

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2021 Legislative Session**

Bill No. CB-081-2021

Chapter No. 47

Proposed and Presented by Council Member Harrison

Introduced by Council Members Harrison, Hawkins, Turner, and Davis

Co-Sponsors \_\_\_\_\_

Date of Introduction October 12, 2021

**ZONING BILL**

1 AN ORDINANCE concerning

2 R-A Zone

3 For the purpose of allowing varied residential density and lot size on R-A Zone land currently  
4 used for equestrian recreational activity.

5 BY repealing and reenacting with amendments:

6 Section 27-441,

7 The Zoning Ordinance of Prince George's County, Maryland,

8 being also

9 **SUBTITLE 27. ZONING.**

10 The Prince George's County Code

11 (2019 Edition; 2020 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
14 District in Prince George's County, Maryland, that Section 27-441 of the Zoning Ordinance of  
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 5. RESIDENTIAL ZONES.**

19 **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
<b>(7) RESIDENTIAL/LODGING:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
Dwelling, one-family detached (in general)	P	P <sup>83, 129</sup>	P <sup>83, 136</sup>	P <sup>83</sup>	P <sup>83, 121</sup>	P	P	P	P
* * * * *	*	*	*	*	*	*	*	*	*
<u>Dwelling, one-family detached (as part of a property assembly with an equestrian recreational facility)</u>			P <sup>144</sup>						

**144** Permitted use, provided:

- (A) The property assemblage shall be a minimum of two hundred (200) gross acres in size a portion of which is used for equestrian recreational facility;
- (B) The property is located adjacent to existing improved subdivisions with existing water and sewer service in Categories W3/S3;
- (C) The property is located within Subregion VI Master Plan area and is recommended for a comprehensive design zone;
- (D) Notwithstanding the provisions of the Zoning Ordinance Section 27-422, Bulk regulations concerning the height of structures, lot size and coverage, frontage, setbacks, density, number of uses, and other requirements of the specific zone do not apply. In accordance with Part 3 Division 9 of this Subtitle, the dimensions shown on the approved Detailed Site Plan shall constitute the development regulations;
- (E) The single-family lot area shall be between ten thousand (10,000) square feet or larger.

\* \* \* \* \*

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

Adopted this 16<sup>th</sup> day of November, 2021.

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: \_\_\_\_\_  
Calvin S. Hawkins, II  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
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.

\* \* \* \* \*