

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

**1995 Legislative Session**

Bill No. CB-70-1995  
Chapter No. 54  
Proposed and Presented by Council Member Wilson  
Introduced by Council Members Wilson and Maloney  
Co-Sponsors \_\_\_\_\_  
Date of Introduction October 10, 1995

**ZONING BILL**

AN ORDINANCE concerning

Improvements to Existing Multifamily Development

For the purpose of allowing certain improvements to existing multifamily developments without requiring certification of a nonconforming use, Special Exception approval, or validation of prior permits issued in error.

BY repealing and reenacting with amendments:

Sections 27-242, and

27-419.1,

The Zoning Ordinance of Prince George's County, Maryland,  
being also

SUBTITLE 27. ZONING.

The Prince George's County Code  
(1991 Edition, 1994 Supplement).

SECTION 1. BE IT ENACTED by the 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, that Sections 27-242 and 27-419.1 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**

**PART 3. ADMINISTRATION.**

**DIVISION 6. NONCONFORMING BUILDINGS, STRUCTURES, AND USES.**

**Subdivision 1. General Requirements and Procedures.**

**Sec. 27-242. Alteration, extension, or enlargement.**

\* \* \* \* \*

**(b) Exceptions**

\* \* \* \* \*

**(7) Improvements to multifamily development**

(A) In multifamily developments existing as of January 1, 1990, in the R-30, R-30C, R-18, R-18C, R-10, and R-H Zones, the following improvements do not require a Special Exception:

\* \* \* \* \*

- (vi) Landscaping; [and]
- (vii) Day care centers in multifamily units[.];
- (viii) Antenna, otherwise permitted in the zone; and
- (ix) Equipment room for telecommunications located inside an existing building.

\* \* \* \* \*

**PART 5. RESIDENTIAL ZONES.**

**DIVISION 1. GENERAL.**

**Sec. 27-419.01. Improvements to existing multifamily development.**

(a) In multifamily developments existing as of January 1, 1990, in the R-30, R-30C, R-18, R-18C, R-10, and R-H Zones, the following improvements may be added pursuant to the issuance of building permits, regardless of whether such existing development conforms with the current requirements of the Subtitle:

\* \* \* \* \*

- (8) Antenna, otherwise permitted in the zone;
- (9) Equipment room for telecommunications located inside an existing building.

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

Adopted this 14th day of November, 1995.

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:

Anne T. MacKinnon  
Chairwoman

ATTEST:

Joyce T. Sweeney  
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.