

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2023 Legislative Session

Bill No. CB-068-2023
Chapter No. 54
Proposed and Presented by Council Member Burroughs
Introduced by Council Members Burroughs, Ivey and Blegay
Co-Sponsors _____
Date of Introduction October 10, 2023

ZONING BILL

1 AN ORDINANCE concerning

2 RMF-48 Zone

3 For the purpose of providing limitations on multifamily dwelling uses in the RMF-48
4 (Residential, Multifamily-48) Zone, and limiting the development of multifamily residential
5 dwellings under the prior Ordinance, under certain specified circumstances.

6 BY repealing and reenacting with amendments:

7 Sections 27-1704, 27-1903, 27-5101, and 27-5102,
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 (2019 Edition; 2022 Supplement).

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 27-1704, 27-1903, 27-5101, and 27-
16 5102 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of
17 the Prince George's County Code, be and the same are hereby repealed and reenacted with the
18 following amendments:

19 **SUBTITLE 27. ZONING.**

20 **PART 24-1. GENERAL PROVISIONS.**

SECTION 27-1700. TRANSITIONAL PROVISIONS.

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Sec. 27-1704. Projects Which Received Development or Permit Approval Prior to the Effective Date of this Ordinance.

* * * * *
(b) Until and unless the period of time under which the development approval or permit remains valid expires, except for a subdivision approval for the development of multifamily dwelling units on an area consisting of less than six (6) acres of land and adjacent on three sides to property with a future land use designation of Residential, Medium Density Land Uses within an applicable area master plan or sector plan approved prior to 2007, which shall not be entitled to proceed to the next steps in the approval process (including any zoning steps that may be necessary) under the prior Subdivision Regulations and Zoning Ordinance, the project may proceed to the next steps in the approval process (including any subdivision steps that may be necessary) and continue to be reviewed and decided under the Zoning Ordinance and Subdivision Regulations under which it was approved. For purposes of this Subsection, a property which has obtained approval of a stormwater management concept plan and a grading permit in accordance with Subtitle 32 of this Code, for which no development approval pursuant to the Zoning Ordinance or Subdivision Regulations is required, may proceed to obtain a building permit under the Zoning Ordinance in effect at the time the Subtitle 32 approvals were obtained.

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SECTION 27-1900. DEVELOPMENT PURSUANT TO PRIOR ORDINANCE.

* * * * *
Sec. 27-1903. Applicability.

* * * * *
(f) The provisions of this Section shall not be applicable to a project receiving subdivision approval for the development of multifamily dwelling units on an area consisting of less than six (6) acres of land and adjacent on three sides to property with a future land use designation of Residential, Medium Density Land Uses within an applicable area master plan or sector plan approved prior to 2007.

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PART 27-5. USE REGULATIONS.
SECTION 27-5100. PRINCIPAL USES.

Sec. 27-5101. Principal Use Tables

* * * * *

1 (c) **Principal Use Table for Rural and Agricultural, and Residential Base Zones**

Table 27-5101(c): Principal Use Table for Rural and Agricultural, and Residential Base Zones													
P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited													
Principal Use Category	Principal Use Type	Rural and Agricultural Base Zones					Residential Base Zones						Use-Specific Standards
		ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48	
		*	*	*	*	*	*	*	*	*	*	*	*
Residential Uses													
Household Living Uses		*	*	*	*	*	*	*	*	*	*	*	*
	Dwelling, multifamily	X	X	X	X	X	X	X	X	P	P	P	27-5102(c)(1)(D) <u>27-5102(c)(1)(E)</u>
		*	*	*	*	*	*	*	*	*	*	*	*
		*	*	*	*	*	*	*	*	*	*	*	*

2 (d) **Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones**

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones																
P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited																
Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones								Other Base Zones	Use-Specific Standards
		CN	CS	CGO	IE	IH	NAC	TAC		LTO		RTO-L		RTO-H		
								Core	Edge	Core	Edge	Core	Edge	Core	Edge	
		*	*	*	*	*	*	*	*	*	*	*	*	*	*	

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones																		
P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited																		
Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones								Other Base Zones	Use-Specific Standards		
		CN	CS	CGO	IE	IH	NAC	TAC		LTO		RTO-L		RTO-H			RMH	
								Core	Edge	Core	Edge	Core	Edge	Core	Edge			
Residential Uses																		
Household Living Uses		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Dwelling, multifamily	P	P	P	P	SE	P	P	P	P	P	P	P	P	P	P	X	27-5102(c)(1)(D), 27-5102(c)(1)(E), and refer to special exception standards
		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	

1 (e) Principal Use Table for Planned Development Zones

Table 27-5101(e): Principal Use Table for Planned Development Zones									
A = Permitted, unless the District Council prohibits the use in the PD Basic Plan									
SE = Allowed only with the approval of a Special Exception X = Prohibited									
Principal Use Category	Principal Use Type	Planned Development Zones							Use-Specific Standards
		R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD	
		*	*	*	*	*	*	*	*

Table 27-5101(e): Principal Use Table for Planned Development Zones										
A = Permitted, unless the District Council prohibits the use in the PD Basic Plan										
SE = Allowed only with the approval of a Special Exception X = Prohibited										
Principal Use Category	Principal Use Type	Planned Development Zones							Use-Specific Standards	
		R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD		
Residential Uses										
Household Living Uses		*	*	*	*	*	*	*	*	*
	Dwelling, multifamily	A	A	A	A	A	A	A	27-5102(c)(1)(D), 27-5102(c)(1)(E), and refer to special exception standards	
		*	*	*	*	*	*	*	*	*
		*	*	*	*	*	*	*	*	*

1 (f) Principal Use Table for Overlay Zones

Table 27-5101(f): Principal Use Table for Overlay Zones														
A blank cell means the use is allowed only if allowed in underlying base zone														
X = Prohibited, irrespective of treatment by underlying base zone														
SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone														
P* = Permitted by right, irrespective of treatment by underlying base zone														
Principal Use Category	Principal Use Type	CBCAO Zones (1)			APAO Zones						MIO Zones (2)			Use Specific Standards
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	
		*	*	*	*	*	*	*	*	*	*	*	*	*
Residential Uses														

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone

X = Prohibited, irrespective of treatment by underlying base zone

SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone

P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	CBCAO Zones (1)			APAO Zones							MIO Zones (2)			Use Specific Standards
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	HINA	
Household Living Uses		*	*	*	*	*	*	*	*	*	*	*	*	*	
	Dwelling, multifamily				X	X					X		X	X	<u>27-5102(c)(1)(D),</u> <u>27-5102(c)(1)(E),</u> and refer to <u>special exception</u> <u>standards</u>
		*	*	*	*	*	*	*	*	*	*	*	*	*	
		*	*	*	*	*	*	*	*	*	*	*	*	*	

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1 **Sec. 27-5102. Requirements for Permitted Uses.**

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3 **(c) Residential Uses**

4 **(1) Household Living Uses**

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6 **(E) Dwelling, Multifamily RMF-48 Zone**

7 Multifamily dwellings shall not be constructed in the RMF-48 Zone where
8 the land is situated on less than six (6) acres of land and adjacent on three sides to property with
9 a future land use designation of Residential, Medium Density Land Uses within an applicable
10 area master plan or sector plan approved prior to 2007.

11 **(F) Manufactured Home Park**

12 * * * * *

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, 2023.

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: _____
Thomas E. Dernoga
Chair

ATTEST:

Donna J. Brown
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.