

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2026 Legislative Session**

Bill No. CB-063-2026

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

Proposed and Presented by Council Member Fisher

Introduced by \_\_\_\_\_

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

Date of Introduction \_\_\_\_\_

**ZONING BILL**

1 AN ORDINANCE concerning

2 Use Regulations – Residential Infill

3 For the purpose of promoting higher density residential development by permitting infill two-  
4 family and townhouse dwellings in the Residential, Rural (RR) Zone inside the Capital Beltway;  
5 providing for use standards for infill dwellings in the RR Zone; amending intensity and  
6 dimensional standards for infill dwellings within the RR Zone; setting forth minimum and  
7 maximum parking standards for infill dwellings within the RR Zone.

8 BY repealing and reenacting with amendments:

9 Sections 27-4202, 27-5101 and 27-5102

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

11 being also

12 SUBTITLE 27. ZONING.

13 The Prince George's County Code

14 (2023 Edition; 2025 Supplement).

15 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
16 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
17 District in Prince George's County, Maryland, that Sections 27-4202, 27-5101 and 27-5102 of  
18 the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince  
19 George's County Code, be and the same are hereby repealed and reenacted with the following  
20 amendments:

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**SUBTITLE 27. ZONING.**  
**PART 27-4. ZONES AND ZONE REGULATIONS**  
**SECTION 27-4200. BASE ZONES**

**Sec. 27-4202. Residential Base Zones**

\* \* \* \* \*

**(c) Residential, Rural (RR) Zone**

\* \* \* \* \*

<b>(2) Intensity and Dimensional Standards</b>				
<b>Standard(1)</b>	<b>Single-Family Detached Dwelling</b>	<b><u>Two-Family Dwelling</u></b>	<b><u>Townhouse Dwelling</u></b>	<b>Other Uses</b>
Density, max. (du/ac of net lot area)	2.17	<u>14 (5)</u>	<u>14 (5)</u>	No requirement
Net lot area, min. (sf)	20,000	<u>No requirement</u>	<u>No requirement</u>	20,000
Lot width, min. (ft)	80 (4)	<u>20</u>	<u>16</u>	100
Lot frontage (width) at front street line, min. (ft)	70	<u>16</u>	<u>16</u>	70
Lot coverage, max (% of net lot area)	25	<u>45 (6)</u>	<u>45 (6)</u>	60
Front yard depth, min. (ft)	25	<u>10</u>	<u>10</u>	25
Side yard depth, min. (ft) (2)	8	<u>8 (7)</u>	<u>8 (7)</u>	8
Rear yard depth, min. (ft)	20	<u>15 (8)</u>	<u>15 (8)</u>	20
Principal structure height, max. (ft)	40	<u>50</u>	<u>50</u>	40
Accessory structure height, max. (ft) (3)	15	<u>25</u>	<u>25</u>	15

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Notes: du/ac = dwelling units per acre; sf = square feet; ft = feet  
(1) See measurement rules and allowed exceptions in Section 27-2200, Measurement and

1 Exceptions of Intensity and Dimensional Standards.

2 (2) On corner lot, min. side yard depth alongside street = 25 ft. This footnote shall note apply to  
3 two-family or townhouse dwelling units.

4 (3) May be increased for certain purposes by approval of a special exception pursuant to  
5 Section 27-3604, Special Exception, and may be increased to forty (40) feet with approval of a  
6 Special Exception, if the building is used for agricultural purposes and is erected on property  
7 (used for agriculture) containing at least five (5) acres.

8 (4) Minimum 100 ft if the lot is not served by a public or other approved water supply system.

9 (5) May be increased based on distance from public transit: 17 du/ac permitted if within one-  
10 half mile of a Bus Rapid Transit stop; 20 du/ac permitted if within one-half mile of a Metrorail,  
11 Purple Line, or MARC station.

12 (6) Applicable to the lot coverage of the development lot as a whole rather than individual lots  
13 under townhouse units.

14 (7) Applicable to the buildings on the edges of the development as a whole. Within the  
15 development lot as a whole, a minimum separation of eight (8) feet is required between  
16 buildings.

17 (8) May be reduced to 0 feet when a twenty (20)-foot-wide or wider alley is provided, or to a  
18 range between five (5) and ten (10) feet when an alley less than twenty (20) feet in width is  
19 provided.

20  
21 **PART 27-5. USE REGULATIONS.**  
22 **SECTION 27-5100. PRINCIPAL USES.**  
23

27-5101. Principal Use Tables

(c) Principal Use Table for Rural and Agricultural, and Residential Base Zones

Table 27-5101(c): Principal Use Table for Rural and Agricultural, and Residential Base Zones													
P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited													
Principal Use Category	Principal Use Type	Rural and Agricultural Base Zones			Residential Base Zones								Use-Specific Standards
		ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48	
		*	*	*	*	*	*	*	*	*	*	*	*
Residential Uses													
Household Living Uses		*	*	*	*	*	*	*	*	*	*	*	*
	Dwelling, townhouse	X	X	X	X	[X] P	X	X	P	P	P	X	27-5102(c)(1)(E) ; <u>27-5102(c)(1)(H)</u>
	Dwelling, two-family	X	X	X	X	[X] P	X	X	P	P	P	X	27-5102(c)(1)(E); <u>27-5102(c)(1)(H)</u>
		*	*	*	*	*	*	*	*	*	*	*	*

1 **Sec. 27-5102. Requirements for Permitted Principal Uses**

2 \* \* \* \* \*

3 **(c) Residential Uses**

4 **(1) Household Living Uses**

5 \* \* \* \* \*

6 **(H) Residential Infill in the RR Zone**

7 **(i) Two-family and townhouse dwellings on property (or an assemblage of**  
8 **property) comprising twenty (20) acres or more shall be permitted in the RR Zone Inside the**  
9 **Capital Beltway provided that the use is located:**

10 **(aa) within one-half mile of high-frequency bus service;**

11 **(bb) within one-half mile of a Bus Rapid Transit stop;**

12 **(cc) within one-half mile of a Metrorail, Purple Line, or MARC**  
13 **station; or**

14 **(dd) adjacent to or within 500 feet of land zoned RSF-A, RMF-20,**  
15 **RMF-48, or other comparable higher-density residential or mixed-use zones.**

16 **(ii) The minimum number of required off-street parking spaces shall be:**

17 **(aa) 1.5 spaces per unit for townhouse dwellings; or**

18 **(bb) 1.25 spaces per unit for two-family dwellings.**

19 **(cc) Driveways may be used to satisfy minimum off-street parking**  
20 **standards, provided that such driveway meets the requirements found in Sec. 27-6305(f),**

21 **Driveways Used to Satisfy Standards.**

22 **(dd) Two-family and townhouse dwellings permitted under this**  
23 **subsection shall not be subject to the parking limits listed in Sec. 27-6305(d), Maximum Number**  
24 **of Off-Street Parking Spaces.**

25 **(iii) Two-family and townhouse dwellings shall require approval of a**  
26 **detailed site plan in accordance with Section 27-3605, Detailed Site Plan. The Planning Board or**  
27 **Planning Director, as appropriate, may approve a site plan application for a two-family or**  
28 **townhouse dwelling on finding all of the following:**

29 **(aa) The proposed use is compatible with the character of surrounding**  
30 **properties and the general neighborhood;**

31 **(bb) The proposed use and/or development is consistent with the**

1 objectives the County’s Plan 2035 General Plan;

2 (cc) The site plan shows evidence of sustainable design features;

3 (dd) The site plan demonstrates that at least fifteen percent (15%) of  
4 the gross tract area has been set aside as open space or green space; and

5 (ee) The site plan provides for at least one public benefit. For the  
6 purposes of this subsection, a public benefit may be demonstrated through any of the ways listed  
7 in Sec. 27-4301(d)(3)(C).

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2026.

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: \_\_\_\_\_  
Krystal Oriadha  
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.

\* \* \* \* \*