

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

Resolution No. CR-64-2012  
Proposed by Council Member Campos  
Introduced by Council Members Campos and Turner  
Co-Sponsors \_\_\_\_\_  
Date of Introduction September 18, 2012

**RESOLUTION**

1 A RESOLUTION concerning

2 The Approved 2004 Prince George’s Gateway Arts District Sector Plan and Sectional Map  
3 Amendment (SMA) and Development District Overlay Zone

4 For the purpose of authorizing the Planning Board prepare an amendment to the Approved 2004  
5 Gateway Arts District Sector Plan and Sectional Map Amendment (SMA) and Development  
6 District Overlay Zone revising certain development district standards within the Gateway Arts  
7 District.

8 WHEREAS, the District Council adopted CR-78-2004, approving the Prince George’s  
9 County Gateway Arts District Sector Plan and Sectional Map Amendment, on November 30,  
10 2004; and

11 WHEREAS, the 2004 Approved Gateway Arts District Sector Plan and SMA established  
12 development district standards in seven character areas including the Traditional Residential  
13 Neighborhood (TRN) Character Area that supersede the development standards of the  
14 underlying residential zone; and

15 WHEREAS, in furtherance of the recommendations of the 2004 Approved Gateway Arts  
16 District Sector Plan and SMA, the District Council adopted certain Development District  
17 Overlay Zones encompassing the City of Hyattsville, City of Mount Rainier, and the Town of  
18 Brentwood and established specific development regulations for the land area encompassed by  
19 the Overlay Zones; and

20 WHEREAS, Section 27-548.22 of the Zoning Ordinance for Prince George’s County  
21 prescribes that the uses allowed on property in a Development District Overlay Zone shall be the

1 same as those allowed in the underlying zone in which the property is classified, except as  
2 modified by Development District Standards approved by the District Council; and

3 WHEREAS, on October 21, 2009, the District Council enacted CB-39-2009 which, in  
4 pertinent part, defined Bed-and-Breakfast Inn, set forth certain specific requirements, and  
5 declared Bed-and Breakfast-Inns a permitted use in certain residential zones; and

6 WHEREAS, the Approved Gateway Arts District Sector Plan and Approved Gateway  
7 Arts Development District Overlay Zones do not contemplate Bed-and-Breakfast Inns in its  
8 Development District Standards; and

9 WHEREAS, Section 27-548.19 of the Zoning Ordinance provides that all new  
10 development is generally subject to a Detailed Site Plan within a Development District Overlay  
11 Zone; and

12 WHEREAS, the City of Hyattsville, the City of Mount Rainier, and the Town of  
13 Brentwood have determined that the requirement for an approved Detailed Site Plan for Bed-  
14 and-Breakfast Inns within the City of Hyattsville is unduly burdensome, and that inclusion of  
15 Bed-and-Breakfast Inns within the corporate limits of the City of Hyattsville, the City of Mount  
16 Rainier, and the Town of Brentwood enhances the District and is otherwise consistent with the  
17 protection of the historic residential character of the City's traditional residential neighborhoods;  
18 and

19 WHEREAS, Section 27-548.26 of the Zoning Ordinance provides that the District  
20 Council, at the written request of a municipality in which the development district property is  
21 located, may modify the Development District Standards; and

22 WHEREAS, the City of Hyattsville, the City of Mount Rainier, and the Town of  
23 Brentwood made written request to amend the development district standards to include Bed-  
24 and-Breakfast Inns as a permitted use within the City of Hyattsville, the City of Mount Rainier,  
25 and the Town of Brentwood municipal boundaries; and

26 WHEREAS, Section 27-548.26 further provides that the District Council direct the  
27 Planning Board to prepare the amendment and specify which Development District Standards  
28 should be reviewed; and

29 WHEREAS, the District Council has determined that there is sufficient basis to consider  
30 an amendment to the approved Development District Standards within the City of Hyattsville,  
31 the City of Mount Rainier, and the Town of Brentwood.

1 NOW, THEREFORE, BE IT RESOLVED 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 the Prince George's Planning Board  
4 prepare an proposed amendment to the Approved Gateway Arts District Sector Plan and  
5 Sectional Map Amendment and Development District Overlay Zone Development District  
6 Standards to include Bed-and-Breakfast Inns as a permitted use within the City of Hyattsville,  
7 the City of Mount Rainier, and the Town of Brentwood municipal boundaries.

8 BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its  
9 adoption.

Adopted this 16<sup>th</sup> day of October , 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