



April 22, 2026

TECHNICAL STAFF REPORT

TO: Prince George's County Planning Board

FROM: Natalia Gomez, AICP, Planner IV - Planning Director's Office

SUBJECT: Legislative Drafting Request LDR-80-2026
Use Regulations – Residential Infill

The Prince George's County Planning Department's legislative team has reviewed the proposed legislative amendment to the Prince George's County Zoning Ordinance and reiterates the findings presented in the staff report for LDR-05-2026, leading to a recommendation of **SUPPORT for the stated intent of expanding housing diversity, but OPPOSITION to the legislative approach proposed in LDR-80-2026**, as described in the Recommendation section of this technical staff report.

I. EVALUATION CRITERIA

Proposed legislative amendments to the Prince George's County Zoning Ordinance are reviewed under the requirements of Section 27-3501, Legislative Amendment, of the Prince George's County Zoning Ordinance. The Planning Department has considered the following in reviewing this proposed legislative amendment:

- A. The Prince George's County Zoning Ordinance;
- B. *The Plan Prince George's 2035 Approved General Plan*;
- C. The current area master plans, sector plans, and functional master plans for Prince George's County;
- D. The Prince George's County Climate Action Plan; and
- E. Referral comments.

II. COMPLIANCE WITH LAW, ASSESSMENT OF TECHNICAL DRAFTING CONVENTIONS, AND PROPOSED AMENDMENTS

Pursuant to Section 27-3501(c)(2)(C), this technical staff report contains an independent, non-substantive assessment of the technical drafting conventions.

The Department has determined that LDR-80-2026 does not conform to the legislative style and conventions of the current Zoning Ordinance. Prior comments provided in the staff

report for LDR-05-2026 were not addressed and therefore remain applicable. The Department also provides the following additional comments:

- A. There seems to be a typo in Page 3, Line 2 in "This footnote shall **not** apply" rather than "**note** apply".
- B. The Planning Director does not review and approve detailed site plans as mentioned on Page 5, Lines 26-27. For clarification, the Planning Director reviews and approves minor amendments to detailed site plans.
- C. Remove Sections 27-5102(c)(1)(H)(cc) through (dd) on Page 5, Lines 19–24. Section 27-6305(f), "Driveways Used to Satisfy Standards," already establishes the minimum requirements for driveways in meeting off-street parking standards and does not need to be repeated. Additionally, the reference to Section 27-3605(f) should be removed, as it is not applicable.

III. BACKGROUND

- A. **Purpose:** To promote higher-density residential development by permitting two-family and townhouse dwellings in the Residential, Rural (RR) Zone inside the Capital Beltway; providing for use standards for infill dwellings in the RR Zone; amending intensity and dimensional standards for infill dwellings within the RR Zone; setting forth minimum and maximum parking standards for infill dwellings within the RR Zone.
- B. **Impacted Property:** The proposed legislative amendment would impact all properties in the RR Zone inside the Capital Beltway in Prince George's County.
- C. **Policy Analysis:** LDR-80-2026, consistent with the intent of LDR-05-2026, proposes amendments to Table 27-5101(c) of the Zoning Ordinance to permit two-family and townhouse dwellings by right in the Residential, Rural (RR) Zone within the Capital Beltway, subject to specified location criteria. The bill also introduces "(H) Residential Infill in the RR Zone" under the requirements for Permitted Principal Uses in Section 27-5102.

The proposed legislation also requires Detailed Site Plan (DET) approval for the development of two-family and townhouse dwellings (*See Page 5, Lines 25–31; Page 6, Lines 1–7*). This requirement is redundant, as DET review and approval is already required pursuant to Sections 27-3605(a)(2)(M) and (N). The associated findings proposed in LDR-80-2026 are also addressed in the Zoning Ordinance, including compatibility through the Landscape Manual (buffering and setbacks from incompatible uses), the neighborhood compatibility standards (Section 27-61200), sustainable design requirements (Section 27-61600), and open space set-asides (Section 27-6403). In addition, staff noted that the proposal reduces the applicable open space threshold for townhouses and two-family dwellings in the RR Zone, while the same uses in higher-density zones remain subject to more stringent standards, resulting in an inconsistency.

Continuing with the required findings listed in the proposed bill, conformance with the applicable master plan and consistency with Plan 2035 are evaluated at the time of subdivision approval pursuant to Section 24-4104(b). However, such findings may be difficult to support given the stated purposes of the RR Zone in Section 27-4202(c). Lastly, public benefits are typically discretionary and negotiated through the rezoning process. Therefore, applying these requirements to uses permitted by right raises concerns regarding proportionality and overall appropriateness.

The following additional policy considerations outlined in the staff report for LDR-05-2026 are also applicable to LDR-80-2025:

(i) The Residential, Rural (RR) Zone intent

Two-family and townhome dwellings are currently prohibited in the RR Zone as they are incompatible with the zone’s intended low-density character and overall purposes. However, many RR-zoned properties, both inside and outside the Beltway, may be suitable for these housing types. The proper way to evaluate them is through a Planned Development or rezoning process. This allows the Council to assess site-specific conditions, ensure compatibility, and obtain public benefits.

Although the LDR does not constitute “spot-zoning,” it is generally discouraged to use text amendments for the same purpose as rezoning without a comprehensive review. This may result in inconsistent application of regulations, weakening the intent of zoning to provide stability and predictability. Utilizing the established rezoning or planned development procedures ensures consistency with adopted master plans and maintains alignment with the Zoning Ordinance.

(ii) Zoning Ordinance inconsistencies

The proposed development standards for two-family and townhome dwellings in the RR Zone exceed the residential low-density land use designation, which would conflict with the RR Zone and the District Council’s approved master plans. Additionally, the proposed standards do not comply with the objective standards for these uses set out in other zones of the Ordinance.

- (iii) **Creates different RR zoning standards for inside the Beltway vs outside**
Staff did not identify a clear public purpose for creating zoning categories that apply to “inside” versus “outside” the Capital Beltway. Having different development standards within the same zone, based solely on this boundary, raises concerns about uniformity and creates unnecessary distinctions between communities on either side of I-95/495 (the Capital Beltway). It also violates the uniformity principles critical to zoning. This issue is a major reason Plan 2035 recognizes the Established Communities and ended the bifurcation of the County’s suburban areas based on orientation to the Capital Beltway.
- (iv) **Council previously opposed including several properties covered by this LDR in Sector Plans and Sectional Map Amendments**
The 2025 *Proposed West Hyattsville-Queens Chapel Sectional Map Amendment* recommended reclassification of the Queens Chapel Manor neighborhood to the northeast of the property at 6000 Ager Road into the RSF-A Zone, specifically to permit two-family and townhouse development closer to two Metrorail stations than that property, and the Planning Board did not endorse this proposal. The Planning Department proposed to include portions of the University of Maryland, College Park, and the University of Maryland Global Campus, subject to this legislation, within the *Approved Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan* [June 2022], but the County Council did not include them.

Appropriate Planned Developments Processes that align with the Zoning Ordinance

The Department recognizes the importance of expanding housing diversity and supporting missing middle housing types. Attachment B includes an early consultation memorandum provided to the County Council outlining alternative approaches to achieve the intent of this legislation in a manner more consistent with the current Zoning Ordinance, including:

- (i) Utilize a Residential Planned Development (R-PD) Zone or other nearby high-density zone that already permits the suggested uses
- (ii) Zoning Map Amendment (ZMA) in Section 27-3601 or Planned Development Zoning Map Amendment (PD-ZMA) in Section 27-3602
- (iii) Sectional Map Amendment (SMA)
- (iv) Countywide study of Missing Middle housing

IV. COMPLIANCE WITH EVALUATION CRITERIA

1. Section 27-3501(c)(2)(B) of the Zoning Ordinance requires the Planning Director to issue a technical staff report on any proposed legislative amendment to the Zoning Ordinance within fourteen (14) calendar days of the transmittal of the proposed amendment by the Clerk of the Council. This Section also requires, at minimum, an analysis of the extent to which the proposed legislative amendment complies with six criteria.
 - A. This proposed legislative amendment meets the requirements of Section 27-3501(c)(2)(B) as follows:

- (i) **Is consistent with the goals, policies, and strategies of Plan Prince George’s 2035 (or any successor General Plan), area master plans, sector plans, functional master plans, and any other applicable approved plans;**

Consistency with General Plan

- a. The proposed legislation directly implements PolicyHN2 and strategy HN2.6 of Plan 2035:

However, the proposed legislation conflicts directly with the recommendation of Plan 2035 to “update...the County’s Zoning and Subdivision Ordinances to modernize, streamline, and simplify the County’s regulatory environment.”

Permitting a use that conflicts with the intent of a zone classification is inconsistent with a modern and simple Zoning Ordinance, and is similar to the practice under the prior Zoning Ordinance of creating such use permissions through a property-specific zoning text amendment to bypass the comprehensive planning and rezoning procedures authorized by State law and the Zoning Ordinance.

Consistency with Area Master and Sector Plans

- a. Staff used the map in Attachment A to evaluate the applicable master, sector, or transit district development plans to the properties subject to this legislation. The map shows RR Zones that are inside the Beltway and within 500 feet of a Transit Station or 500 feet of Transit-Oriented/Activity Center, or RSF-A, RMF-20, RMF-48 or CGO Zones. A more detailed, specific linkage of properties applicable to master plans could not be created in the timeline provided for this referral.
- b. Properties within at least eleven (11) area master, sector, and transit district development plans are impacted by the provisions of the proposed legislation. **LDR-80-2026 is not consistent with several of these plans, including, but not limited to:**

Table 1: LDR-05-2026 Master Plan Inconsistencies

CD	Plan	P	Policy/ Strategy	Location	Recommendation	Inconsistency
1	1989 Approved Master Plan for Langley Park-College Park- Greenbelt and Vicinity	CP	Comprehensive Plan	All affected properties subject to this plan except for 5901 Westchester Park Drive	Public and Quasi- Public Future Land Use	All properties subject to this legislation except for 5901 Westchester Park Drive within this master plan are recommended for Public or Quasi-Public Future Land Uses. They include the University of Maryland, College Park, the University of Maryland Global Campus, the National Archives and Records Administration, several schools, churches, and cemeteries, including at least one designated County and National Register Historic Site. None of these properties are recommended for private residential development.
2						
3						
3	1994 Approved Master Plan for Bladensburg- New Carrollton and Vicinity	CP	Comprehensive Plan	All affected properties subject to this plan except those east of Finns Lane	Low Suburban Future Land Use	All properties subject to this legislation except those east of Finns Lane within this master plan are recommended for Low Suburban or Suburban Land Uses. This recommendation is contrary to the existing development in these areas, which is single-family residential at medium-high densities. This master plan carried forward the Rural Residential zoning and low suburban land use recommendations of prior plans. The combination of RR zoning and Low Suburban Future Land Use recommendation precludes most infill development types and are inconsistent with the uses proposed in this zone by this legislation.
				All affected properties subject to this plan east of Finns Lane	Suburban Future Land Use	

CD	Plan	P	Policy/ Strategy	Location	Recommendation	Inconsistency
5	2010 Approved Subregion 4 Master Plan	380	Map 14-2: Proposed Land Use	Randolph Village Subdivision	Medium Density Residential 3.5 to 8 du/acre	<p>This neighborhood north of MD 214 (Central Avenue) and east of Garrett A. Morgan Boulevard is recommended for medium density residential land uses at 3.5 to 8 dwelling units per acre. This recommendation is consistent with the existing density of the neighborhood but inconsistent with its RR Zoning. The combination of RR zoning and Medium Density Residential 3.5 to 8 du/acre future land use recommendation precludes most infill development types and are inconsistent with the uses proposed in this zone by this legislation.</p> <p>Staff notes that the 2025 Proposed Central Avenue-Blue/Silver Line Corridor Sectional Map Amendment currently recommends retaining this neighborhood in the RR Zone.</p>
6				Walker Mill Regional Park	Public and Private Open Space	Walker Mill Regional Park is recommended for Public and Private Open Space future land uses. These parcels are not recommended for private residential development.

CD	Plan	P	Policy/ Strategy	Location	Recommendation	Inconsistency
6	2010 Approved Subregion 4 Master Plan	380	Map 14-2: Proposed Land Use	PEPCO Rights-of-Way and WMATA property	Medium-High Density Residential Future Land Uses	<p>PEPCO rights-of-way and WMATA properties within this master plan affected by this legislation are recommended for Medium-High Density Residential future land uses.</p> <p>This recommendation appears to be a mapping error that will be further analyzed for possible administrative correction.</p> <p>However, these properties are currently used for PEPCO transmission lines and emergency access to a Blue/Silver Line Metrorail tunnel and residential development on them is highly unlikely in the foreseeable future.</p> <p>Staff anticipates that such an administrative correction can be approved prior to approval of LDR-05-2026.</p>
				2000 Marbury Drive	Institutional Future Land Use	The master plan recommends Institutional Land Uses on the subject property. This property is the District Heights City Hall.

CD	Plan	P	Policy/ Strategy	Location	Recommendation	Inconsistency
7	2010 Approved Subregion 4 Master Plan	380	Map 14-2: Proposed Land Use	711 Rollins Avenue	Medium Density Residential 3.5 to 8 du/acre l	<p>The master plan recommends Medium Density Residential future land use at 3.5 to 8 du/acre. This parcel is part of the Rollins Avenue Park.</p> <p>This parcel was isolated from the remainder of Rollins Avenue Park, whose future land use is Public and Private Open Space and is zoned Agriculture and Preservation (AG).</p> <p>This recommendation appears to be a mapping error that will be further analyzed for possible administrative correction. Staff anticipates that such an administrative correction can be approved prior to approval of LDR-05-2026.</p> <p>Were this a correct land use designation, the combination of RR zoning and Medium Density Residential 3.5 to 8 du/acre future land use recommendation precludes most infill development types and are inconsistent with the uses proposed in this zone by this legislation.</p>
				Oak Knoll Neighborhood	Medium Density Residential 3.5 to 8 du/acre Future Land Use	This neighborhood at the southeast corner of MD 4 (Pennsylvania Avenue) and MD 458 (Silver Hill Road) is recommended for medium-density residential land uses at 3.5 to 8 dwelling units per acre. This recommendation is consistent with the existing density of the neighborhood but inconsistent with its RR Zoning. The combination of RR zoning and Medium Density Residential 3.5 to 8 du/acre future land use recommendation precludes most infill development types and are inconsistent with the uses proposed in this zone by this legislation.

CD	Plan	P	Policy/ Strategy	Location	Recommendation	Inconsistency
7	2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan	66	Map 17: St. Barnabas Land Use Plan	Gordon's Corner Subdivision	Residential Low Future Land Use	This subdivision at the southeast corner of the interchange of MD 5 (Branch Avenue) and MD 414 (Saint Barnabas Road) is recommended for Residential Low future land use consistent with its RR Zoning. The combination of RR zoning and Residential Low future land use recommendation precludes most infill development types and are inconsistent with the uses proposed in this zone by this legislation.
		112	Map 43: Corridorwide Future Land Use	Woodlane Subdivision		This subdivision on the west side of MD 5 (Branch Avenue) north of I-95/495 (the Capital Beltway) is recommended for Residential Low future land use consistent with its RR Zoning. The combination of RR zoning and Residential Low future land use recommendation precludes most infill development types and are inconsistent with the uses proposed in this zone by this legislation.
	2000 Approved Master Plan for The Heights and Vicinity	CP	Comprehensive Plan	Deer Park Heights Subdivision	Low Suburban Future Land Use	This subdivision on Deer Park Drive north of MD 414 (Saint Barnabas Road) is recommended for Low Suburban future land use consistent with its RR Zoning. The combination of RR zoning and Low Suburban future land use recommendation precludes most infill development types and are inconsistent with the uses proposed in this zone by this legislation.
				South side of Iverson Street west of Wheeler Road		This subdivision on Iverson Street west of Wheeler Road is recommended for Low Suburban future land use consistent with its RR Zoning. The combination of RR zoning and Low Suburban future land use recommendation precludes most infill development types and are inconsistent with the uses proposed in this zone by this legislation.

CD	Plan	P	Policy/ Strategy	Location	Recommendation	Inconsistency
8	2000 Approved Master Plan for The Heights and Vicinity	CP	Comprehensive Plan	5000 St. Barnabas Road	Institutional Future Land Use	The master plan recommends Institutional Future Land Use for this property, which is a church. The master plan does not anticipate private residential development on this property.
				Deer Park Subdivision	Low Suburban Future Land Use	This subdivision on the south side of MD 414 (Saint Barnabas Road) west of Temple Hill Road is recommended for Low Suburban future land use consistent with its RR Zoning. The combination of RR zoning and Low Suburban future land use recommendation precludes most infill development types and are inconsistent with the uses proposed in this zone by this legislation.
	2013 Approved Southern Green Line Station Area Sector Plan	80	Figure 37: Branch Avenue Future Land Use	5300 Auth Road	Institutional Future Land Use	This property is recommended for Institutional Future Land Use to support continuation of the current temple on the property. This parcel is not recommended for future private residential development.
2006 Approved Master Plan for the Henson Creek-South Potomac Planning Areas	CP	Land Use, Transportation, and Public Facilities Map	99 West Balmoral Drive	M-NCPPC Parkland	This parcel is part of Oxon Hill Manor and is recommended as M-NCPPC Parkland.	

Table 2 identifies those locations where the provision of the uses proposed to be permitted by LDR-05-2026 are consistent with the applicable master, sector, or transit district development plan.

Table 2: LDR-05-2026 Master Plan Consistencies

CD	Plan	P	Policy/ Strategy	Location	Recommendation
3	<i>1989 Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity</i>	CP	Comprehensive Plan	5901 Westchester Park Drive	The master plan recommends High Suburban Future Land Use on this property, which is not consistent with its RR Zoning but is consistent with the types of housing proposed by LDR-05-2026. However, this property is developed as a private school and would be considered an Institutional Use by today’s planning standards.
7	<i>2010 Approved Subregion 4 Master Plan</i>	380	Map 14-2: Proposed Land Use	1201 Addison Road South	The master plan recommends Medium-High Density Residential future land uses on this property, which is not consistent with its RR Zoning but is consistent with the types of housing proposed by LDR-05-2026. This property is currently developed with a senior living facility.
		67	Development Pattern: Land Use Plan: Policy 7, Strategy 1	910 Rollins Avenue	“Designate the following undeveloped sites for medium- to high-density residential to serve as transitional sites...along Rollins Avenue.”
		380	Map 14-2: Proposed Land Use		The master plan recommends Medium-High Density Residential future land uses on this property, which is not consistent with its RR Zoning but is consistent with the types of housing proposed by LDR-05-2026. This property is currently developed with a commercial use.
8	<i>2006 Approved Master Plan for the Henson Creek-South Potomac Planning Areas</i>	CP	Land Use, Transportation, and Public Facilities Map	6371 Oxon Hill Road	The master plan recommends the subject property be redeveloped as part of a mixed-use area. The housing anticipated by this legislation could support such a broader mixed-use area within the Oxon Hill Neighborhood Center.

(ii) Addresses a demonstrated community need;

While the LDR seeks to expand housing diversity, staff finds that this may be achieved through a variety of existing and potential zoning tools that could be applied to properties currently zoned RSF-A, RMF-65, and RSF-95, and can be addressed through construction of two-family and/or townhouse dwellings in the many zones in which they are permitted, including the Commercial and Transit-Oriented/Activity Center Zones, before a need exists to develop RR-zoned properties with these uses.

(iii) Is consistent with the purpose and intent of the zones in this Ordinance, or would improve compatibility among uses and ensure efficient development within the County;

The LDR conflicts with the RR Zone's stated purpose and intent, as set out in the Policy Analysis above in Section III.

(iv) Is consistent with the implementation of the strategies and priority recommendations of the Prince George's County Climate Action Plan;

The draft Climate Action Plan (CAP) outlines strategies to achieve a carbon-free County by addressing County operations, reducing greenhouse gas emissions, and preparing for the impacts of climate change. The CAP emphasizes coordinated growth within designated centers, protection of environmentally sensitive lands, and integration with adopted master plans.

LDR-80-2026 is partially consistent with the Climate Action Plan's strategies and priority recommendations. The legislation permits higher-density residential development near transit facilities, which may reduce vehicle miles traveled and associated greenhouse gas emissions. However, it amends the RR Zone to allow development inconsistent with the zone's intended low-density character and conflicts with several adopted master and sector plan land-use recommendations. Additionally, because the LDR applies broadly to properties within the RR Zone, including areas with environmental constraints, its alignment with the CAP's environmental protection and coordinated growth strategies is limited.

Accordingly, while the legislation advances certain transit-supportive objectives, it does not fully align with the Climate Action Plan's broader land-use and environmental framework.

(v) Is consistent with other related State and local laws and regulations; and

LDR-80-2026 complies with this criterion.

(vi) Would avoid creating significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The LDR does not directly create significant adverse environmental impacts. However, permitting higher-density development within the RR Zone, including areas that may contain woodlands, floodplains, or other environmental constraints, introduces the potential for associated environmental impacts.

- B. Pursuant to Section 27-3501(c)(2)(C), this technical staff report **“shall contain an independent, non-substantive assessment of the technical drafting conventions of the proposed legislative amendment, in order to ensure consistency with the legislative style and conventions of the current Zoning Ordinance.”**

This analysis was provided above in Section II of this technical staff report.

- C. Finally, Section 27-3501(c)(2)(D) requires the Planning Board to make a recommendation on the proposed amendment in accordance with the Legislative Amendment Decision Standards that guide the District Council’s final decision on the approval of a proposed legislative amendment.

See Section VI below.

2. Referral Comments

Staff referred LDR-80-2026 to colleagues throughout the Planning Department and received referral comments that were reviewed and integrated into this staff report.

V. PLANNING BOARD PUBLIC HEARING

Section 27-3501(c)(2)(D) of the Zoning Ordinance requires the Prince George’s County Planning Board to hold a public hearing and make comments on the proposed legislative amendment within 30 days of the date of the transmittal of the Clerk of the Council. Said public hearing must be noticed by electronic mail at least 21 days prior to the public hearing, sent to every community organization in the County registered pursuant to Section 27-3407(b)(3) of the Zoning Ordinance, and to any person or organization registered pursuant to Section 27-3402(d) of the Zoning Ordinance.

Notice for the public hearing on LDR-80-2026 was sent on April 16, 2026, as required by the Zoning Ordinance. The Planning Board public hearing will be held on May 7, 2026, thus meeting the requirements of the Zoning Ordinance.

Comments offered by the public prior to and during the Planning Board’s public hearing will be summarized, along with the Planning Board’s comments, in the Board’s recommendation to the Clerk of the Council.

VI. ANALYSIS OF LEGISLATIVE AMENDMENT DECISION STANDARDS

LDR-80-2026 has been reviewed for consistency with Section 27-3501(d), Legislative Amendment Decision Standards, of the Zoning Ordinance. Staff finds the following:

The advisability of amending the text of this Ordinance is a matter committed to the legislative discretion of the County Council sitting as the District Council and is not

controlled by any one factor. Within each zone listed in the Classes of Zones (Section 27-4102), the (D)istrict (C)ouncil may regulate the construction, alteration, and uses of buildings and structures and the uses of land, including surface, subsurface, and air rights. The provisions for each zone shall be uniform for each class or kind of development throughout the zone, and no legislative amendment may create different standards for a subset of properties within a zone, unless such standards are necessary to implement development policies within the applicable Area Master Plan, Sector Plan, development policies of the General Plan, or other approved development district; however, any differentiation of a subset of properties within a zone shall be reasonable and based upon the public policy to be served.

The Department finds that LDR-80-2026 establishes different development standards for RR properties within the Beltway than for those outside the Beltway, raising uniformity concerns inconsistent with Section 27-3501(d) of the Zoning Ordinance.

VII. PROPOSED AMENDMENTS

Following review of LDR-80-2026, the Department has offered the technical drafting convention edits required for this proposed bill in Section II above. As to the substantive aspects of the bill, the Department has no amendments at this time and reiterates the need to coordinate with the bill's sponsor to pursue LDR-80-2026 through appropriate Planned Development and rezoning processes rather than the legislative approach proposed.

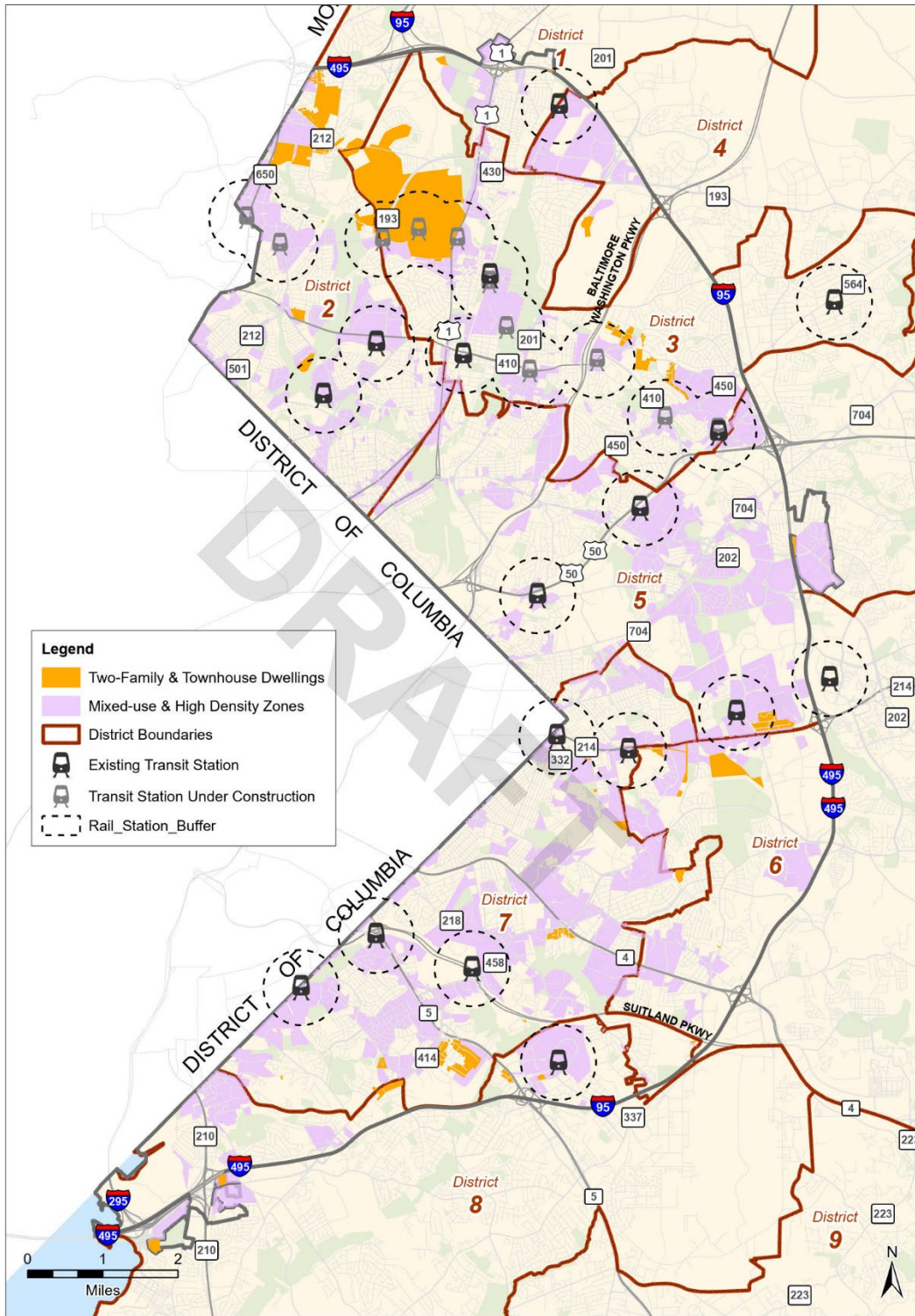
VIII. RECOMMENDATION

Based on the foregoing analysis, the Planning Department's legislative team recommends that the Planning Board adopt the findings of the staff reports for LDR-05-2026 and LDR-80-2026 and **SUPPORT the stated goal of expanding housing diversity but opposes the legislative approach proposed in LDR-80-2026.**

Staff recommends that such development be advanced through appropriate Planned Development and rezoning processes, as outlined at the end of Section III:

- A. Utilize a Residential Planned Development (R-PD) Zone or other nearby high-density zone that already permits the suggested uses
- B. Zoning Map Amendment (ZMA) in Section 27-3601 or Planned Development Zoning Map Amendment (PD-ZMA) in Section 27-3602
- C. Sectional Map Amendment (SMA)
- D. Countywide study of Missing Middle housing

Attachment A: Two-Family & Townhouse Dwellings in RR Zones



**Legislative Draft Request
Two-Family & Townhouse Dwellings in RR Zones**

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Prince George's County
Planning Department
Job #9999 for Director's Office
2/12/2026

Summary: Map of RR Zones that are inside the beltway and within 500 feet of a Transit Station or 500 feet of Transit-Oriented/Activity Center or RSF-A, RMF-20, RMF-48, or CGO zones.
For any assistance with this map, please contact the Information Management Division at ppd-gis@ppd.mncppc.org or 301-952-3918.