

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2016 Legislative Session**

Bill No. CB-91-2016

Chapter No. 57

Proposed and Presented by Council Members Davis and Turner

Introduced by Council Members Davis and Turner

Co-Sponsors _____

Date of Introduction October 4, 2016

ZONING BILL

1 AN ORDINANCE concerning

2 R-S and R-L Zones

3 For the purpose of amending the development regulations set forth in the Zoning Ordinance for
4 the R-S (Residential Suburban) and R-L (Residential Low) Zones to increase the maximum
5 percentage of attached multifamily dwelling units, under certain circumstances.

6 BY repealing and reenacting with amendments:

7 Sections 27-513, 27-514.10, and 27-515,

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 Sections 27-513, 27-514.10, and 27-515 of
16 the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince
17 George's County Code, be and the same are hereby repealed and reenacted with the following
18 amendments:

19 **SUBTITLE 27. ZONING.**

20 **PART 8. COMPREHENSIVE DESIGN ZONES.**

DIVISION 2. SPECIFIC COMPREHENSIVE DESIGN ZONES.

SUBDIVISION 6. R-S ZONE (RESIDENTIAL SUBURBAN DEVELOPMENT).

Sec. 27-513. Regulations.

* * * * *
(d) Other regulations.

(1) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.

(2) Additional regulations concerning development and use of property in the R-S Zone are as provided for in Divisions 1, 4, and 5 of this Part, General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(3) Notwithstanding any other requirement of this Subdivision, the types of dwelling units permitted shall be limited to one-family detached and attached dwellings. No more than thirty-five percent (35%) of the total number of dwelling units shall be attached units.

SUBDIVISION 8. R-L ZONE (RESIDENTIAL LOW DEVELOPMENT).

Sec. 27-514.10. Regulations.

* * * * *
(d) Other regulations.

(1) The types of dwelling units permitted shall be limited to one-family detached and attached dwellings. No more than [twenty percent (20%)] thirty-five percent (35%) of the total number of dwelling units shall be attached units. These regulations do not apply to a Mixed Retirement Development located on a tract containing a minimum of one hundred fifty (150) acres.

* * * * *

DIVISION 3. USES PERMITTED.

Sec. 27-515. Uses permitted.

(b) TABLE OF USES.

USE	ZONE								
	M-A-C	L-A-C	E-I-A	R-U	R-M	R-S	R-L	V-L	V-M
(7) RESIDENTIAL/LODGING:									
* * * * *	*	*	*	*	*	*	*	*	*
Dwelling (any type except mobile home, multifamily, three-family, two-family and storefront) ²⁹ , outside a Planned Environmental Preservation Community	P	P	X	P	P	P	P	p ²³	p ²³
* * * * *	*	*	*	*	*	*	*	*	*

* * * * *

29 Except as provided in Section 27-480(g), for Specific Design Plans for which an application is filed after December 30, 1996, the following restrictions shall apply. Townhouses may comprise not more than the following percentages of the total number of dwelling units included in the Comprehensive Design Plan: in the R-L Zone, [twenty percent (20%)] thirty-five percent (35%); R-S, [twenty percent (20%)] thirty-five percent (35%); R-M, thirty percent (30%); R-U, thirty percent (30%); L-A-C, forty percent (40%); and M-A-C, thirty percent (30%). Multifamily dwelling units may comprise not more than the following percentages of the total number of dwelling units in the Comprehensive Design Plan: in the R-S Zone, ten percent (10%); R-M, ten percent (10%); R-U, thirty percent (30%); L-A-C, thirty percent (30%); and M-A-C, forty percent (40%). These multifamily restrictions do not apply to Transit District Overlay Zones, and these townhouse and multifamily restrictions shall not apply to dwelling units on property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station. In the R-U Zone the applicant may propose all townhouses or all multifamily dwellings provided that this results in a reduction of at least thirty percent (30%) of the total number of dwelling units permitted under an approved Basic Plan. No Basic Plan or Comprehensive Design Plan Amendment is required provided the building design and architecture requirements, as previously approved, are not modified. Notwithstanding the above, in the R-S Zone the applicant may propose townhouses up to thirty-five percent (35%) of the total number of dwelling units included in the Comprehensive Design Plan, provided the subject property consists of at least 1,000 acres and abuts land in the C-S-C Zone, contains a fully operational 18-hole golf course, and was placed in the R-S Zone prior to January 1, 1990.

* * * * *

1
2

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (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.