

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2019 Legislative Session**

Bill No. CB-25-2019

Chapter No. _____

Proposed and Presented by Council Member Glaros

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 R-10 and R-55 Zones

3 For the purpose of permitting certain mixed-use development in the R-10 (Multifamily High
4 Density Residential) and R-55 (One-Family Detached Residential) Zones in Prince George's
5 County, under certain specified circumstances.

6 BY repealing and reenacting with amendments:

7 Section 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 (2015 Edition, 2018 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 Section 27-441(b) of the Zoning Ordinance of
16 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
17 be and the same is hereby repealed and reenacted with the following amendments:

18 **SUBTITLE 27. ZONING.**

19 **PART 5. RESIDENTIAL ZONES.**

20 **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
* * * * *	*	*	*	*	*	*	*	*	*
(7) RESIDENTIAL/LODGING:									
* * * * *	*	*	*	*	*	*	*	*	*
Dwelling, multifamily:									
(A) In general	X	X	X	X	P ⁷⁹	X	[X] P ¹⁷⁶	X	X
* * * * *	*	*	*	*	*	*	*	*	*
(C) In excess of applicable bedroom percentages	X	X	X	X	X	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*	*
Townhouse, all others	X	X	X	X	P ^{79,119}	X ⁴⁸	P ^{48, 111, 176}		

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
* * * * *	*	*	*	*	*	*	*	*
(7) RESIDENTIAL/LODGING:								
* * * * *	*	*	*	*	*	*	*	*
Dwelling, multifamily								
(A) In general	P ⁸⁸	P ⁶	P ⁶	P ⁷⁶	P ⁶	X	[X] P ¹⁷⁶	X
* * * * *	*	*	*	*	*	*	*	*
(C) In excess of applicable bedroom percentages	X	SE	X	SE	X	X	SE	X

* * * * *

176 Permitted use, provided that:

- (A) The property for the proposed use is located in both the R-55 and R-10 Zones;
- (B) The use will be located on property within one-half mile of a proposed Purple Line Light Rail Station;
- (C) The use is subject to a Detailed Site Plan approval process in accordance with Part 3, Division 9 of this Subtitle. Regulations concerning net lot area, lot coverage, frontage, setbacks, density, landscaping, and other development requirements, including bedroom percentages, shall not apply. These dimensional (bulk) requirements shall be as determined by the Planning Board or District Council at the time the Detailed Site Plan is approved.

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

Adopted this ____ day of _____, 2019.

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: _____
Todd M. Turner
Chair

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.