

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2021 Legislative Session

Bill No. CB-076-2021

Chapter No. _____

Proposed and Presented by Council Member Anderson-Walker

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

BILL

1 AN ACT concerning
2 Tree Canopy Coverage Ordinance—Applicability and Minimum Requirements—Residential
3 Development
4 For the purpose of amending the provisions of the Tree Canopy Coverage Ordinance to eliminate
5 certain exemptions for Townhouse residential uses, and increasing the minimum tree canopy
6 requirement for certain other residential development in the County.

7 BY repealing and reenacting with amendments:

8 SUBTITLE 25. TREES AND VEGETATION.
9 Sections 25-127 and 25-128,
10 The Prince George's County Code
11 (2019 Edition; 2020 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, that Section of the Prince George's County Code be and the same are hereby repealed
14 and reenacted with the following amendments:

15 **SUBTITLE 25. TREES AND VEGETATION.**

16 **DIVISION 3. TREE CANOPY COVERAGE ORDINANCE.**

17 **Sec. 25-127. Applicability.**

18 (a) General

19 (1) Building and grading permits that propose 5,000 square feet or greater of gross
20 floor area or disturbance shall be in compliance with this Division, except as provided in Section
21 25-127(b).

1 (2) A Standard or Numbered Letter of Exemption from Division 2 of this Subtitle does
 2 not exempt the property from this Division.

3 (3) Any exemption from a provision of the Prince George's County Landscape Manual,
 4 per Section 1.1 Applicability, shall not be construed as an exemption from this Division.

5 (b) Exemptions

6 (1) The following are exempt from this Division:

7 (A) Public buildings and uses as set forth in Section 27-122 of the Zoning
 8 Ordinance.

9 (B) Any permit pertaining to an existing single-family detached home.

10 (C) Any permit pertaining to an existing [townhouse,] one family semi-detached,
 11 two-family or three-family dwelling or other similar unit type, except multifamily.

12 (D) Properties located in the R-O-S, O-S and R-A Zones.

13 (E) Properties located in the Chesapeake Bay Critical Area Overlay Zones unless
 14 a permit is submitted in conformance with Section 5B-116(a)(2).

15 (F) The environmental setting of a Historic Site.

16 (G) Temporary uses listed in Section 27-261 of the Zoning Ordinance.

17 (H) Permits for minor improvements of a limited scope and nature such as, but
 18 not limited to, facade restoration, signage, canopies, mechanical equipment, and construction for
 19 general maintenance, or similar alterations as described in Section 27-255, or as determined by
 20 the Planning Director.

21 (I) Properties subject to tree canopy coverage requirements contained in an
 22 approved Transit District Overlay (T-D-O) Zone or a Development District Overlay (D-D-O)
 23 Zone are exempt from the tree canopy coverage requirements contained in this Division.

24 (J) Properties in a commercial, industrial or mixed-use zone subject to a Detailed
 25 Site Plan or Specific Design Plan approved before September 1, 2010 or maintained an active
 26 grading permit since September 1, 2010.

27 **Sec. 27-128. Tree Canopy Coverage Requirements.**

28 (a) Tree canopy requirements shall be met unless a waiver has been granted pursuant to
 29 Section 25-130.

30 (b) All activities that are subject to this Division shall provide the tree canopy percentages
 31 listed in Table 1. Tree canopy coverage requirements are based on the gross tract area.

Table 1. Tree Canopy Requirements by Zone	
Zone	Minimum Tree Canopy Coverage
R-O-S, O-S, R-A	Exempt
R-E, R-L, V-L	20%
R-S, R-R, R-80, R-55, R-35, R-20, R-T, R-30, R-30C, R-18, R-18C, R-10, R-10A, R-H, R-U, R-M, R-M-H, V-M	[15%] <u>25%</u>
C-A, C-O, C-S-C, C-1, C-C, C-G, C-2, C-W, C-M, C-H, C-R-C, I-1, I-2, I-3, I-4, E-I-A, L-A-C, M-X-C, M-U-I, M-U-T-C, M-X-T, M-A-C, U-L-I	10%

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3 SECTION 2. BE IT FURTHER ENACTED that this Act shall take effect on forty-five (45)
4 calendar days after it becomes law.

Adopted this ____ day of _____, 2021.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Angela D. Alsobrooks
County Executive

KEY:

Underscoring indicates language added to existing law.

[Brackets] indicate language deleted from existing law.

Asterisks *** indicate intervening existing Code provisions that remain unchanged.

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