

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

Bill No. \_\_\_\_\_ CB-12-2006 \_\_\_\_\_

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

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

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

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

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

**ZONING BILL**

1 AN ORDINANCE concerning

2 R-R Zone

3 For the purpose of permitting multifamily dwellings in the R-R Zone under certain  
 4 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 (2003 Edition, 2005 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(b) 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 16 be and the same is hereby repealed and reenacted with the following amendments: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>(6) RESIDENTIAL/LODGING:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
Dwelling, multifamily:									
(A) In general	X	X	X	X	P <sup>79, 83</sup>	X	X	X	X
(B) Subject to applicable bedroom percentages	X	X	X	X	X	X	X	X	X
(C) In excess of applicable bedroom percentages	X	X	X	X	X	X	X	X	X
(D) Restricted to one-bedroom and efficiency apartments	X	X	X	X	X	X	X	X	X
(E) Higher than 110 feet	X	X	X	X	X	X	X	X	X
(F) Up to six dwelling units in a building of no more than two stories, where the first story was previously used for commercial purposes	X	X	X	X	X	X	P	X	X
* * * * *	*	*	*	*	*	*	*	*	*

<sup>83</sup>(A) Permitted in the R-R Zone provided that the subject property meets the following criteria:

- (i) Has at least five (5) acres;
- (ii) Has frontage on and access to a road classified as a collector or higher on the applicable Master Plan;
- (iii) Adjoins property in the R-18 Zone that is developed with multifamily dwellings; and
- (iv) Is owned or was previously owned by the Housing Authority of Prince George's County;

(B) Development shall be in accordance with the regulations for the R-18C Zone, except the following specific requirements apply:

- (i) Maximum of 50% Lot Coverage;
- (ii) Minimum of 50% Green Area;
- (iii) Maximum density of 15 Dwelling Units/Net Acre; and
- (iv) Maximum 50-foot Building Height, with no elevator.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 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.