

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

2016 Legislative Session

Bill No. CB-83-2016

Chapter No. 53

Proposed and Presented by Council Member Franklin

Introduced by Council Members Franklin, Harrison and Davis

Co-Sponsors _____

Date of Introduction October 18, 2016

ZONING BILL

1 AN ORDINANCE concerning

2 R-80 Zone

3 For the purpose of amending the Residential Use Table to permit general business and
4 professional offices in the R-80 (One-Family Detached Residential) Zone under certain
5 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).

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
16 of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County
17 Code, be and the same is hereby added/repealed/repealed and reenacted with the following
18 amendments:

19 **SUBTITLE 27. ZONING.**

20 **PART 5. RESIDENTIAL ZONES.**

21 **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
(1) COMMERCIAL:									
* * * * *	*	*	*	*	*	*	*	*	*
Offices:									
(A) Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	P ⁷	P ⁷	P ⁷	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹	P ^{15,19}	P ^{16,19}
(B) Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance of the dwelling or project	X	X	X	X	X	X	X	X	X
(C) General business and professional offices	X	X	X	X	X	[X] P ¹¹³	X	X	X
(D) Insurance sales office as an accessory use in a dwelling	X	X	X	SE	SE	SE	SE	SE	SE
(E) Medical practitioner's office	X	X	X	X	X	X	X	X	X
(F) Medical practitioner's office in a one-family dwelling (except as provided in (A) above)	X	X	SE	SE	SE	SE	SE	SE ¹⁵	SE ¹⁶
(G) Real estate sales office as an accessory use in a dwelling	X	X	X	SE	SE	SE	SE	SE	SE
(H) Real estate subdivision sales office as a temporary use:									
(i) Subject to Sections 27-260 and 27-261	X	P	P	P	P	P	P	P	P
(ii) All others	X	SE	SE	SE	SE	SE	SE	SE	SE

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(I) Multifamily dwelling management company (must manage the project within which it is located)	X	X	X	X	X	X	X	X	X
(J) Temporary trailer for office space accessory to an existing group residential facility, which services more than eight (8) persons, in accordance with Sections 27-260 and 27-261	X	P	X	X	X	X	X	X	X

* * * * *

113 Provided the lot or parcel:

- (A) Is less than ½ (one-half) acre in size;
- (B) Abuts property located in the C-O Zone; and
- (C) Has frontage on a State maintained roadway classified as an urban minor arterial as well as on a County maintained roadway with a median containing a monument located adjacent to the property.

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

Adopted this 15th day of November, 2016.

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: _____
Derrick Leon Davis
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.