

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2017 Legislative Session**

Bill No. CB-118-2017

Chapter No. 73

Proposed and Presented by Council Member Davis

Introduced by Council Members Davis and Harrison

Co-Sponsors \_\_\_\_\_

Date of Introduction October 17, 2017

**ZONING BILL**

1 AN ORDINANCE concerning

2 R-55, R-T and I-3 Zones

3 For the purpose of permitting property in the R-55, R-T and I-3 Zones to be developed with  
4 townhouse units in a manner designated by the approved site plan under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-441(b) and Section 27-473(b),

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 (2015 Edition; 2016 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
14 District in Prince George's County, Maryland, that Sections 27-441(b) and 27-473(b) of the  
15 Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince  
16 George's County Code, be and the same is hereby repealed and reenacted with the following  
17 amendments:

18 **SUBTITLE 27. ZONING.**

19 **PART 5. RESIDENTIAL ZONES.**

20 **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
(7) Residential/Lodging:									
* * * * *	*	*	*	*	*	*	*	*	*
Townhouse, all others	X	X	X	X	p <sup>79</sup>	X <sup>48</sup>	p <sup>48, 111, 119</sup>	X <sup>48</sup>	p <sup>2</sup>
* * * * *	*	*	*	*	*	*	*	*	*
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
(7) Residential/Lodging:								
* * * * *	*	*	*	*	*	*	*	*
Townhouse, all others	P <sup>120</sup>	SE	SE	SE	SE	X	X	X
* * * * *	*	*	*	*	*	*	*	*

\* \* \* \* \*

**119** Permitted use, provided:

- (a) The R-55 is combined with R-T and I-3 zoned lots, parcels, or property totaling less than sixteen (16) gross acres in size and located less than 2,000 feet from an interchange to the outer loop of the Capital Beltway (I-95/I-495);
- (b) The property shall have access to a signalized intersection of a publicly maintained roadway with a functional transportation classification as an Arterial or higher within the 2009 Countywide Master Plan of Transportation; and
- (c) Regulations of the R-55 Zone shall not apply; all requirements for development shall be established by and shown on a Detailed Site Plan approved by the Planning Board and/or the District Council.

**120** Permitted use, provided:

- (a) The R-T property is combined with R-55 and I-3 zoned lots, parcels, or property totaling less than sixteen (16) gross acres in size and located less than 2,000 feet from an interchange to the outer loop of the Capital Beltway (I-95/I-495);
- (b) The property shall have access to a signalized intersection of a publicly maintained roadway with a functional transportation classification as Arterial or higher within the 2009 Countywide Master Plan of Transportation; and
- (c) Regulations of the R-T Zone shall not apply; all requirements for development shall be established by and shown on a Detailed Site Plan approved by the Planning Board and/or the District Council.

**PART 7. INDUSTRIAL USES.  
DIVISION 3. USES PERMITTED.**

**Sec. 27-473. Uses permitted.**

**(b) TABLE OF USES.**

USE	ZONE				
	I-1	I-2	I-3	I-4	U-L-I
<b>(7) RESIDENTIAL/LODGING:</b>					
* * * * *	*	*	*	*	*
Dwelling:					
* * * * *	*	*	*	*	*
(C) All others	X	X	[X] P <sup>64</sup>	X	X
* * * * *	*	*	*	*	*

\* \* \* \* \*

**64** Permitted use, provided:

- (a) The I-3 property is combined with R-55 and R-T zoned lots, parcels, or property totaling less than sixteen (16) gross acres in size and located less than 2,000 feet from an interchange to the outer loop of the Capital Beltway (I-95/I-495);
- (b) The property shall have access to a signalized intersection of a publicly maintained roadway with a functional transportation classification as Arterial or higher within the 2009 Countywide Master Plan of Transportation; and
- (c) Regulations of the I-3 Zone shall not apply; all requirements for development shall be established by and shown on a Detailed Site Plan approved by the Planning Board and/or the District Council.

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

Adopted this 14th day of November, 2017.

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.