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**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**SITTING AS THE DISTRICT COUNCIL**

Legislative Session

1992

Bill No. \_\_\_\_\_ CB-10-

1992

Chapter No.

12

Proposed and Presented by Council Members Bell and Wineland

Introduced by Council Members Bell, Wineland,

\_\_\_\_\_

Del Giudice and

Pemberton

Co-Sponsors

\_\_\_\_\_

Date of Introduction May 5,

1992

**ZONING BILL**

AN ORDINANCE concerning

Alternative Low Density Zones

FOR the purpose of amending the regulations and design standards for the V-L, V-M, and R-L zones.

BY repealing and reenacting with amendments:

Sections 27-107.1,  
27-195,  
27-198,  
27-223,  
27-359,  
27-403,  
27-477,  
27-514.1,  
27-514.3,  
27-514.4,  
27-514.5,  
27-514.6,  
27-514.7,  
27-514.11,  
27-515 (b) , and  
27-527 (b) ,

BY adding:

Sections 27-332.1, and  
27-514.7.1,

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

being also

SUBTITLE 27. ZONING.

The Prince George's County Code

(1987 Edition, 1989 Supplement as amended

by CB-11-1991, CB-53-1991 and CB-71-1991).

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 27-107.1, 27-195, 27-198, 27-223, 27-359, 27-403, 27-477, 27-514.1, 27-514.3, 27-514.4, 27-514.5, 27-514.6, 27-514.7, 27-514.11, 27-515(b), and 27-527(b) 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments: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 2. GENERAL.**

**DIVISION 1. DEFINITIONS.**

**Sec. 27-107.1. Definitions.**

(a) Terms in the Zoning Ordinance are defined as follows:

\* \* \* \* \*

(112.1) **Hamlet:** A design component of the V-L and V-M Zones that is separated from the primary Village, with the same basic design characteristics as the primary village.

\* \* \* \* \*

(255.1) **Village Buffer:** Land immediately surrounding the "Village Fringe" portion of the V-M and V-L Zones which is permanently designated as open space. The Village Buffer may include passive recreational areas, including a trails system, and certain active recreation uses.

The "Village Buffer" is not required to entirely surround the "Village Fringe" where there are natural barriers or topographic difficulties.

\* \* \* \* \*  
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(255.3) **Village Fringe:** The portion of land within the V-M and V-L Zones generally located between the "Village Proper" and the "Village Buffer", [generally] designated for large-lot residential use.

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**PART 3. ADMINISTRATION.**

**DIVISION 2. ZONING MAP AMENDMENTS.**

**Sec. 27-195. Map Amendment approval.**

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(b) Criteria for approval.

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(4) In the case of a V-M or V-L Zone, the applicant shall demonstrate to the satisfaction of the District Council that the commercial development proposed to serve the village is no larger than needed to serve existing and proposed residential development within and immediately surrounding the village, within the parameters of Section 27- 514.3(d) (1) (A).

\* \* \* \* \*

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**Sec. 27-198. Comprehensive Design and Specific Design Plans.**

(a) If the subject property was placed in the V-M or V-L Zone[s] through a Sectional Map Amendment without a Basic Plan, the applicant shall submit a Basic Plan for consideration and approval prior to or concurrently with the application for a Comprehensive Design Plan.

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**DIVISION 4. SECTIONAL MAP AMENDMENT.**

**Subdivision 1. General.**

**Sec. 27-223. Limitations on [re]zoning.**

(b) [With the exception of the V-M and V-L Zones, the] The District Council may only consider [re]zoning property to a Comprehensive Design Zone where a Zoning Map Amendment application requesting such a zone has been filed in conformance with Section 27-179 and the Planning Board has made its recommendation on the application, or in the V-M and V-L Zones, where the property owner(s) has consented to the zoning.

(c) No property shall be zoned C-1, C-2, C-C, C-G, or C-H if it was not classified in that zone prior to the approval of the Sectional Map Amendment. Property may only be [re]zoned to the R-P-C Zone in accordance with Section 27-158.

(d) No property may be [re]zoned to a less intense category (Section 27-109(b)) if;

(1) The property has been [re]zoned by Zoning Map

Amendment within five (5) years prior to the initiation of the Sectional Map Amendment or during the period between initiation and transmittal to the District Council, and the property owner has not consented (in writing) to the [re]zoning; or

(2) Based on existing physical development at the time of adoption of the Sectional Map Amendment, the [re]zoning would create a nonconforming use. This [re]zoning may be approved, however, if there is a significant public benefit to be served by the [re]zoning based on facts peculiar to the subject property and the immediate neighborhood. In recommending the [re]zoning, the Planning Board shall identify these properties and provide written justification supporting the [re]zoning at the time of transmittal. The failure of either the Planning Board or property owner to identify these properties, or a failure of the Planning Board to provide the written justification, shall not invalidate any Council action in the approval of the Sectional Map Amendment.

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**PART 4. SPECIAL EXCEPTIONS.**

**DIVISION 3. ADDITIONAL REQUIREMENTS FOR SPECIFIC SPECIAL EXCEPTIONS.**

**Sec. 27-359. Golf course; private club; nonprofit recreational uses.**

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(b) A golf course may be permitted in the V-L and V-M Zones, provided the District Council finds that the proposed use:

(1) Preserves the open space, scenic vistas, and environmental features of the area;

(2) Complements the natural characteristic of the area;  
and

(3) Provides enjoyment or recreational activities, including passive recreational activities, for the residents of the Zone.

**Sec. 27-403. Riding stable.**

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(d) A riding stable may be permitted in the V-L and V-M Zones, provided the District Council finds that the proposed use:

(1) Preserves the agricultural land, open space, scenic vistas, and environmental features of the area;

(2) Complements the natural characteristic of the area;  
and

(3) Provides enjoyment or recreational activities, including passive recreational activities, for the residents of the Zone.

**PART 8. COMPREHENSIVE DESIGN ZONES.**

**DIVISION 1. GENERAL.**

**Sec. 27-477. Applicability.**

(a) It is not generally intended that the Comprehensive Design Zones[, except the R-L (Residential Low Development) Zone,] will be utilized in areas that are shown for permanent low density residential development (less than one (1) dwelling unit per gross acre) recommended in Master Plans. The R-L (Residential Low Development), V-L (Village-Low), and V-M (Village-Medium) Zones may be utilized in areas recommended for the R-A Zone intended for staged future development. Areas appropriate for the R-L (Residential Low Development) Zone are those which provide for an alternative low density residential development technique, provided the area is included within the boundaries of a Master Plan approved by the District Council after April 1, 1991. In all other areas, the preceding sentence shall not apply.

(b) [With the exception of the V-M and V-L Zones, it] It is not generally intended that areas zoned O-S (Open Space), R-A (Residential- Agricultural), or R-E (Residential Estate), through the Sectional Map Amendment process, should be considered for Comprehensive Design Zones [of R-S (Residential Suburban) or higher density], where these zones were imposed for staging reasons. The preceding sentence does not apply to the application of the R-L (Residential Low Development), V-L (Village-Low), and V-M (Village-Medium) Zones in the R-A and R-E Zones.

**DIVISION 2. SPECIFIC COMPREHENSIVE DESIGN ZONES.**

**Subdivision 7. Village Zones.**

**Sec. 27-514.1. Purposes.**

(a) The purposes of the Village Zones (V-M and V-L) are to:

\* \* \* \* \*  
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(2) Preserve the agricultural land, open space, scenic vistas, and [natural resources] environmental features in Prince George's County;

(3) Provide the opportunity for development on a human scale with a strong sense of community identity based on a shared, coherent, functionally efficient physical environment and a shared and diverse economic, social, and cultural environment;

\* \* \* \* \*  
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(8) Provide a variety of housing on a variety of lot sizes, including housing which is affordable by households at different income levels;

\* \* \* \* \*  
\*

**Sec. 27-514.3. Uses.**

\* \* \* \* \*  
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(d) The following land use areas are required in the V-M and V-L Zones. More than one of each area may be provided in the Zone, and where deemed appropriate by the Planning Board or the District Council, areas may overlap physically, but the

minimum area requirements for each use must be provided distinctly. Land use areas counting towards the satisfaction of one (1) requirement may not be used to satisfy any other requirement. The Comprehensive Design Plan shall include a phasing plan which establishes the relative construction schedule for all residential areas within the Village, including all Hamlets, in relation to the Storefront Area, Civic Use Area, and Village Commons. The purpose of this phasing plan shall be to ensure that the construction of a Village will progress in an orderly and balanced manner, and that Village residents will be provided with appropriate commercial, civic, and open space facilities and amenities concurrently with the construction of residential areas.

(1) The Village Proper shall consist of a blend of residential and non-residential uses, the concentration of which shall generally be within one-quarter (1/4) mile of the edge of the village [center] core, which contains the Storefront Area, Civic Use Area, and the Main Village Commons. The types and densities of these uses shall support the pedestrian orientation, the community spirit, and the rural character of the village. [The Village Proper shall be a minimum of eighty (80) contiguous acres in size, with a minimum of one hundred sixty (160) dwelling units.]

The required use areas in the Village Proper shall consist of the following:

- (A) Storefront Area

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(ii) Lots in the Storefront Area may be used for the uses listed in Section 27-515(b) (1) (4) [(5)], [and] (6), (8), and (9), as well as storefront dwellings.

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(iv) [The Storefront Area shall comprise between two percent (2%) and five percent (5%) of the gross land area of the village zone, excluding alleys, streets, and other public ways.] The size of the Storefront Area shall be between twenty-six (26) and fifty-two (52) square feet of gross floor area per dwelling unit in the Zone. This requirement shall not include the gross floor area of the storefront dwelling units.

(v) At least twenty-five percent (25%) of the gross floor area of storefront buildings above the ground floor shall be designated for residential units.

(B) Civic Use Area

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(ii) Lots in the Civic Use Area may be used for the uses listed in Section 27-515(b) (3), (4), (5), [and] (6), and (9).

(iii) The Civic Use Area shall be located

adjacent to greens, parks, and squares, and preferably should be at vista terminations.

(iv) [The Civic Use Area shall comprise a minimum of three percent (3%) of the gross land area of the zone, excluding alleys, streets, and other public ways.] The size of the Civic Use Area shall be a minimum of four hundred (400) square feet of gross land area per dwelling unit in the Zone.

(v) The Civic Use Area shall not be used solely for recreational uses. It is intended that space should be allocated for permanent community meeting space commensurate with the size of the community.

(C) Village Commons, Greens, and Squares

(i) The purpose of the Village Commons, Greens and Squares is to provide spatially defined and distributed open spaces to serve the outdoor leisure and assembly needs of village residents, to enhance the form and appearance of the village, and to foster a sense of community. The Village Common areas and squares shall be appropriately landscaped as active gathering places with park benches, sitting areas, shaded areas, selected street furniture, and outdoor lighting.

The main Village Common shall generally be designed so it can contain places for activities such as concerts, informal recreation, outdoor exhibits, and public gatherings in the day and evening.

(ii) The main Village Commons area shall be no

less than thirty thousand (30,000) square feet in size in the V-L Zone, and forty thousand (40,000) square feet in size in the V-M Zone, and the other smaller greens shall be no less than [ten thousand (10,000)] fifteen thousand (15,000) square feet in size in both zones.

(iii) The main Village Commons [shall] should be centrally located, should abut the highest intensity of storefront, civic and residential uses, should generally be surrounded on at least three (3) sides by roads, and [shall] should generally be sited at natural vista terminations. Pedestrian walkways surrounding, and to and through the area shall be provided. A structure such as a bandstand or a gazebo and a flag pole are encouraged. Other, smaller greens shall be dispersed throughout the remainder of the Village Proper and the Village Fringe in such a way that no lot is more than approximately one thousand, three hundred, twenty (1,320) feet walking distance from a common, green, or square.

(iv) The total amount of land designated for Village Commons, Greens, and Squares shall [comprise a minimum of seven percent (7%) of the gross land area of the zone, excluding alleys, streets, and other public ways.] be a minimum of five hundred (500) square feet of gross land area per dwelling unit in the Zone.

(2) The Village Fringe shall generally include the area at the periphery of the [village] Village Proper where it is beyond the one-quarter (1/4) mile walking distance from the

edge of the village [center] core or Village Commons and generally adjoins the Buffer Area. It shall be a lower density than the Village Proper. The only types of residential units permitted are [the large lot and the Village House] dwelling units on lots between one (1) and five (5) acres in size, with variation in the size of the lots. [A minimum of twenty-five percent (25%) of the dwelling units in the Village Fringe shall be Village Houses.] A minimum of five percent (5%) and a maximum of [fifty percent (50%)] twenty-five percent (25%) of all the dwelling units in the Village Zone [may] shall be located in the Village Fringe.

(3) Residential Areas

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(B) A range of residential unit types and lot sizes is required and shall be mixed throughout the Village Proper and the Village Fringe, with small lot units located closer to the [center] core [or common] of the village. Density shall decrease from the [center] core to the periphery of the Village Proper. Lot sizes and frontages shall vary [inasmuch] as much as possible according to a random pattern of a traditional village. Flag lots are generally not encouraged.

(C) A mixture of the following dwelling unit types shall be provided in each Village [Zone] Proper, in addition to the mandatory storefront dwellings.

(i) Large Lot: One-family detached dwellings

on lots at least twenty-two thousand (22,000) square feet in size;

(ii) Village House: One-family detached dwellings on lots [at least] between eight thousand, eight hundred (8,800) square feet [in the Village Proper,] and [at least] thirteen thousand (13,000) square feet in [the Village Fringe] size, with small front yards;

(iii) Narrow Lot Line: One-family detached dwellings on lots of at least six thousand (6,000) square feet with small front and side yards;

(iv) Duplex: One-family semi-detached dwellings on lots of at least five thousand, five hundred (5,500) square feet per unit;

(v) Townhouse: One-family attached dwelling units on lots of at least one thousand, six hundred (1,600) square feet; and

(vi) Multifamily: Buildings containing [three (3) or more] no more than six (6) dwelling units, with a height no greater than thirty-six (36) feet.

(D) Within the Village Proper, the following requirements for unit type distribution are as follows:

	Minimum	Maximum
	(Percentage)	
Large Lots	--	10
Village Houses	20	35
Narrow Lot Lines	20	35

Duplex	--	35	
Townhouse	--	20	
Multifamily	--	10	

(4) Village Buffer

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(B) The Village Buffer shall comprise a minimum of [thirty percent (30%)] twenty-five percent (25%) of the gross land area of the zone, [excluding alleys, streets, and other public ways,] and shall be no less than [one hundred fifty (150)] four hundred (400) feet wide at any point along the perimeter of the residential area of the Zone, except as waived by the [Planning Board] District Council to accommodate specific site conditions, such as where permanently undevelopable open space such as a floodplain, tree conservation easement, or public parkland abut the perimeter of the village development, where there are unusual environmental or topographic conditions, where the Zone abuts property in the V-L or V-M Zone, where the Village Buffer contains agricultural uses, a golf course, or riding stables, or where a Historic Site, so designated on the Adopted and Approved Historic Sites and Districts Plan, is in the Village Buffer. In no case shall the width of the Village Buffer be less than one hundred fifty (150) feet. Where the Village Buffer abuts traditional suburban patterns of development, it may be necessary to increase the width of the Buffer [Zone] to achieve the goals

stated in Subsection (A), above.

(C) Unless a Special Exception has been approved for agricultural uses, a golf course, or a riding stable, [The] the land within the Village Buffer shall be conveyed at the time of final plat approval to the Maryland-National Capital Park and Planning Commission, a quasi-public organization approved by the Planning Board, or the Homeowners' Association, for preservation as permanent open space, or for passive recreation uses. For the purposes of this subsection, passive recreation uses shall include equestrian, pedestrian, and bicycle trails systems. The body to whom the land is to be conveyed shall be subject to the approval of the District Council at the time of approval of the Comprehensive Design Plan, or at a later date to be determined by the District Council.

(D) Land within the Village Buffer for which a Special Exception has been approved for a golf course or a riding stable shall be replaced with an equal amount of undisturbed open space at another location within the Zone. This undisturbed open space shall be subject to the requirements of Subsection (C), above.

(E) Land within the Village Buffer in excess of forty percent (40%) of the required buffer area and for which a Special Exception has been approved for agricultural uses shall be replaced with an equal amount of undisturbed open space at another location within the Zone. This undisturbed

open space shall be subject to the requirements of Subsection (C), above.

(F) If a Special Exception has been approved for agricultural uses, a golf course, or a riding stable in the Village Buffer, the District Council shall, at the time of approval of the Comprehensive Design Plan, approve appropriate deed restrictions and covenants that ensure that if the Special Exception use ceases, the land will be preserved and maintained as permanent open space, or for passive recreation uses. The body to whom the land is to be conveyed if the Special Exception ceases shall be determined by the District Council at the time of Comprehensive Design Plan approval, or at a later time to be determined by the District Council.

(G) Any land dedicated for open space purposes in the Village Buffer shall contain appropriate covenants and deed restrictions approved by the [Planning Board] District Council that ensure that the area will not be subdivided in the future, and that appropriate provisions are made for the maintenance of the open space[, and that the area shall not be turned into a commercial enterprise admitting the general public at a fee].

(5) Recreational Areas

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(D) Any land designated as a Recreational Area shall contain appropriate covenants and deed restrictions

approved by the Planning Board that ensure that the area will not be subdivided in the future, and that appropriate provisions are made for the maintenance of the area[, and that the area shall not be turned into a commercial enterprise admitting the general public at a fee].

[(E) Recreational Facilities required by this Subsection may be in addition to the mandatory dedication requirements of Subtitle 24.]

**Sec. 27-514.4. Density.**

(a) The density of the entire [village] Zone shall not be more than one and three-tenths (1.3) dwelling units per gross acre in the Village-Low (V-L) Zone.

(b) The density of the entire [village] Zone shall not be more than two (2) dwelling units per gross acre in the Village-Medium (V-M) Zone.

**Sec. 27-514.5. Open Space.**

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(b) All areas not included in a platted lot that are not designated for residential, parking, civic, or storefront use, and not included within a street right-of-way shall be included in the calculation of open space.

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**27-514.6. Design Standards and Building Material Requirements.**

(a) General

(1) The Village Proper shall be arranged in a generally rectilinear network of interconnecting streets and blocks, and should generally be located so as not to conflict with sensitive environmental areas. The Village Fringe should be arranged in a generally irregular network of interconnecting streets, balanced with the need to leave environmentally sensitive areas undisturbed. In general, cul-de-sacs in the Village Proper should be avoided[.] and [L]long cul-de-sacs are strongly discouraged.

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(3) The [perimeter] length of a block in the Village Proper shall generally range from [five hundred (500) to eight hundred (800)] one hundred (100) to four hundred (400) feet in length, and the [perimeter] length of a block in the Village Fringe shall generally range from eight hundred (800) to one thousand (1000) feet in length, as measured along the property (right-of-way) line, although block sizes may vary from this standard due to topographic, environmental, or other valid design considerations.

(4) Each block which includes storefront or attached dwelling unit lots shall be designed to include a private alley.

[(5) Similar land use types shall generally face each other across streets, while dissimilar land use types shall generally abut along private alleys or rear property lines.

This concept does not apply to Village Greens, Storefront, or Civic Use Areas.

(6)] (5) The highest density shall be located in the center of the community, or around the Village Commons, with lower density on the periphery of the Village Proper, and the lowest density in the Village Fringe.

[(7)] (6) At the option of the applicant, the Village Zone may include an unplatted village expansion area at its periphery, which area is reserved for future expansion of uses.

Such area shall not encroach on or be counted as part of the Buffer Area or required open space. The unplatted expansion space shall not be platted or built unless it is shown in full detail as part of an approved Specific Design Plan.

[(8)] (7) Lot layout, path and sidewalk design shall ensure pedestrian access to each lot in the Village Proper.

[(9)] (8) A consistently high quality of architecture shall be used throughout this development. The mass and spatial relationships should emulate traditional villages and regional context in style, materials and character. It is recommended that the development in this zone conform to the scale, materials, colors, facade modulation, fences and landscaping which emulate the historic character of the existing buildings and streetscapes in the region. The public realm is the critical visual feature of the village and consists of the spaces, streetscape, and proportions between the heights of buildings and the distance between buildings

along the street fronts, the sidewalks, squares, parks and open spaces, the sense of enclosure and visual terminations. These design qualities shall be considered just as important as the buildings which define these spaces. Streetscape design, including street trees, sidewalks, street lighting fixtures, front fences and hedges, building massing, and the spaces between buildings, paving design and materials, and street furniture, shall be subject to the same standards as the architecture for high quality and historic village character.

[(10)] (9) General architectural guidelines are as follows:

(A) Facade modulation shall reference the historic scale, facades, and details of the region. Articulation of the front facade may be handled through various creative methods with significant architectural elements, such as [reverse gables,] offsets, porches, sunrooms, bay windows, trellised gardens, privacy walls, and multiple wall planes.

(B) Intermixing of gabled roofs, hipped roofs with articulated cornices, flat roofs, flat roofs with built up parapet walls, and roofs with different pitches is encouraged on different buildings along a street, as a way of introducing diversity into the streetscape.

(C) In order to maintain the high standards of this residential development, the use of "natural materials" is encouraged. The term "natural materials" shall constitute the following: brick, stone, stucco, iron, steel, and wood. Vinyl

and aluminum siding are discouraged. Only the highest quality of vinyl and aluminum siding shall be permitted. Roof material shall be wood, slate, cooper, standing seam metal, fiberglass, architectural grade asphalt, or shall emulate these materials.

(D) [On all dwellings, the] Any side wall that parallels the street shall comply with the same [minimum standards] architectural guidelines as required for front facades.

(E) Multifamily buildings shall be compatible in style, scale, materials, and colors with surrounding dwellings.

[(11)] (10) The streetscape and streetscape elements shall be designed to provide a sense of visual harmony with the buildings, pedestrian and street network, and open space. These elements shall include street trees, sidewalks and plazas, street lighting fixtures, signage, and street furniture such as benches, trash receptacles, and phone kiosks. To insure consistency through the development, a conceptual streetscape plan shall be approved as part of the Comprehensive Design Plan, and shall be implemented and approved in each Specific Design Plan. Street furniture elements shall be compatible in form, material, and finish. Style shall be coordinated with that of existing or proposed site architecture and decorative street lighting. Selection of street furniture shall consider the architectural styles of the village, durability, maintenance, and aesthetic impact.

[(12)] (11) An integrated public street system with a variety of street standards shall be conceptually designed as part of the Comprehensive Design Plan. The street hierarchy shall be related to the street's function on the site, the average daily traffic (ADT) levels, lot frontage, design space, and the need for on-street parking. The design of the public street system shall include typical cross-sections showing paving widths, medians, parking, greenway and landscaping, sidewalks, and utility easements. The conceptual street system shall be approved by the Department of Public Works and Transportation as part of the Comprehensive Design Plan, and shall be implemented through the Specific Design Plan. The public street system shall be designed to emulate the vehicular, parking, pedestrian, and landscape patterns found in typical historic village settlements.

[(13)] (12) Porches and Yards

(A) All Village Houses and Narrow Lot Line Houses [shall] should have a front porch[, unenclosed by glass or walls, at least seventy- five (75%) percent of the house front, and be at least seven (7) feet wide in length]. Front porches are encouraged for all residential dwellings.

(B) All one-family dwelling units within the Village Proper shall have clearly defined front and rear yards using [vegetation] landscaping, walls, or fencing.

(C) A [three (3) foot high] hedge, [a three (3) foot high] wooden picket type fence, [or a three (3) foot

high] decorative [black] metal fence, or wall approximately three (3) feet high is required in the front yards of [all] fifty percent (50%) of the one-family residential dwellings [except detached dwellings with a front setback of over thirty (30) feet].

(D) All townhouses and duplexes [shall] should have a separate entrance articulated with a covered entranceway, porch, or canopy.

[(14)] (13) Walls and Fences

(A) Walls and fences shall be erected where required for privacy, screening, separation, security, to define common versus private space, or to serve other necessary functions.

(B) Design and materials shall be functional, they shall complement the character of the buildings, and they shall be suited to the nature of the development.

(C) Chain link fences are not permitted in any yard in the Village Proper. Chain link fences may be used to enclose side or rear yards only in the Village Fringe [area as long as the fences are completely camouflaged], but should not be visible from [view by existing or new vegetation] a public street.

[(15)] (14) Parking design standards

(A) No parking for townhouses shall be permitted in parking bays perpendicular to the street frontage or in front yards. Parking shall be provided in the rear

yards, perpendicular to the alley, and fenced or screened from the yard, or shall be provided in a common off-street parking area. Such common parking areas or garages shall be adequately buffered from residences.

(B) Parking for duplexes shall be provided for in garages in the [front,] rear[, or side yard, or in perpendicular spaces in the [back] rear yard, accessed from an alley. [Driveways] Adjacent driveways shall be offset from the property line by a minimum of four (4) feet. Garages are strongly recommended as separate structures in the rear yard which can be connected to the house with a walkway. If a garage is attached, side yard entrances are recommended. If garages cannot be located in the rear yard or cannot have a side yard access, garages must be [setback] set back a minimum of ten (10) feet from the [residential] front facade.

(C) [Private] Where otherwise not required, private alleys are encouraged for all dwelling units within the Village Proper [and the Village Fringe].

(D) Garages and carports shall comply with the general architectural criteria applicable to dwellings.

[(16)] (15) Building and Design Requirements for Civic and Storefront Buildings

(A) Civic

(i) [Civic buildings shall have no height limitations.] Civic buildings shall not exceed thirty-six (36) feet in height, unless waived by the District Council.

(ii) Civic buildings and structures should be of materials, scale and colors compatible with each other and distinct from the character of other buildings in the Village Proper.

(B) Storefront

(i) Storefront buildings fronting on the same street and located on the same block may be attached, provided a limited number of pedestrian walkways are located between storefront buildings. Storefront buildings shall have at least sixty percent (60%) of their front facade coincident with their block frontage.

(ii) The principal entrance shall be from the [front] sidewalk along the street.

(iii) The construction of open colonnades over a sidewalk which adjoins storefront buildings may be permitted subject to an appropriate easement.

[(iv) Storefront buildings fronting on the same street and located on the same block may be attached; provided, however, a limited number of pedestrian ways may be located between storefront buildings.]

[(17)] (16) Different architectural styles may be used throughout the development, [imitating] emulating the growth of a typical village through time. However, all buildings must be of the highest architectural quality. In order to ensure such quality, to ensure the compatibility of the architecture styles, and to ensure that each village development has a

distinct, individual appearance, specific architectural design standards shall be incorporated as part of the Comprehensive Design Plan, to address such details as historic styles, variety of unit types and facades, materials, colors, windows (size, type, placement), relationship between first floor and finished grade, rooflines, roof pitches, and other facade details. These specific design standards shall be implemented by and approved at Specific Design Plan stage.

[(18)] (17) Lot [S]size, [Y]yard, [H]height and [L]lot [C]coverage [R]requirements for [D]dwelling [U]units shall be as follows unless alternative standards that are consistent with the purposes and guidelines of the zone are approved by the District Council at the time of Comprehensive Design Plan approval. Minimum and maximum lot size requirements shall not be varied.

	<b>Townhouse</b>	<b>Semidetached</b>	<b>Narrow Lot Line</b>	<b>Village House</b>	<b>Large Lot</b>
Net Lot Area (min. sq. ft.) [in the Village Proper;		1,600 per unit 22,000	5,500 per unit	6,000 13,000 in the Village Fringe]	8,800
Net Lot Area (max. sq. ft.) [in the Village Proper;		-- --	--	-- 18,000 in the Village Fringe]	13,000
Front yard (min.)	12'	15'	15'	15'	25'
Front yard (max.)	18'	25'	25'	25'	--
Lot width min. at street line		18'	50'	50'	80' --
Lot width min. at building line 120'		--	--	--	--
Lot width max.	32'	70'	70'	100'	--
Rear yard min. (with perpendicular parking)	55'	70'	70'	70'	--
Rear yard min. (without perpendicular parking)		35'	50'	50'	50' 50'
Side yards (min.)					
One	--	--	4'	8'	17'
Both	--	--	20'	17'	35'
<u>Min. lot depth</u>	<u>100'</u>	<u>100'</u>	<u>75'</u>	<u>100'</u>	<u>150'</u>
Min. space between end buildings	30'	40'	--	--	--
Max. height	36'	36'	36'	36'	36'
Coverage (maximum percentage)		70	70	50	50 30

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of net lot area)

NOTE: Front open porches projecting from the facade may lie within the front yard to within 10 feet of the property line (right-of-way line).

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[(19)] (18) The lots on which Storefront buildings are located shall be subject to the following standards, unless alternative standards that are consistent with the purposes and guidelines of the zone are approved by the District Council at the time of the Comprehensive Design Plan approval. The height requirements shall not be varied.

Height	Minimum Lot Depth	Minimum Lot Width	Maximum Lot Width
Min. 2 stories, Max. 3 stories, Min. 25 feet, and Max. 40 feet	96 feet	16 feet	48 feet

[(20)] (19) [Minimum] Lot coverage, [Y]yard, and [H]height [R]requirements for [A]accessory [B]buildings shall be as follows unless alternative standards that are consistent with the purposes and guidelines of the zone are approved by the District Council at the time of Comprehensive Design Plan approval.

	Detached (Large Lot)	All Other One-Family Dwelling Units
Coverage (Maximum Percentage of Yard)	25	25
Setback (Minimum in Feet)		
from front street line	80	60
from side lot line	15	2
from rear lot line	10	2
from alley line	10	5
If a corner lot <sup>1</sup> :		
from side street line (along which an abutting lot fronts)	30	30
from side street line (along which an abutting lot does not front)	25	15
from rear lot line	12	10

Height (Maximum in Feet above the Ground)	15	15
--	----	----

^1 Requirements for setback from front street line and alley line are the same as for accessory buildings in general.

**27-514.7. Parking Requirements.**

(a) General Requirements. The parking requirements in this subsection are in addition to Part 11 of this Subtitle. Where there is a conflict between these sections, the requirements in this subsection shall control.

(1) The design and layout of parking areas shall provide an aesthetically pleasing design and an efficient arrangement. The design and layout of the area shall not have a negative impact on surrounding development and on contiguous and adjacent buildings or land. Parking lots should not be the dominant visual features of the streetscape.

(2) [No parking] Parking shall not be allowed in [any buffer areas] the Buffer Area, unless specifically approved for permitted or special exception recreational facilities.

\* \* \* \* \*  
\*

(4) Modification of Off-Street Parking Requirements

(A) In conjunction with approval of a Specific Design Plan, the Prince George's County Planning Board may reduce requirements for off- street parking serving a particular lot, to the extent that the applicant can demonstrate that adequate parking is provided on-street or within a maximum distance of [two hundred (200)] five hundred (500) feet from the

lot, or that uses which do not generate the need for parking at the same time may share a [required] parking lot.

(B) The Planning Board [or its designee] may authorize certain unpaved and landscaped areas to be reserved for future required off-street parking.

(5) Parking Design Requirements

(A) Parking lots providing for more than twenty (20) motor vehicle spaces shall, where possible, be subdivided into modular parking bays [or lots of not greater than ten (10) spaces each]. A single row or line of spaces within a bay should be no more than ten (10) spaces in length.

[(B) Parking areas shall be curbed with a consistent style of architectural stone or brick.

(C)] (B) Parking spaces for oversized vehicles, including but not limited to recreational vehicles, boats, tandem trailers, trucks and buses, shall be sized as per standards as determined by the Planning Board. In addition, these vehicles cannot be stored or parked in required parking areas or areas assigned to residential vehicles. A limited number of parking spaces shall be provided outside the Village Proper and be appropriately screened and landscaped to obscure the entire vehicle from view at all times of the year.

[(D)] (C) [All] In parking lots with twenty (20) or more parking spaces, [shall include] pedestrian walkways [elevated at least six (6) inches above the parking area to improve the visibility of pedestrians] are encouraged.

[(E)] (D) If not located in the rear of a building, a parking lot shall have a setback equal to the front yard setback of the adjacent buildings.

(6) Driveways

[(A) Where a site occupies a corner of two (2) intersecting arterial or collector roads, no driveway entrance or exit shall be located within fifty (50) feet of the points of tangency of the existing or proposed curb radius of that site.

(B) Where two (2) or more driveways connect a single site to any one (1) road, a minimum clear distance of two hundred (200) feet measured along the right-of-way line shall separate the closest edges of any two (2) such driveways. Where such development fronts on an arterial street, access to parking and service areas, where practicable, shall be provided by a single access to the arterial street.

(C) All adjoining lots to be developed with other than a dwelling unit must be interconnected. Where a development fronts on an arterial or a major collector, a combined one point of access and egress to parking and service areas shall be provided except where large frontages (one thousand (1,000) feet or larger) are involved. In those instances where two (2) or more driveways connect a single site to any one (1) road, a minimum clear distance of three hundred (300) feet measured along the right-of-way line shall separate the closest edges of any two (2) such driveways.

(D)] (A) No part of any driveway serving a dwelling

shall be located within [a minimum of five (5)] two (2) feet of a side property line. [However, the] The Planning Board may permit a driveway serving two (2) or more adjacent sites to be located on or splitting a side property line between the adjacent nonresidential sites.

**Subdivision 8. R-L Zone (Residential Low Development).**

**Sec. 27-514.11. Minimum size exceptions.**

(a) The minimum size requirements shall not apply if:

(1) The District Council finds that an area of less than one hundred (100) acres is suitable because of its unique historical character, topography, or landscape features; or

(2) The subject property [abuts] shares a significant common boundary with an existing [O-S, R-A, R-E,] V-L, V-M, R-L or R-S Zone.

**DIVISION 3. USES PERMITTED.**

**Sec. 27-515. Uses permitted.**

(b) TABLE OF USES

ZONE

USE

M-A-C

L-A-C

E-I-A

R-U

R-M

R-S

V-L

V-M

R-L

(1) COMMERCIAL:

*	*			*			*		*
*	*			*					

(E) Trade (Generally Retail, Consistent with the Purposes of the Zone) such as:

*	*			*			*		*
*	*			*					

Florist shop	P	P	X	X	X	X	P	P	<u>X</u>
--------------	---	---	---	---	---	---	---	---	----------

*	*			*			*		*
*	*			*					

X

Video game or tape store		P	P	X	X	X	X	P	P
--------------------------	--	---	---	---	---	---	---	---	---

*	*			*			*		*
*	*			*					

(4) MISCELLANEOUS:

*	*			*			*		*
*	*			*					

P 18

Cemetery, accessory to a church, convent or monastery		P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	<u>P</u> <u>18</u>	<u>P</u> <u>18</u>
---	--	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	--------------------	--------------------

*	*			*			*		*
*	*			*					

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Guest House	X	X	X	X	X	X	P	P	<u>X</u>
*	*			*		*			*
*		*		*					

(6) **RECREATIONAL/ENTERTAINMENT/  
SOCIAL/CULTURAL:**

**ZONE**

**USE  
R-L**

**M-A-C    L-A-C    E-I-A    R-U    R-M    R-S    V-L    V-M**

	*	*		*		*		*	
	*	*		*		*		*	
<u>X</u>	Club or lodge (private)	P	P	X	X	X	X	P	P
	*	*		*		*		*	
	*	*		*		*		*	
	<u>Golf Course</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>SE</u> <sup>24</sup>	<u>SE</u> <sup>24</sup>	<u>P</u>
	*	*		*		*		*	
	*	*		*		*		*	
	<u>Riding Stable</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>SE</u> <sup>24</sup>	<u>SE</u> <sup>24</sup>	<u>X</u>
	*	*		*		*		*	
	*	*		*		*		*	
	Theatre (indoor)	P	[X] <u>P</u> X	X	X	X	X	P	<u>X</u>

(7) **RESIDENTIAL/LODGING:**

	*	*		*		*		*	
	*	*		*		*		*	
<u>P</u>	Dwelling (any type, except mobile home, three-family, two-family, storefront, and multifamily)	P	P	X	P	P	P	P <sup>23</sup>	P <sup>23</sup>
<u>P</u>	Dwelling, three-family, and two family	P	P	X	P	P	P	X	X



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		ZONE								
USE		M-A-C	L-A-C	E-I-A	R-U	R-M	R-S	V-L	V-M	
R-L										
(8)	<b>RESOURCE PRODUCTION/RECOVERY:</b>									
	Agricultural uses:									
	* * * * *									
[X]SE <sup>25</sup>	(B) All others, except the raising of animals or fowl for commercial purposes	X	X	P	X	X	X	[X]SE <sup>25</sup>		
<sup>25</sup> X	(C) <u>The raising of animals or fowl for commercial purposes</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>SE</u> <sup>25</sup>	<u>SE</u>	
	* * * * *									
SE	Surface mining	SE	SE	SE	SE	SE	SE	[X] SE22	[X] SE22	
	* * * * *									

21 Flag lots are only permitted for single-family detached units; for the Village House and Narrow Lot Line units, the flag stem and parking areas shall not be counted toward the minimum allowable lot area.

22 Providing mining activity does not occur in the Buffer Area.

23 The only types of dwellings that are permitted in the Hamlet are storefront, one-family detached, and semi-detached dwellings.

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24 Provided the use is located in the designated Village Buffer or a recreational area, and complies with the requirements set forth in Section 27-514.3.

25 Provided the use is located in the designated Buffer Area.

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**DIVISION 4. COMPREHENSIVE DESIGN PLANS AND SPECIFIC DESIGN PLANS.**

**Subdivision 2. Specific Design Plans.**

**Sec. 27-527. Contents of Plan.**

(b) The Specific Design Plan shall include (at least) the following:

(1) A reproducible site plan showing buildings, functional use areas, circulation, and relationships between them; and in the V-M and V-L Zones, a three-dimensional model and a modified grid plan, which may include only the Village Proper, and any Hamlet, which incorporates plan concepts, spatial and visual relationships, streetscape and other characteristics of traditional rural villages shall be provided prior to Planning Board and District Council review;

\* \* \* \* \*  
\*

SECTION 2. BE IT FURTHER ENACTED that new Sections 27-332.1 and 27-514.7.1 be and the same are hereby added to the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, as follows:

**SUBTITLE 27. ZONING.**

**PART 4. SPECIAL EXCEPTIONS.**

**DIVISION 3. ADDITIONAL REQUIREMENTS FOR SPECIFIC SPECIAL EXCEPTIONS.**

**Sec. 27-332.1. Agriculture.**

(a) Agricultural uses may be permitted in the V-L and

V-M Zones, provided the District Council finds that the proposed use:

(1) Preserves the agricultural land, open space, scenic vistas, and environmental features of the area;

(2) Complements the natural characteristic of the area; and

(3) Does not detract from the Village residents' health, safety, welfare, and enjoyment of the Zone.

**PART 8. COMPREHENSIVE DESIGN PLANS.**

**DIVISION 2. SPECIFIC COMPREHENSIVE DESIGN ZONES.**

**Subdivision 7. Village Zones.**

**Sec. 27-514.7.1. Hamlets.**

(a) A Hamlet(s) may be included within the V-M and V-L Zones, provided the total number of gross acres in the Zone is more than the minimum required land area for the Zone as specified in Section 27-514.2.

(b) General requirements.

(1) The following criteria shall be met in each Hamlet:

(A) The land area included within the Hamlet shall not exceed the total number of gross acres within the Zone, minus the required land area for the Zone as specified in Section 27-514.2.

(B) The total number of dwelling units within the Hamlet shall not be less than twenty (20), or more than forty (40), except as waived by the District Council to accomodate specific site conditions, such as where the Zone

contains unusual environmental or topographic conditions. In no case shall the number of dwelling units in the Hamlet be less than ten (10) or more than sixty (60).

(C) The density of the Hamlet shall be based on the maximum allowable density for the entire Zone, and shall not be calculated for the individual Hamlet.

(D) The open space requirement for the Hamlet shall be based on the requirement for the entire Zone, and shall not be calculated for the individual Hamlet.

(E) The majority of Moderately Priced Dwelling Units required in the Zone may not be included in a single Hamlet.

(c) Uses.

(1) The following residential use types, as described in Section 27-514.3, as well as storefront dwellings, shall be permitted in the Hamlet:

- (A) Large Lot
- (B) Village House
- (C) Narrow Lot Line
- (D) Duplex

(2) The Storefront and Civic Use Areas, as described in Section 27-514.3, are permitted, but are not required, in the Hamlet. If these Use Areas are not provided within the Hamlet, the dwelling units located within the Hamlet shall be used in the calculation of required gross floor area in the Storefront Area and gross land area in the Civic Use Area for the entire

Zone.

(3) Each Hamlet shall contain at least one (1) Main Hamlet Commons area, designed according to the standards of the Main Village Commons, which shall be no less than fifteen thousand (15,000) square feet in size.

(4) Each Hamlet shall contain at least one (1) Recreational Area.

(d) Site and building design guidelines.

(1) The distribution of dwelling unit types set forth in Section 27-514.3 shall apply to the entire Zone and not to individual Hamlets.

(2) Notwithstanding anything in this Section to the contrary, the design guidelines set forth in Section 27-514.6 shall apply to the Hamlet.

(3) Access to the Hamlet should be provided through the Village.

(4) Unless waived by the District Council to accomodate specific site conditions, such as unusual environmental or topographic conditions, the lots in the Hamlet shall be no less than five hundred (500) feet from the lots in the Village.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect on June 30, 1992.

Adopted this 26th day of May, 1992.

COUNTY COUNCIL OF PRINCE  
GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART

OF

COUNTY,

THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE'S

MARYLAND

BY:

---

Richard J. Castaldi  
Chairman

ATTEST:

---

Joyce T. Sweeney  
Acting 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.