

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2003 Legislative Session**

Bill No. \_\_\_\_\_ CB-28-2003 \_\_\_\_\_

Chapter No. \_\_\_\_\_

Proposed and Presented by \_\_\_\_\_ Council Member Hendershot \_\_\_\_\_

Introduced by \_\_\_\_\_

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

Date of Introduction \_\_\_\_\_

**ZONING BILL**

1 AN ORDINANCE concerning

2 Campus Housing Community

3 For the purpose of defining and allowing campus housing communities on property adjacent to  
4 the University of Maryland or Bowie State University, subject to certain requirements.

5 BY repealing and reenacting with amendments:

6 Sections 27-107.01(a) and 27-441(b),

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 (1999 Edition, 2002 Supplement).

12 By adding:

13 Section 27-445.11,

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

15 being also

16 SUBTITLE 27. ZONING.

17 The Prince George's County Code

18 (1999 Edition, 2002 Supplement).

19 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
20 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional

District in Prince George's County, Maryland, that Sections 27-107.01(a) and 27-441(b) of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**

**PART 2. GENERAL.**

**DIVISION 1. DEFINITIONS.**

**Sec. 27-107.01. Definitions.**

(a) Terms in the Zoning Ordinance are defined as follows:

\* \* \* \* \*

(39) **Camping Trailer:** A vehicle originally sold to the consumer for recreational, travel, or vacation purposes, which is self-propelled or capable of being towed, and which provides facilities for temporary camping or sleeping. "Camping Trailer" includes a unit designed to be carried by an open pickup truck. The term "Camping Trailer" also includes "travel trailer," "camper," "recreational vehicle," "motor home," "truck camper," and similar vehicles.

(39.1) **Campus housing community:** A residential community, on property adjacent to the campus of the University of Maryland or Bowie State University, which may have associated commercial uses, and which meets the purposes and requirements in Section 27-445.11.

(40) **Canopy:** A roof-like cover extending over an outdoor improvement (such as a sidewalk, a gasoline pump island, or the vehicular surface abutting a "drive-in" service window) for the sole purpose of sheltering persons from sun or precipitation. A "Canopy" is either freestanding, or attached to and projecting from the wall of a building. A "Canopy" is supported only by columns or the wall of a "Building," and is unenclosed on all sides (except in the case of a projecting canopy where it abuts the "Building" wall). A "Canopy" shall not be considered a "Building." A "carport" or covering over a porch, patio, deck, terrace, or stairway shall not be considered a "Canopy," but shall be considered a portion of the "Main Building" to which it is attached or, if freestanding, an "Accessory Building." Where an "Accessory Building" is

1 | attached to a "Canopy," a "carport," or a covering which is attached to the "Main Building," that  
2 | building shall not be considered a portion of the "Main Building"; however, that building is  
3 | subject to the setback requirements of the "Main Building."

4 | \* \* \* \* \*

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>(1) COMMERCIAL:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
<b>(6) Residential/Lodging:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
Boardinghouse	SE	P	SE	X	P	X	X	X	X
<u>Campus housing community</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>SE</u>	<u>P</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>
Congregate living facility for more than 8 elderly or physically handicapped residents (CB-90-1985)	SE	SE	SE	SE	SE	SE	SE	SE	SE
* * * * *	*	*	*	*	*	*	*	*	*

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
<b>(1) COMMERCIAL:</b>								
* * * * *	*	*	*	*	*	*	*	*
<b>(6) Residential/Lodging:</b>								
* * * * *	*	*	*	*	*	*	*	*
Boardinghouse	X	X	X	P	P	X	P	X
<u>Campus housing community</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Congregate living facility for more than 8 elderly or physically handicapped residents (CB-90-1985)	X	X	X	P	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*

1 SECTION 2. BE IT FURTHER ENACTED by the County Council of Prince George's  
 2 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
 3 Regional District in Prince George's County, Maryland, that Section 27-445.11 of the Zoning  
 4 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's  
 5 County Code, be and the same is hereby added:

6 **SUBTITLE 27. ZONING.**

7 **PART 5. RESIDENTIAL ZONES.**

8 **DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.**

9 **Sec. 27-445.11. Campus housing community.**

10 (a) Purposes.

11 The purposes of a campus housing community are:

12 (1) To provide for a multifamily dwelling community directly adjacent to a university  
 13 campus;

14 (2) To allow flexibility in the design, grouping, and layout of campus-oriented  
 15 multifamily residential structures, with structured parking;

16 (3) To allow, as part of a campus-oriented residential community, associated  
 17 commercial uses which will support and encourage market-rate housing adjacent to a university  
 18 campus;

19 (4) To provide for campus-oriented residences for university faculty, graduate  
 20 students, visiting scholars, corporate visitors, visiting alumni, and others associated with the  
 21 university;

22 (5) To require site plan review of all campus housing community facilities.

23 (b) Requirements.

24 A campus housing community shall meet the following:

25 (1) The community shall be located on one or more contiguous parcels of land, with  
 26 net lot area of five acres or more.

27 (2) The property shall lie adjacent to university property and shall have at least 700  
 28 feet of frontage on a highway classified as arterial or higher in the applicable Master Plan.

29 (3) The community shall contain at least 220 dwelling units, in one or more buildings  
 30 with maximum height of 60 feet.

31 (4) The community may include retail or office commercial facilities, if they are

1 designed primarily to serve community residences or the university.

2 (5) At least 70% of the parking spaces shall be contained in a parking structure.

3 Parking shall be provided as required in Part 11, or as follows: 1.6 spaces per dwelling unit, and  
4 1.0 spaces for each 250 square feet of gross leasable area (GLA) of commercial space.

5 (6) If necessary to achieve an integrated design for the community, and if approved  
6 by the Department of Environmental Resources, required stormwater management facilities and  
7 woodland mitigation measures may be located off site.

8 (c) Detailed Site Plan.

9 Before any permits may be issued, a Detailed Site Plan for the campus housing  
10 community shall be approved, in accordance with Part 3, Division 9, of this Subtitle.

11 SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five  
12 (45) calendar days after its adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2003

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: \_\_\_\_\_  
Peter A. Shapiro  
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.