

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

2001 Legislative Session

Bill No. _____ CB-58-2001

Chapter No. _____ 38

Proposed and Presented by _____ Council Member Shapiro

Introduced by _____ Council Member Shapiro

Co-Sponsors _____

Date of Introduction _____ July 31, 2001

ZONING BILL

1 AN ORDINANCE concerning

2 Residential Revitalization

3 For the purpose of defining Residential Revitalization, creating a consolidated review process to
4 encourage Residential Revitalization within designated Revitalization Tax Credit Districts, and
5 permitting Residential Revitalization for existing multifamily dwellings and one-family attached
6 dwellings under certain circumstances.

7 BY repealing and reenacting, with amendments:

8 Section 27-107.01, and 27-441(b),

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

10 being also

11 SUBTITLE 27. ZONING

12 The Prince George's County Code

13 (1999 Edition, 2000 Supplement)

14 BY adding:

15 Section 27-445.09,

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

17 being also

18 SUBTITLE 27. ZONING

19 The Prince George's County Code

20 (1999 Edition, 2000 Supplement)

SECTION 1. BE IT ENACTED by the 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, that Sections 27-107.01 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments: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:

* * * * *

(198) **Remand De Novo:** A remand of a "Zoning Case" back to the Planning Board for the purpose of processing the application over again as if it were a new one.

(198.1) **Residential Revitalization:** The renovation or redevelopment of any form of existing multifamily or attached one-family dwelling units, in a designated Revitalization Tax Credit District, where the renovation or redevelopment meets the standards and criteria in Section 27-445.09.

[(198.1)] **198.2Respite Care:** Respite care means short-term care for disabled persons, given at a location other than an individual's residence, in order to relieve the family or care giver. Respite care for short-term care shall be regulated under COMAR 10.07.03 Domiciliary Care.

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PART 5. RESIDENTIAL ZONES.

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:									
Rental of guest rooms (by the residents):									
(A) To 1 or 2 persons (unrelated to all principal residents)	P	P	P	P	P	X	X	X	X
(B) To 3 persons (unrelated to all principal residents)	P	P	X	P	P	X	X	X	X
(C) To not more than 3 persons (unrelated to all principal residents) by a family of related individuals, 1 individual, or 2 unrelated individuals (CB-122-1986)	P	P	X	P	P	P	P	P	P
<u>Residential Revitalization: Comprising any form of proposed multifamily, attached one-family or detached one-family dwellings, in a Residential Revitalization project, as shown on a Detailed Site Plan approved in accordance with Section 27-445.09</u>	X	X	X	X	P	P	P	P	P
Rooming houses	SE	P	SE	X	P	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*	*

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
* * * * *	*	*	*	*	*	*	*	*
(6) Residential/Lodging:								
Rental of guest rooms (by the residents):								
(A) To 1 or 2 persons (unrelated to all principal residents)	X	X	X	X	X	X	X	X
(B) To 3 persons (unrelated to all principal residents)	X	X	X	X	X	X	X	X
(C) To not more than 3 persons (unrelated to all principal residents) by a family of related individuals, 1 individual, or 2 unrelated individuals (CB-122-1986)	X	X	X	X	X	X	X	X
<u>Residential Revitalization: Comprising any form of proposed multifamily, attached one-family or detached one-family dwellings, in a Residential Revitalization project, as shown on a Detailed Site Plan approved in accordance with Section 27-445.09</u>	P	P	P	P	P	P	P	P
Rooming houses	X	X	X	P	P	X	P	X
* * * * *	*	*	*	*	*	*	*	*

SECTION 2. BE IT FURTHER ENACTED by the 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, that Section 27-445.09 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 is hereby added:

PART 5. RESIDENTIAL ZONES

DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.

Sec. 27-445.09 Residential Revitalization.

(a) Applicability

(1) Residential Revitalization, as defined in this Subtitle and permitted in the Table of Uses in Part 5, shall be limited to any form of existing multifamily or attached one-family dwelling units that are located in a Revitalization Tax Credit District.

(2) This section is not applicable to any property not currently developed with existing attached or multifamily dwelling units.

(b) Requirements.

(1) Existing dwelling units as described in (a)(1) of this Section may be replaced by proposed multifamily, attached one-family or detached one-family dwelling units in a Residential Revitalization project.

(2) The existing dwelling units as described in (b)(1) above shall have a minimum density of twelve (12) units per acre of the net lot or tract area.

(3) The number, location, and design of compact and standard parking spaces shown on the approved Detailed Site Plan shall constitute the parking design regulations for the development.

(4) Regulations concerning the height of structures, lot size and coverage, frontage, setbacks, density, bedroom percentages and other requirements of the specific zone do not apply to uses and structures in a Residential Revitalization project. The dimensions and percentages shown on the approved Detailed Site Plan shall constitute the development regulations.

(5) The normal parking requirement shall be reduced by thirty percent (30%). An additional reduction may be allowed upon a determination that:

(A) An additional reduction is necessary to alleviate conditions that are

1 particular to the proposed use , given its nature at this location, or to alleviate conditions which
 2 are prevalent in older areas of the County which were predominately developed prior to
 3 November 29, 1949; and

4 (B) The additional reduction will not infringe upon the parking and loading
 5 needs of adjacent residential areas.

6 (6) The project shall comply with the requirements of the Landscape Manual to the
 7 extent that is practical.

8 (c) **Findings.**

9 In approving a Residential Revitalization project, the Planning Board shall find that the
 10 project:

11 (1) Improves a deteriorated or obsolete multifamily or attached one-family dwelling
 12 unit development by replacing or rehabilitating dwellings, improving structures, or renovating
 13 and improving other facilities;

14 (2) Maintains or improves the architectural character of the buildings so that they are
 15 compatible with surrounding properties;

16 (3) Serves a need for housing in the neighborhood or community;

17 (4) Benefits project residents and property owners in the neighborhood;

18 (5) Conforms with the housing goals and priorities as described in the current
 19 “Housing and Community Development Consolidated Plan,” for Prince George’s County; and

20 (6) Conforms to either specific land use recommendations or principles and
 21 guidelines for residential development within the applicable Master Plan.

22 (d) **Site Plans.**

23 (1) A Detailed Site Plan shall be approved for all Residential Revitalization, in
 24 accordance with Part 3, Division 9, of this Subtitle.

25 (2) Site plan review shall include the approval of architectural elements including but
 26 not limited to building materials, typical building elevations, signs and outdoor lighting.

27 (e) **Mandatory Referrals.**

28 After the Planning Department accepts an application for processing, copies shall be
 29 referred for review and comment to the county’s Department of Housing and Community
 30 Development, any municipality whose boundaries are located within one-half mile of the project
 31 and any other agencies determined by the Planning Director.

1 SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect on the
2 date of its adoption.

Adopted this 11th day of September, 2001

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: _____
Ronald V. Russell
Chairman

ATTEST:

Joyce T. Sweeney
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.