

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**SITTING AS THE DISTRICT COUNCIL**

**1995 Legislative Session**

Bill No. \_\_\_\_\_ CB-49-1995

Chapter No. \_\_\_\_\_ 43

Proposed and Presented by \_\_\_\_\_ Council Members Estep and Del Giudice

Introduced by \_\_\_\_\_ Council Members Estep and Del Giudice

Co-Sponsors

Date of Introduction \_\_\_\_\_ July 26, 1995

**ZONING BILL**

AN ORDINANCE concerning

Village Zones

For the purpose of amending the regulations and design standards for the V-L and V-M Zones.

BY repealing and reenacting with amendments:

Sections 27-514.01, 27-514.03, 27-514.04,  
27-514.06, and 27-514.07

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

being also

SUBTITLE 27. ZONING.

The Prince George's County Code

(1991 Edition, 1994 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 27-514.01, 27-514.03, 27-514.04, 27-514.06, and 27-514.07 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments: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 8. COMPREHENSIVE DESIGN ZONES.**

**DIVISION 2. SPECIFIC COMPREHENSIVE DESIGN ZONES.**

**Subdivision 7. Village Zones.**

**Sec. 27-514.01. Purposes.**

(a) The purposes of the Village Zones (V-M and V-L) are to:

(1) Encourage and stimulate balanced land development through the creation of one (1) or more traditional, mixed-use villages or hamlets surrounded by permanent open space;

\* \* \* \* \*

**Sec. 27-514.03. Uses.**

\* \* \* \* \*

(d) The following land use areas are required in the V-M and V-L Zones. More than one of each area may be provided in the Zone and, where deemed appropriate by the Planning Board or the District Council, areas may overlap physically, but the minimum area requirements for each use must be provided distinctly. Land use areas counting towards the satisfaction of one (1) requirement may not be used to satisfy any other requirement. The Comprehensive Design Plan shall include a phasing plan which establishes the relative construction schedule for all residential areas within the Village, including all Hamlets, in relation to the Storefront Area, Civic Use Area, and Village Commons. The purpose of this phasing plan shall be to ensure that the construction of a Village will progress in an orderly and balanced manner, and that Village residents will be provided with appropriate commercial, civic, and open space facilities and amenities concurrently with the construction of residential areas.

(1) [The] A Village Proper shall consist of a blend of residential and nonresidential uses, the concentration of which shall generally be within one-quarter (1/4) mile of the edge of the village core, which contains the Storefront Area, Civic Use Area, and [the] a Main Village Commons. The types and densities of these uses shall support the pedestrian orientation, the community spirit, and the rural character of the village.

\* \* \* \* \*

(2) The Village Fringe shall generally include the area at the periphery of the Village Proper [where it is] beyond the one-quarter (1/4) mile walking distance from the edge of the village core or Village Commons and generally adjoins the required Buffer Area. It shall be a lower density than the Village Proper. The only types of residential units permitted are dwelling units on lots between one (1) and five (5) acres in size, with variation in the size of the lots. [A minimum of five percent (5%) and a maximum of twenty-five percent (25%) of all the dwelling units in the Village Zone shall be located in the Village Fringe.] The location of lots between one (1) and five(5) acres in size shall be in accordance with figure 71.

(3) Residential Areas

\* \* \* \* \*

(C) A mixture of the following dwelling unit types shall be provided in each Village Proper, in addition to the mandatory storefront dwellings.

\* \* \* \* \*

(vi) Multifamily: Buildings containing no more than six (6) dwelling units, with a height no greater than thirty-six (36) feet[.], with the following exceptions. If the multifamily building is restricted to provide housing for senior citizens, the building may contain no more than seventy-five (75) dwelling units. If the multifamily building is located in the core of the village, adjacent to or fronting onto the green or common, and being a vista termination, a portion of the building not to exceed two thousand four-hundred (2,400) square feet at the vista termination can exceed the thirty-six (36) feet height requirement, and can be extended upward as an architectural treatment to a height of sixty-six (66) feet. In the review of the Specific Design Plan, the massing, scale and details of the multifamily building shall be reviewed to ensure compatibility with other buildings in the core area.

\* \* \* \* \*

(4) Village Buffer

(A) The purpose of the Village Buffer is to preserve open space and sensitive natural features and to create a visual and physical buffer which will clearly separate the distinct, rural, clustered villages and hamlets from each other and [settlement] from the

traditional suburban patterns of development.

(B) The Village Buffer shall comprise a minimum of twenty- five percent (25%) of the gross land area of the zone, and shall meet the following dimensions (see figure 71): the buffer area between villages shall be no less than five hundred (500) feet; the buffer area between a village and a hamlet shall be no less than five hundred (500) feet; the buffer area between hamlets shall be no less than two hundred (200) feet; and the buffer area shall be no less than four hundred (400) feet wide at any point along the perimeter of the residential area of the Zone, except as waived by the District Council to accommodate specific site conditions, such as where permanently undevelopable open space such as a floodplain, tree conservation easement, or public parkland, public school sites, or other similar institutional or quasi-public uses, abut the perimeter of the village development; where there are unusual environmental or topographic conditions; where the Zone abuts property in the V-L or V-M Zone; where the Village Buffer contains agricultural uses, a golf course, or riding stables; or where a Historic Site, so designated on the Adopted and Approved Historic Sites and Districts Plan, is in the Village Buffer. In no case shall the width of the Village Buffer be less than one hundred fifty (150) feet[.],unless the perimeter of the village abuts property owned by the Prince George's County Board of Education or the M-NCPPC, in which case the width of the Village Buffer may be reduced by the District Council to one hundred (100) feet. Where the Village Buffer abuts traditional suburban patterns of development, it may be necessary to increase the width of the Buffer to achieve the goals stated in subparagraph (A), above.

\* \* \* \* \*

**Sec. 27-514.04. Density**

\* \* \* \* \*

(c) Ten percent (10%) of the density shall be moderately priced dwelling units. A density increment, not to exceed ten percent (10%), shall be granted for provision of the moderately priced dwelling units, provided that the moderately priced dwelling units are designated as senior citizen housing, and further provided the total density does not exceed one and three tenths (1.3) dwelling units per gross acre in the V-L Zone and two (2) dwelling

units per gross acre in the V-M Zone. When the moderately priced dwelling units are designated as senior housing, the basis for the density determination set forth in Section 27-486(a), which requires the deletion of fifty percent (50%) of any land located within a one hundred (100) year floodplain, shall not apply, and the density calculation shall be based on gross acreage.

\* \* \* \* \*

**Sec. 27-514.06. Design Standards and Building Material Requirements.**

(a) General

\* \* \* \* \*

(4) Each block which includes storefront or [attached dwelling] townhouse unit lots shall be designated to include a private alley.

\* \* \* \* \*

(17) Lot size, yard, height and lot coverage requirements for dwelling units shall be as follows unless alternative standards that are consistent with the purposes and guidelines of the zone are approved by the District Council at the time of Comprehensive Design Plan approval. Minimum and maximum lot size requirements shall not be varied.

	Townhouse	Semidetached	Narrow Lot Line	Village House	Large Lot
Net Lot Area (min. sq. ft.)	1,600 per unit	[5,500] <u>4,500</u> per unit	6,000	8,800	22,000
Net Lot Area (max. sq. ft.)	--	--	--	13,000	--
Front yard (min.)	12'	15'	15'	15'	25'
Front yard (max.)	18'	25'	25'	25'	--
Lot width min. at street line	18'	[50] <u>40</u> '	50'	[80] <u>70</u> '	--
Lot width min. at building line	--	--	--	[--] <u>80</u> '	120'
Lot width max.	32'	70	70	100'	--
Rear yard min. with perpendicular parking)	55'	[70] <u>55</u> '	[70'] <u>--</u>	[70'] <u>--</u>	--
Rear yard min. (without perpendicular parking)	35'	[50] <u>35</u> '	50'	50'	50'
Side yards (min.)					
One	--	--	4'	[8] <u>5</u> '	17'
Both	--	--	[20] <u>10</u> '	[17] <u>12</u> '	35'
Min. lot depth	100'	100'	75'	100'	150'
Min. space between end buildings	30'	[40] <u>15</u> '	--	--	--
Max. height	36'	36'	36'	36'	36'
Coverage (maximum percentage of net lot area)	70	70	[50] <u>60</u>	50	30

NOTE: Front open porches projecting from the facade may lie within the front yard to within 10 feet of the property line (right-of-way line).

1995(DR-2)

**Sec. 27-514.07. Parking Requirements.**

(a) General Requirements. The parking requirements in this Subsection are in addition to Part 11 of this Subtitle. Where there is a conflict between these Sections, the requirements in this Subsection shall control.

\* \* \* \* \*

(3) Off-street Parking Location and Access

\* \* \* \* \*

(E) Garages or carports for Residential Areas shall not be located at a vista termination, and shall be located a minimum of [twenty (20)] ten (10) feet behind any portion of the street facade of the principal building, and, if served by a private alley, shall be set back at least two (2) feet from the alley right-of-way.

\* \* \* \* \*

(6) Driveways

(A) A shared driveway along the side property line may serve two (2) adjoining single-family detached lots. Shared driveways shall be maintained by the homeowner's association. For those single family detached lots which do not have a shared driveway, [N]no part of any driveway serving a dwelling shall be located within two (2) feet of a side property line. The Planning Board may permit a driveway serving two (2) or more adjacent sites to be located on or splitting a side property line between the adjacent nonresidential sites.

\* \* \* \* \*

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

1995(DR-2)

Adopted this 5th day of September, 1995.

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:

Anne T. MacKinnon  
Chairwoman

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.