

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

Bill No. _____ CB-16-2006 _____

Chapter No. _____

Proposed and Presented by _____ Council Member Exum _____

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 R-T Zone

3 For the purpose of permitting multifamily dwellings in the R-T 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 16 be and the same is hereby repealed and reenacted with the following amendments: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-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
(6) Residential/Lodging:								
* * * * *	*	*	*	*	*	*	*	*
Dwelling, multifamily:								
(A) In general	[X]P ⁸³	P ⁶	P ⁶	P ⁷⁶	P ⁶	X	X	X
(B) Subject to applicable bedroom percentages	X	P	X	P	X	X	P	P
(C) In excess of applicable bedroom percentages	X	SE	X	SE	X	X	SE	SE
(D) Restricted to one-bedroom and efficiency apartments	X	X	X	X	X	P	X	X
(E) Higher than 110 feet	X	X	X	X	X	SE	SE	P
(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	X	X
* * * * *	*	*	*	*	*	*	*	*

83

(A) Permitted in the R-T Zone provided:

- (i) The property is located within the Developed Tier;
- (ii) The property is located within 2,500 feet of an existing mass transit rail station operated by the Washington Metropolitan Area Transit Authority (WMATA); and
- (iii) The property is a State declared environmental brownfield site in excess of 20 acres;

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

- (i) Maximum of 55% Lot Coverage;
- (ii) Minimum of 45% Green Area;
- (iii) Minimum 25 feet for distance between unattached multi-family dwellings and courts; and
- (iv) Bedroom percentages as provided in Section 27-419 shall not apply.

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.