

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2016 Legislative Session**

Bill No. CB-28-2016
Chapter No. 22
Proposed and Presented by Council Member Toles
Introduced by Council Member Toles and Harrison
Co-Sponsors _____
Date of Introduction June 14, 2016

ZONING BILL

1 AN ORDINANCE concerning

2 R-10A and R-55 Zones

3 For the purpose of providing for townhouses as a permitted use in the R-10A and R-55 Zones in
4 Prince George's County, under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-441(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).

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 Section 27-441(b) of the Zoning Ordinance of
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
16 be and the same are hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**
18 **PART 5. RESIDENTIAL ZONES.**
19 **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
* * * * *	*	*	*	*	*	*	*	*	*
(5) RESIDENTIAL/LODGING:									
* * * * *	*	*	*	*	*	*	*	*	*
Townhouse, shown on a Detailed Site Plan approved prior to December 29, 1996, and in compliance with Section 3 of CB-55-1996	P	P ²	P ²	P ²	P ^{2,5}	P ²	X	X	X
Townhouse, shown on a preliminary plat of subdivision approved pursuant to Part 4A.	P	P ²	P ²	P ²	P ^{2,5}	P ²	X	X	X
Townhouse, Transit Village	P ⁸⁴	X	X	X	X	X	[X] P ¹⁰⁹	X	X
Townhouse, if located within a designated Revitalization Tax Credit District	X	X	X	P ⁷⁸	X	X	[X] P ¹⁰⁹	X	X
Townhouse, all others	P	SE	SE	SE	SE	X	[X] P ¹⁰⁹	X	X
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
* * * * *	*	*	*	*	*	*	*	*
(5) RESIDENTIAL/LODGING:		*	*	*	*	*	*	*
* * * * *	*	*	*	*	*	*	*	*
Townhouse, shown on a Detailed Site Plan approved prior to December 29, 1996, and in compliance with Section 3 of CB-55-1996	P	P ²	P ²	P ^{2.5}	P ²	X	X	X
Townhouse, shown on a preliminary plat of subdivision approved pursuant to Part 4A.	P	P ²	P ²	P ^{2.5}	P ²	X	X	X
Townhouse, Transit Village	P ⁸⁴	X	X	X	X	[X] P ¹⁰⁹	X	X
Townhouse, all others								
* * * * *	*	*	*	*	*	*	*	*

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109 Provided that the use conforms with the following criteria:

- (a) The townhouses shall be located on a lot(s) or parcel(s) with a land area less than eleven (11) acres in size;
- (b) The property is located within a development area designated through a Sector Plan and Sectional Map Amendment approved before January 1, 2010;
- (c) The property is located within a Development District Overlay Zone approved prior to June 1, 2014;
- (d) The property is located within a development district eligible for Tax Increment Financing as designated by the County before January 1, 2015;
- (e) In accordance with 27-548.25 of this Subtitle, the development is subject to a Detailed Site Plan process in accordance with Part 3, Division 9;
- (f) Notwithstanding any provision of this Subtitle to the contrary, the regulations of the R-10A Zone concerning net lot area, lot coverage and green area, lot/width frontage, yards, building height, distance between unattached townhouses, density, accessory buildings, and other requirements shall not apply; all such requirements for the development shall be established by and shown on the approved Detailed Site Plan; and
- (g) Dimensional (bulk) requirements shall be established and approved by the Planning Board and/or the District Council in the final decision applicable to the Detailed Site Plan.

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the
2 date of its adoption.

Adopted this 19th day of July, 2016.

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.