

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2020 Legislative Session**

Bill No. CB-9-2020

Chapter No. 10

Proposed and Presented by Council Member Glaros

Introduced by Council Members Glaros, Turner, Davis, Hawkins, Harrison and Franklin

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

Date of Introduction June 9, 2020

**ZONING BILL**

1 AN ORDINANCE concerning

2 R-10 and R-55 Zones

3 For the purpose of permitting certain mixed-use development in the R-10 (Multifamily High  
4 Density Residential) and R-55 (One-Family Detached Residential) Zones within local centers  
5 with a Purple Line Station in Prince George's County, under certain specified circumstances.

6 BY repealing and reenacting with amendments:

7 Section 27-441(b),

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

9 being also

10 SUBTITLE 27. ZONING.

11 The Prince George's County Code

12 (2015 Edition, 2019 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
15 District in Prince George's County, Maryland, that Section 27-441(b) of the Zoning Ordinance of  
16 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
17 be and the same is hereby repealed and reenacted with the following amendments:

18 **SUBTITLE 27. ZONING.**

19 **PART 5. RESIDENTIAL ZONES.**

20 **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>(7) RESIDENTIAL/LODGING:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
Dwelling, multifamily:									
(A) In general	X	X	X	X	P <sup>79</sup>	X	[X] P <sup>138</sup>	X	X
* * * * *	*	*	*	*	*	*	*	*	*
(C) In excess of applicable bedroom percentages	X	X	X	X	X	X	X	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*	*	*	*
Townhouse, all others	X	X	X	X	P <sup>79,119</sup>	X <sup>48</sup>	P <sup>48, 111, 138</sup>		

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
* * * * *	*	*	*	*	*	*	*	*
<b>(7) RESIDENTIAL/LODGING:</b>								
* * * * *	*	*	*	*	*	*	*	*
Dwelling, multifamily								
(A) In general	P <sup>88</sup>	P <sup>6</sup>	P <sup>6</sup>	P <sup>76</sup>	P <sup>6</sup>	X	[X] P <sup>138</sup>	X
* * * * *	*	*	*	*	*	*	*	*
(C) In excess of applicable bedroom percentages	X	SE	X	SE	X	X	SE	X
* * * * *	*	*	*	*	*	*	*	*
Townhouse, all others	P <sup>125</sup>	SE	SE	SE	SE	X	[X] P <sup>138</sup>	X
* * * * *	*	*	*	*	*	*	*	*

**138** Permitted use, provided that:

- (A) The property on which the development is proposed is zoned in both the R-55 and R-10 Zones;
- (B) The use will be located on property within one-half mile of a proposed Purple Line Light Rail Station;
- (C) Maximum density is 48 dwelling units per acre for the overall development proposal; and
- (D) For townhouse dwelling units, the maximum number of townhouses per building group shall be ten (10). End units on townhouse building groups shall be a minimum of twenty (20) feet in width and the minimum building width of a contiguous attached townhouse building group shall be sixteen (16) feet per unit. The minimum lot size within the development shall be 800 square feet and the minimum gross living space of a townhouse unit shall be 1,250 square feet.
- (E) Said development shall comply with the regulations set forth in Subtitle 32 of this Code, as well as any existing conservation easements applicable to the property.
- (F) Said development shall comply with applicable requirements set forth in the Landscape Manual approved pursuant to Part 2, Division 5 of this Subtitle. All other regulations shall be those approved by the Planning Board or District Council pursuant to Part 3, Division 9 of this Subtitle.
- (G) A Detailed Site plan shall be approved in accordance with Part 3, Division 9 of this Subtitle.

**DIVISION 4. REGULATIONS.**

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

\* \* \* \* \*

(f) TABLE V - BUILDING HEIGHT (Maximum in Feet, Main Building):

\* \* \* \* \*

[6 At least eighty percent (80%) of the total number of dwelling units of the multifamily project shall be within buildings having a minimum height of fifty-two (52) feet. Not more than twenty percent (20%) of the total number of dwelling units of the multifamily project may be in buildings of a lesser height. The maximum height may be increased by approval of a Special Exception.]

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

Adopted this 14th day of July, 2020.

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: \_\_\_\_\_  
Todd M. Turner  
Council Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
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.