provided distinctly. Land use areas counting towards the satisfaction of one (1) requirement may not be used to satisfy any other requirement. The Comprehensive Design Plan shall include a phasing plan which establishes the relative construction schedule for all residential areas within the Village, including all Hamlets, in relation to the Storefront Area, Civic Use Area, and Village Commons. The purpose of this phasing plan shall be to ensure that the construction of a Village will progress in an orderly

and balanced manner, and that Village residents will be provided with appropriate commercial, civic, and open space facilities and amenities concurrently with the construction of residential areas.

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(3) Residential Areas

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(B) A range of residential unit types and lot sizes is required and shall be mixed throughout the Village Proper and the Village Fringe, with small lot units located closer to the core of the village. The number of townhouses shall not exceed ten percent (10%) of the total number of dwelling units in the village. Density shall decrease from the core to the periphery of the Village Proper. Lot sizes and frontages shall vary as much as possible according to a random pattern of a traditional village. Flag lots are generally not encouraged.

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Sec. 27-515. Uses permitted.

(b) TABLE OF USES

USE	ZONE									
	M-A-C	L-A-C	E-I-A	R-U	R--M	R-S	R-L	V-L	V-M	
*	*	*	*	*	*	*	*	*	*	*
(7) RESIDENTIAL/LODGING:										
Dwelling (any type, except mobile home, multifamily, three-family, two-family, and storefront) ²⁷ ___	P	P	X	P	P	P	P	P ²³	P ²³	
*	*	*	*	*	*	*	*	*	*	*

²⁷ For development pursuant to a Comprehensive Design Plan approved after (effective date of this legislation), townhouses may comprise not more than 10% of the total number of dwelling units included in the Comprehensive Design Plan.

PART 10. MIXED USE ZONES.
DIVISION 2. SPECIFIC MIXED USE ZONES.
Subdivision 2. M-X-C (Mixed Use Community).

Sec. 27-546.03. Uses.

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(b) Each Preliminary Development Plan in the M-X-C Zone shall comply with the following minimum and maximum requirements for use areas:

	Minimum Percentage of Gross Area of the Zone	Maximum Percentage of Gross Area of the Zone
Community Use Areas	30%	N/A
Single-Family - Low Density Residential	10%	N/A
Single-Family - Medium Density Residential	20%	N/A
Other Residential	N/A	15%
<u>In no event shall the number of townhouses exceed 10% of the total number of dwellings in the Zone</u>		
Nonresidential Areas:		
In no event shall service or trade uses exceed 10% of the gross area of the Zone		
	5%	20%

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Sec. 27-546.04. Other regulations.

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(h) Residential areas shall include a variety of lot sizes and development standards, which shall be coordinated with street widths, views, topography, landscaping, and architecture. Townhouses shall be located on lots at least one thousand, five hundred (1,500) square feet in size, with building fronts constructed of brick.

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DIVISION 3. USES PERMITTED.

Sec. 27-547. Uses permitted.

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(b) **TABLE OF USES**

USE	ZONE	
	M-X-T	M-X-C
(7) RESIDENTIAL/LODGING:		
Dwellings, all types (except mobile homes) ⁷	P	P

⁷ For development pursuant to a Detailed Site Plan approved after (effective date of this legislation), the number of townhouses shall not exceed 10% of the total number of dwelling units in the zone.

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DIVISION 4. REGULATIONS.

Sec. 27-548. M-X-T Zone.

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(h) Townhouses developed pursuant to a Detailed Site Plan approved after (effective date of this legislation) shall be on lots at least one thousand, five hundred (1,500) square feet in size, and shall have building fronts constructed of brick.

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect

forty-five (45) calendar days after its adoption.

Adopted this _____ day of _____, 1995.

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:

Anne T. MacKinnon
Chairwoman

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.