

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2001 Legislative Session

Bill No. _____ CB-29-2001

Chapter No. _____

Proposed and Presented by _____ Council Member Russell

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Residential Revitalization and Bedroom Percentages

3 For the purpose of defining residential revitalization and permitting this use in the R-10 Zone
 4 and deleting the requirement for bedroom percentages in the R-10 Zone for certain
 5 redevelopment projects.

6 BY repealing and reenacting with amendments:

7 Sections 27-107.01, 27-439(e), and 27-441(b),

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 (1999 Edition, 2000 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 that Sections 27-107.01, 27-439(e), and
 16 27-441(b) of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27
 17 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the
 18 following amendments:

19 **SUBTITLE 27. ZONING.**

20 **PART 2. GENERAL.**

DIVISION 1. DEFINITIONS.

Sec. 27-107.01. Definitions.

(a) Terms in the Zoning Ordinance are defined as follows:

* * * * *

(198.1) **Residential Revitalization:** Redevelopment of a residential community under a uniform scheme of development, to reduce the existing density and develop a mix of semidetached, quadruple-attached, multifamily dwelling units, or apartment housing for elderly or physically handicapped families. Each residential revitalization property shall be developed with not less than two types of dwelling units.

[(198.1)] (198.2) **Respite Care:** Respite care means short-term care for disabled persons, given at a location other than an individual's residence, in order to relieve the family or care giver. Respite care for short-term care shall be regulated under COMAR 10.07.03 Domiciliary Care.

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PART 5. RESIDENTIAL ZONES.

DIVISION 2. SPECIFIC RESIDENTIAL ZONES.

Sec. 27-439. R-10 Zone (Multifamily High Density Residential).

(e) **Bedroom percentages.**

(1) The bedroom percentages for multifamily dwellings in the R-10 Zone shall be in accordance with Section 27-419, except where redevelopment is proposed pursuant to a Residential Revitalization property, and reduces the total number of dwelling units.

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
* * * * *	*	*	*	*	*	*	*	*	*
(6) RESIDENTIAL/LODGING:									
* * * * *	*	*	*	*	*	*	*	*	*
Rental of guest rooms (by the residents):									
(A) To 1 or 2 persons (unrelated to all principal residents)	P	P	P	P	P	X	X	X	X
(B) To 3 persons (unrelated to all principal residents)	P	P	X	P	P	X	X	X	X
(C) To not more than 3 persons (unrelated to all principal residents) by a family of related individuals, 1 individual, or 2 unrelated individuals	P	P	X	P	P	P	P	P	P
<u>Residential revitalization</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Rooming houses	SE	P	SE	X	P	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
* * * * *	*	*	*	*	*	*	*	*
(6) RESIDENTIAL/LODGING:								
* * * * *	*	*	*	*	*	*	*	*
Rental of guest rooms (by the residents):								
(A) To 1 or 2 persons (unrelated to all principal residents)	X	X	X	X	X	X	X	X
(B) To 3 persons (unrelated to all principal residents)	X	X	X	X	X	X	X	X
(C) To not more than 3 persons (unrelated to all principal residents) by a family of related individuals, 1 individual, or 2 unrelated individuals	X	X	X	X	X	X	X	X
<u>Residential revitalization</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P⁶⁷</u>	<u>X</u>
Rooming houses	X	X	X	P	P	X	P	X
* * * * *	*	*	*	*	*	*	*	*

* * * * *

67 Provided:

- (A) The property was conveyed to The Housing Authority of Prince George's County from the Secretary of Housing & Urban Development ("HUD");
 (B) The property is located in a Revitalization Tax Credit Area; and
 (C) The property was subject to a Request for Developer Qualifications from The Housing Authority of Prince George's County.

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

Adopted this _____ day of _____, 2001

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: _____
Ronald V. Russell
Chairman

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.

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