



May 5, 2026

MEMORANDUM

TO: Prince George's County Planning Board

FROM: Natalia Gomez, AICP, Planner IV

SUBJECT: **LDR-80-2026 - 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.

Subsequent to the publication of the Technical Staff Report for LDR-80-2026 (Use Regulations – Residential Infill), the Department participated in a conference call with the bill sponsor, during which the sponsor requested that the Department propose amendments to the legislation.

Following further discussion, the Department reiterates its support for the stated goal of expanding housing diversity. However, the Department continues to oppose the legislative approach proposed in LDR-80-2026. Should the sponsor choose to proceed with the legislation, the Department offers the following recommended amendments:

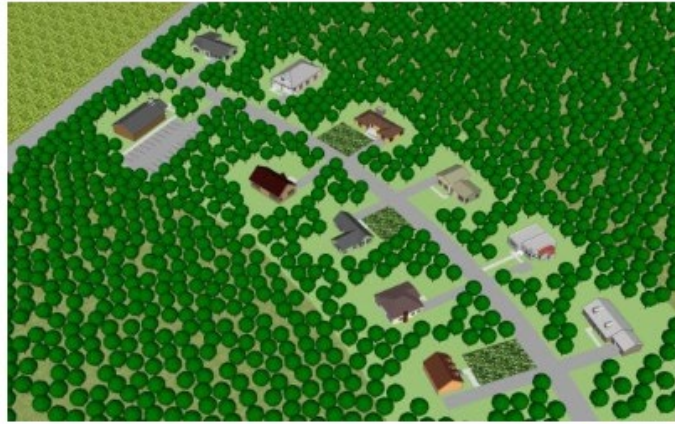
1. The Residential infill use, as proposed, should be subject to a special exception rather than as a permitted use, given the nature of the use violates the purposes of the RR Zone and the potential impacts townhouse and two-family uses up to 20 dwelling units per acre will have on neighboring properties within a zone intended for single-family detached residential development. Accordingly, the proposed requirements for residential infill currently listed in Section 27-5102(c)(1)(H) should instead be incorporated into Section 27-5402, "Additional Requirements for Specific Special Exception Uses."
2. In order for the proposed uses to comply with the requirements of the RR Zone, the purposes of the RR Zone are required to be amended to allow for townhouse and two-family uses under limited circumstances. The following are the current purposes for which the RR Zone is intended:

(c) Residential, Rural (RR) Zone

(1) Purposes

The purposes of the Residential, Rural (RR) Zone are:

- (A) To provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots, in order to better utilize their natural terrain;
- (B) To facilitate the planning of single-family residential developments with moderately large lots and dwellings of various sizes and styles;
- (C) To encourage the preservation of trees and open spaces; and
- (D) To prevent soil erosion and stream valley flooding.



3. As provided in the accompanying Staff Report, the appropriate process for developing uses not intended for a Base Zone is to rezone the property as many other properties are currently doing, and have done, for many years. Allowing development to proceed in the manner provided for in LDR-80-2026 will provide certain property owners a competitive advantage over other property owners proceeding in accordance with the processes provided for in the Zoning Ordinance.

Under the Planned Development process, for example, the District Council determines the mix of uses, the allowable density, the location of development, the dimensional and development standards, the amount of open space, the required public benefits that should be offered to the County in exchange for the increased density and development flexibility being granted, and other development regulations appropriate for the specific site. The Requirements for Residential Infill the RR Zone should, therefore, be amended to require an appropriate level of public benefits (rather than “one”) and also require the establishment of standards and requirements that ensure development, at a minimum, on the perimeter of the property is designed and located to be compatible with the character of adjacent existing or approved development.

Lastly, the Planning Department recommends that the Planning Board approve the proposed amendments outlined above and transmit them to the County Council, as requested by the bill sponsor.