



# Prince George's County Council

## Agenda Item Summary

**Meeting Date:** 6/9/2026

**Effective Date:**

**Reference No.:** CB-063-2026

**Chapter Number:**

**Draft No.:** 1

**Public Hearing Date:**

**Proposer(s):** Fisher

**Sponsor(s):** Fisher

**Item Title:** AN ORDINANCE CONCERNING USE REGULATIONS - RESIDENTIAL INFILL for the purpose of promoting higher density residential development by permitting infill two-family and townhouse dwellings in the Residential, Rural (RR) Zone inside the Capital Beltway; providing for use standards for infill dwellings in the RR Zone; amending intensity and dimensional standards for infill dwellings within the RR Zone; setting forth minimum and maximum parking standards for infill dwellings within the RR Zone.

**Drafter:** Eric Irving, Legislative Attorney

**Resource Personnel:** Shanika Griffith, Chief of Staff, Council District 2

### LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
04/08/2026	Clerk of the Council	transmitted	
	<b>Action Text:</b> This Council Bill was transmitted		
04/22/2026		Oppose proposed legislative amendment with amendments	
	<b>Action Text:</b> This Council Draft was Oppose proposed legislative amendment with amendments		
05/08/2026	M-NCPPC Planning Board	Support proposed legislative amendment with amendments	
	<b>Action Text:</b> This Council Draft was Support proposed legislative amendment with amendments		
06/09/2026	County Council	presented and referred	PHED

**Action Text:**

This Council Bill was presented by Council Member Fisher and referred to the Planning, Housing and Economic Development Committee.

---

**AFFECTED CODE SECTIONS:**

27-5102 27-5101 27-4202

---

**BACKGROUND INFORMATION/FISCAL IMPACT:**

This bill expands the allowable residential uses in the Residential, Rural (RR) Zone to permit high density dwellings under limited circumstances. Subtitle 27 of the County Code permits only single-family detached dwellings by right in the RR Zone, a zone characterized by larger lot sizes (min. 20K sq ft) and lower allowable density (2.17 dwelling units per acre). This bill amends the use table to allow two-family and townhomes on lots in the RR Zone, provided that the lot is located both inside the Capital Beltway and within a half mile of transit service or 500 feet of higher density residential zones. To accommodate these higher density uses, this bill also amends the intensity and dimensional standards of the RR Zone, eliminating the minimum lot size and increasing both allowable density and maximum lot coverage. Finally, the bill requires detailed site plan review of these higher density uses, requiring applicants to demonstrate compatibility with the surrounding area, set aside area for green/open space and provide for at least one public benefit.

---

**Document(s):** B2026063, LDR-80-2026 Planning Board Recommendation, LDR-80-2026 TSR Supplemental Memo, LDR-80-2026 Technical Staff Report, LDR-80-2026\_Map 20 assamblage lots, LDR-80-2026\_Map 20 plus acres lots, PGCPB Transmittal Pink Sheet for LDR-080-2026, email Transmittal of draft legislative amendments