

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

**1996 Legislative Session**

Bill No. \_\_\_\_\_ CB-55-1996

Chapter No. \_\_\_\_\_ 60

Proposed and Presented by Council Members Del Giudice, Gourdine, Maloney & Russell

Introduced by \_\_\_\_\_ Council Members Del Giudice, Gourdine, Maloney & Russell

Co-Sponsors

Date of Introduction \_\_\_\_\_ October 8, 1996

**ZONING BILL**

AN ORDINANCE concerning

Townhouses

For the purpose of restricting the rezoning of property to the R-T Zone, permitting townhouses only by Special Exception in the multifamily zones, incorporating design guidelines and requirements for townhouses into the Zoning Ordinance, strengthening existing townhouse regulations, reducing the maximum allowable density for townhouse and three-family dwellings in the R-T Zone, and requiring gateway signs for certain townhouse developments.

BY repealing and reenacting with amendments:

Sections 27-143, 27-223, 27-274, 27-433, 27-441, 27-442,  
and 27-624,

The Zoning Ordinance of Prince George's County, Maryland,  
being also

SUBTITLE 27. ZONING.

The Prince George's County Code  
(1995 Edition).

BY adding:

Section 27-416.01,

The Zoning Ordinance of Prince George's County, Maryland,  
being also

**SUBTITLE 27. ZONING.**

The Prince George's County Code  
(1995 Edition).

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 27-143, 27-223, 27-274, 27-433, 27-441, 27-442, and 27-624 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments: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.**

**DIVISION 2. ZONING MAP AMENDMENTS.**

**Subdivision 1. Conventional Zones.**

**Sec. 27-143. Applications.**

**(a) General.**

\* \* \* \* \*

(9) No application may be filed for the R-T Zone (including extending existing zones) after December 30, 1996.

\* \* \* \* \*

**DIVISION 4. SECTIONAL MAP AMENDMENT (SMA).**

**Subdivision 1. General.**

**Sec. 27-223. Limitations on zoning.**

\* \* \* \* \*

(i) No property may be zoned R-T if it was not classified in that zone prior to the initiation of the Sectional Map Amendment, except where the most recent Sectional Map Amendment involving the property was approved prior to 1990.

**PART 3. ADMINISTRATION.**

**DIVISION 9. SITE PLANS.**

**Subdivision 2. Requirements for Conceptual Site Plans.**

**Sec. 27-274. Design guidelines.**

(a) The Conceptual Site Plan shall be designed in accordance with the following guidelines:

(1) **General.**

(A) The Plan should promote the purposes of the Conceptual Site Plan.

(B) The applicant shall provide justification for and demonstrate to the satisfaction of the Planning Board or District Council, as applicable, the reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in Subsection (11), below.

(2) **Parking, loading, and circulation.**

(A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site. As a means of achieving these objectives, the following guidelines should be observed:

\* \* \* \* \*

(iv) Large, uninterrupted expanses of pavement should be avoided or substantially mitigated by the location of green space and plant materials within the parking lot, in accordance with the Landscape Manual, particularly in parking areas serving townhouses; and

\* \* \* \* \*

**(11) Townhouses and three-family dwellings.**

(A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.

(B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other,

and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.

(C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.

(D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.

(E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters or trim.

(F) Attention should be given to the aesthetic appearance of the offsets of buildings.

## **PART 5. RESIDENTIAL ZONES.**

### **DIVISION 2. SPECIFIC RESIDENTIAL ZONES.**

#### **Sec. 27-433. R-T Zone (Townhouse).**

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#### **(d) Dwellings.**

\* \* \* \* \*

(2) [T]there shall be not more than [eight (8)] six (6) nor less than three (3) dwellings units in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but

not more than eight (8) dwelling units), or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would [and] otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.

(3) The minimum [average] width of dwellings in any continuous, attached group shall be at least twenty (20) feet. [There is no minimum width required for each individual dwelling unit; however, during its review of the Detailed Site Plan, the Planning Board shall consider the widths in relation to the purposes of the zone, and shall avoid rows of similarly designed attached dwellings, commonly called "row houses."] Attached groups containing units all the same width and design should be avoided, and within each attached group attention should be given to the use of wider end units.

(4) The minimum gross living space, which shall include all interior space except garage and unfinished basement or attic area, shall be one thousand two hundred and fifty (1,250) square feet.

(5) Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone or stucco.

(6) Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.

(7) A minimum of sixty percent (60%) of all townhouses units in a development shall have a full front facade (excluding gables, bay windows, trim and doors) of brick, stone, or stucco. Each building shall be deemed to have only one "Front".

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**DIVISION 3. USES PERMITTED.**

**Sec. 27-441. Uses permitted.**

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## SUBTITLE 27. ZONING.

## (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:									
*	*		*		*		*		
Opportunity Housing dwelling units <sup>21</sup>	P	P	P	P	P	P	P	P	
Planned retirement community <sup>21</sup>	SE	SE	SE	SE	SE	X	SE	SE	
Recreational Community Development, in accordance with Section 27-444 <sup>21</sup>	X	X	X	X	X	X	X	X	
*	*		*		*		*		
Townhouse, <u>shown on a Detailed Site Plan approved prior to December 30, 1996, and in compliance with Section 3 of CB-55-1996</u> [in general]	P	P <sup>2</sup>	P <sup>2</sup>	P <sup>2,5</sup>	P <sup>2</sup>	X	X	X	
<u>Townhouse, all others</u>	<u>P</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>X</u>	<u>X</u>	<u>X</u>	
*	*		*		*		*		
*									

<sup>21</sup> Townhouses shall comply with the design guidelines set forth in Section 27-274(a)(11) and the regulations for development set forth in Section 27-433(d).

**DIVISION 4. REGULATIONS.**

**Sec. 27-442. Regulations.**

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(b) TABLE I - NET LOT AREA (Minimum in Square Feet)<sup>2,19</sup>

*	*	*	*	*	*	*

(h) TABLE VII - DENSITY (Maximum Dwelling Units Per Net Acre of Net Lot/Tract Area)

	*	*	*	*	*	*	*	*
					<i>ZONE</i>			
	<i>R-T</i>	<i>R-30</i>	<i>R-30C</i>	<i>R-18</i>	<i>R-18C</i>	<i>R-10A</i>	<i>R-10</i>	<i>R-H</i>
<u>Townhouses, constructed pursuant to a Detailed Site Plan filed prior to November 1, 1996, and in compliance with Section 3 of CB-55-1996.</u>	8.00	8.00	8.00	8.00	8.00	-	-	-
<u>Townhouses, all others</u>	<u>6.00</u>	<u>6.00</u>	<u>6.00</u>	<u>6.00</u>	<u>6.00</u>	-	-	-
<u>Three-family dwellings, constructed pursuant to a Detailed Site Plan filed prior to November 1, 1996, and in compliance with Section 3 of CB-55-1996.</u>	12.00	12.00	12.00	12.00	12.00	-	-	-
<u>Three-family dwellings, all others</u>	<u>9.00</u>	<u>9.00</u>	<u>9.00</u>	<u>9.00</u>	<u>9.00</u>	-	-	-

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**PART 12. SIGNS.**

**DIVISION 3. DESIGN STANDARDS.**

**Subdivision 2. Signs for Specific Uses.**

**Sec. 27-624. Gateway Signs.**

(a) A permanent gateway sign identifying a residential subdivision is permitted in any Residential Zone, and is required in any subdivision in the R-T Zone with more than twenty-five (25) dwelling units, for which a Detailed Site Plan is approved after December 30, 1996, provided that maintenance is the responsibility of a Homeowners' Association, or other entity or person designated in a maintenance arrangement approved by the Department of Environmental Resources, subject to the following design standards:

- (1) Maximum lettering area per sign - twelve (12) square feet;
- (2) Maximum height - six (6) feet above established grade;
- (3) Location - at the entrance to a residential subdivision, set back from the roadway to maintain unobstructed lines of vision for five hundred (500) feet in all directions of travel;
- (4) Materials - low maintenance, durable, and in keeping with the character of the community. Plastic signs with internal illumination are prohibited; and
- (5) Landscaping which is attractive year-round shall be provided at the base of a gateway sign.

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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 27-416.01 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:

**SUBTITLE 27. ZONING.**

**PART 4. SPECIAL EXCEPTIONS.**

**DIVISION 3. ADDITIONAL REQUIREMENTS FOR SPECIFIC SPECIAL  
EXCEPTIONS.**

**Sec. 27-416.01. Townhouses.**

(a) Townhouses may be permitted in the R-30, R-30C, R-18, and R-18C Zones, subject to the following:

(1) The Site Plan shall be designed in accordance with the guidelines set forth in Section 27-274(a)(11); and

(2) The use shall comply with the requirements of Section 27-433.

**[Sec. 27-416.01.] Sec. 27-416.02. Transfer Station.**

\* \* \* \* \*

**[Sec. 27-416.02.] Sec. 27-416.03. Vehicle lubrication and tune-up facilities.**

\* \* \* \* \*

SECTION 3. BE IT FURTHER ENACTED that the provisions of this Ordinance shall not apply to projects for which a Detailed Site Plan has been filed and accepted prior to November 1, 1996, provided the design guidelines and regulations not resulting in a requirement of resubdivision are applicable, and provided building permits for ten percent of the dwelling units included in the Detailed Site Plan are issued within one year of the effective date of this legislation, and extensions of time for the permits do not exceed six months, and that the dwelling units are constructed pursuant to the permits.

SECTION 4. BE IT FURTHER ENACTED that this Ordinance shall be effect forty-five (45) calendar days after its adoption.

Adopted this 12th day of November, 1996.

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:

Stephen J. Del Giudice  
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.