

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2011 Legislative Session**

Bill No. _____ CB-37-2011 _____

Chapter No. _____

Proposed and Presented by The Chair (by request – Planning Board)

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Multifamily Dwellings

3 For the purpose of removing the nonconforming use certification for an existing multifamily
4 dwelling constructed under prior zoning ordinance regulations

5 BY repealing and reenacting with amendments:

6 Section 27-441,

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

8 being also

9 SUBTITLE 27. ZONING.

10 The Prince George's County Code

11 (2007 Edition, 2010 Supplement).

12 BY adding:

13 Section 27-243.04,

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

15 being also

16 SUBTITLE 27. ZONING.

17 The Prince George's County Code

18 (2007 Edition, 2010 Supplement).

19 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
20 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional

1 | District in Prince George's County, Maryland, that Section 27-441 of the Zoning Ordinance of
2 | Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
3 | be and the same is hereby repealed and reenacted with the following amendments:

4 | **SUBTITLE 27. ZONING.**

5 | **PART 5. RESIDENTIAL ZONES.**

6 | **DIVISION 3. USES PERMITTED (RESIDENTIAL ZONES).**

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
(6) Residential/ Lodging :									
* * * * *	*	*	*	*	*	*	*	*	*
Dwelling, multifamily:									
* * * * *	*	*	*	*	*	*	*	*	*
(F) Up to six dwelling units in a building of no more than two stories, where the first story was previously used for commercial purposes (CB-91-2004)	X	X	X	X	X	X	P	X	X
<u>(G) Existing multifamily dwellings developed in accordance with Section 27-243.04</u>	X	X	X	X	X	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
(6) Residential/ Lodging :								
* * * * *	*	*	*	*	*	*	*	*
Dwelling, multifamily:								
* * * * *	*	*	*	*	*	*	*	*
(F) Up to six dwelling units in a building of no more than two stories, where the first story was previously used for commercial purposes	X	X	X	X	X	X	X	X
(G) Existing multifamily dwellings developed in accordance with Section <u>27-243.04</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
* * * * *	*	*	*	*	*	*	*	*

1 SECTION 2. BE IT ENACTED by the County Council of Prince George's County,
2 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
3 District in Prince George's County, Maryland, that Section 27-243.04 of the Zoning Ordinance of
4 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
5 be and the same is hereby added:

6 **SUBTITLE 27. ZONING.**

7 **PART 3. ADMINISTRATION.**

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

9 **Subdivision 1. GENERAL REQUIREMENTS AND PROCEDURES.**

10 **Sec. 27-243.04. Existing Multifamily Dwellings.**

11 (a) Existing multifamily dwellings which were developed in accordance with the
12 regulations in effect at the time of construction shall not be required to be certified as a non
13 conforming use. Any expansion, alteration or enlargement of the use must conform to the current
14 Zoning Ordinance.

1 SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
2 (45) calendar days after its adoption.

Adopted this ____ day of _____, 2011.

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: _____
Ingrid M. Turner
Chair

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.

* * * * *