

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2012 Legislative Session**

Bill No. _____ CB-9-2012 _____
Chapter No. _____ 17 _____
Proposed and Presented by _____ Council Member Davis _____
Introduced by _____ Council Member Davis _____
Co-Sponsors _____
Date of Introduction _____ June 19, 2012 _____

ZONING BILL

1 AN ORDINANCE concerning

2 R-R Zone

3 For the purpose of clarifying that two-family dwellings are permitted in the R-R Zone under
4 specific circumstances.

5 BY repealing and reenacting with amendments:

6 Section 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 (2011 Edition).

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16 be and the same is hereby repealed and reenacted with the following amendments: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
(6) Residential/Lodging:									
* * * * *	*	*	*	*	*	*	*	*	*
Dwelling, two-family (in general)	X	X	X	X	[X] P ⁷⁹	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*	*
Townhouse, all others (CB-84-1990; CB-47-1996; CB-37-2005)	X	X	X	X	P ⁷⁹	X ⁴⁸	X ⁴⁸	X ⁴⁸	P ²
* * * * *		*	*	*	*	*	*	*	*

79 Permitted only to replace an existing surface mining or Class III fill operation located directly adjacent to an interstate (with "I" classification, not "US" or "MD") highway, which operation has an active permit at the time of preliminary plan approval for the townhouse, two-family dwelling or multifamily development. The Planning Board shall approve a Detailed Site Plan under Part 3, Division 9, of the Zoning Ordinance. Multifamily dwellings are permitted as provided in Section 27-436 for the R-18 Zone, and townhouses are permitted as provided in Section 27-433 for the R-T Zone. Regulations concerning lot size, coverage, frontage, setbacks, density, bedroom percentages, and other requirements applicable to multifamily, two-family dwellings and townhouse dwellings shall not apply; these dimensional (bulk) requirements shall be those approved by the Planning Board (or District Council after review) in the Detailed Site Plan. In its site plan review, the District Council may require the applicant to demonstrate in the site plan record that highway facilities are adequate to serve the townhouse project. This provision shall not apply to legal nonconforming sand and gravel or Class III fill operations.

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

Adopted this 24th day of July, 2012.

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: _____
Andrea C. Harrison
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.