

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2006 Legislative Session

Bill No. _____ CB-37-2006
 Chapter No. _____ 22
 Proposed and Presented by _____ Council Member Knotts
 Introduced by _____ Council Members Knotts, Peters and Dean
 Co-Sponsors _____
 Date of Introduction _____ June 20, 2006

ZONING BILL

1 AN ORDINANCE concerning

2 R-T Zone

3 For the purpose of allowing rezoning to R-T Zone, under certain circumstances, and to make
 4 changes to the R-T Zone regulations.

5 BY repealing and reenacting with amendments:

6 Sections 27-107.01, 27-143(a), 27-223(i), 27-433, 27-441(b) and
 7 27-442,

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 (2003 Edition, 2005 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 Sections 27-107.01, 27-143(a), 27-223(i), 27-
 16 433, 27-441(b) and 27-442 of the Zoning Ordinance of Prince George's County, Maryland, being
 17 also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and
 18 reenacted with the following amendments:

19 **SUBTITLE 27. ZONING.**

20 **PART 2. GENERAL.**

DIVISION 1. DEFINITIONS.

Sec. 27-107.01. Definitions.

* * * * *

(240.1) Townhouse, Transit Village: One (1) of a group of four (4) or more attached “Buildings” arranged or designed as “One-Family Dwellings” which:

(A) Are arranged side by side;

(B) Are entirely separated from each other by walls extending from the lowest floor to the roof; and

(C) Have separate entrances to each “Building” from the outside.

The term shall not include “Dwelling, Quadruple-Attached” as defined elsewhere in this Subtitle.

* * * * *

PART 3. ADMINISTRATION.

DIVISION 2. ZONING MAP AMENDMENTS.

Subdivision 1. Conventional Zones.

Sec. 27-143. Applications.

(a) **General.**

* * * * *

(9) No application may be filed for the R-T Zone (including extending existing zones) after December 30, 1996, unless;

(A) [t]The proposed development on the property to be rezoned to R-T will consist only of one-family attached metropolitan dwelling units; or

(B) The property to be rezoned to R-T is located within a mixed-use activity center designated as a “Transit Village” in the applicable Area Master Plan.

* * * * *

DIVISION 4. SECTIONAL MAP AMENDMENT (SMA).

Subdivision 1. General.

Sec. 27-223. Limitations on zoning.

* * * * *

(i) No property may be zoned R-T if it was not classified in that zone prior to the initiation of the Sectional Map Amendment, except where the most recent Sectional Map Amendment involving the property was approved prior to 1990, unless;

(A) [t]The proposed development on the property to be rezoned to R-T will consist only of one-family attached metropolitan dwelling units; or

(B) The property to be rezoned to R-T is located within a mixed-use activity center designated as a "Transit Village" in the applicable Area Master Plan.

* * * * *

PART 5. RESIDENTIAL ZONES.

DIVISION 2. SPECIFIC RESIDENTIAL ZONES.

Sec. 27-433. R-T Zone (Townhouse).

* * * * *

(e) Streets.

(1) The following requirements shall apply only to the development of townhouses, one-family semidetached dwellings, two-family dwellings, [and] three-family dwellings, and one-family attached metropolitan dwellings:

(A) The tract of land used for the project involving these dwellings shall have frontage on, and direct vehicular access to, a public street having a right-of-way width of at least sixty (60) feet;

(B) Private streets which are interior to the project (and are not dedicated to public use) shall be improved to not less than the current standards set forth in Subtitle 23 of this Code which apply to a public, twenty-six (26) foot wide secondary residential street, except that roadside trees are not required (within the street right-of-way). In a mixed-use activity center designated as a "Transit Village" the width of the private streets may be reduced to a minimum width of twenty-four (24) feet when it is determined that the provision of the minimum width is consistent with a safe, efficient, hierarchical street system. Sidewalks may be omitted when it is determined that there is no need for them. Sidewalks cast monolithically with the curb and gutter shall be permitted;

* * * * *

PART 5. RESIDENTIAL ZONES.**DIVISION 3. USES PERMITTED. (RESIDENTIAL ZONES)****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:									
* * * * *	*	*	*	*	*	*	*	*	*
Townhouse, all others	X	X	X	X	P ⁷⁹	X ⁴⁸	X ⁴⁸	X ⁴⁸	P ²
Townhouse, shown on a preliminary plan of subdivision approved pursuant to part 4A.	X	X	X	X	X	X	X	X	X
<u>Townhouse, Transit Village</u>	X	X	X	X	X	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:								
* * * * *	*	*	*	*	*	*	*	*
Townhouse shown on a preliminary plan of subdivision approved pursuant to part 4A.	P	P ²	P ²	P ^{2,5}	P ²	X	X	X
<u>Townhouse, Transit Village</u>	<u>P⁸³</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*	*	*

⁸³ Provided: the property has a net lot area of at least six (6) acres and is located in a mixed use activity center designated as a “Transit Village” in the applicable Area Master Plan.

DIVISION 4. REGULATIONS.**Sec. 27-442. Regulations.****(b) TABLE I – NET LOT AREA.**

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
* * * * *	*	*	*	*	*	*	*	*	*
<u>Townhouse, Transit Village</u>	=	=	=	=	=	=	=	=	=
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T ⁷	R-30 ⁷	R-30C ⁷	R-18 ⁷	R-18C ⁷	R-10A	R-10	R-H
* * * * *								
<u>Townhouse, Transit Village</u>	<u>1,500</u>	=	=	=	=	=	=	=
* * * * *	*	*	*	*	*	*	*	*

(c) TABLE II – LOT COVERAGE AND GREEN AREA.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
* * * * *	*	*	*	*	*	*	*	*	*
<u>Townhouse, Transit Village</u>	=	=	=	=	=	=	=	=	=
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
* * * * *								
<u>Townhouse, Transit Village</u>	<u>50</u> ¹	=	=	=	=	=	=	=
* * * * *	*	*	*	*	*	*	*	*

¹ This percentage is for building coverage (and not for lot coverage) of the overall net tract area.

(d) TABLE III – LOT/WIDTH FRONTAGE (Minimum in Feet)^{12,21}.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
At Front Building Line:									
* * * * *	*	*	*	*	*	*	*	*	*
<u>Townhouse, Transit Village</u>	=	=	=	=	=	=	=	=	=
* * * * *	*	*	*	*	*	*	*	*	*
At Front Street Line (Existing or Proposed):¹⁸									
* * * * *	*	*	*	*	*	*	*	*	*
<u>Townhouse, Transit Village</u>	=	=	=	=	=	=	=	=	=
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
At Front Building Line:								
* * * * *	*	*	*	*	*	*	*	*
<u>Townhouse, Transit Village</u>	<u>20</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X-</u>
* * * * *	*	*	*	*	*	*	*	*
At Front Street Line (Existing or Proposed):¹⁸								
* * * * *	*	*	*	*	*	*	*	*
<u>Townhouse, Transit Village</u>	<u>20</u>	=	=	=	=	=	=	=
* * * * *	*	*	*	*	*	*	*	*

(e) TABLE IV – YARDS (Minimum Depth/Width in Feet)^{23, 24, 25}.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Front:⁷									
* * * * *	*	*	*	*	*	*	*	*	*
<u>Townhouse, Transit Village</u>	=	=	=	=	=	=	=	=	=
* * * * *	*	*	*	*	*	*	*	*	*
Side:⁹									
Total of Both Yards/Minimum of Either Yard:									
* * * * *	*	*	*	*	*	*	*	*	*
<u>Townhouse, Transit Village</u>	=	=	=	=	=	=	=	=	=
* * * * *	*	*	*	*	*	*	*	*	*
Rear:									
* * * * *	*	*	*	*	*	*	*	*	*
<u>Townhouse, Transit Village</u>	=	=	=	=	=	=	=	=	=
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
Front:⁷								
* * * * *	*	*	*	*	*	*	*	*
<u>Townhouse, Transit Village</u>	²	=	=	=	=	=	=	=
* * * * *	*	*	*	*	*	*	*	*
Side:⁹								
Total of Both Yards/Minimum of Either Yard:								
* * * * *	*	*	*	*	*	*	*	*
<u>Townhouse, Transit Village</u>	²	=	=	=	=	=	=	=
* * * * *	*	*	*	*	*	*	*	*
Rear:								
* * * * *	*	*	*	*	*	*	*	*
<u>Townhouse, Transit Village</u>	²	=	=	=	=	=	=	=

² For townhouses, and one-family semidetached, two-family, and three-family dwellings, and one-family metropolitan dwellings specific individual yards are not required. Instead, at least eight hundred (800) square feet per lot shall be allocated for front, side, or rear yard purposes; however, the actual yard area may be reduced to not less than five hundred (500) square feet for the purpose of providing steps, terraces, and open porches (decks) which project into the otherwise required yard area. For Townhouses, Transit Village specific individual yards are not required, instead, at least four hundred (400) square feet per lot shall be allocated for front, side, or rear yard purposes; however, the actual yard may be reduced to not less than two hundred fifty (250) square feet for the purpose of providing steps, terraces, and open porches (decks) which project into the otherwise required yard area. Not more than three (3) continuous, attached dwellings may have the same setback. Variations in setbacks shall be at least two (2) feet.

(h) TABLE VII – DENSITY (Maximum Dwelling Units Per Net Acre of Net Lot/Tract Area).

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
* * * * *	*	*	*	*	*	*	*	*	*
<u>Townhouse, Transit Village</u>	=	=	=	=	=	=	=	=	=
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
* * * * *								
<u>Townhouse, Transit Village</u>	<u>12.0</u>	=	=	=	=	=	=	=
* * * * *	*	*	*	*	*	*	*	*

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

Adopted this 18th day of July, 2006.

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: _____
Thomas E. Dernoga
Chairman

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.