

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

2009 Legislative Session

Bill No. _____ CB-14-2009

Chapter No. _____ 10

Proposed and Presented by _____ Council Member Olson

Introduced by _____ Council Member Olson

Co-Sponsors _____

Date of Introduction _____ June 16, 2009

ZONING BILL

1 AN ORDINANCE concerning

2 Bedroom Percentages – Multifamily Dwellings

3 For the purpose of varying the bedroom percentages for multifamily dwellings within one-half
4 mile of the campus center of the University of Maryland at College Park under certain
5 circumstances.

6 BY repealing and reenacting with amendments:

7 Section 27-419,

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 (2007 Edition, 2008 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 Section 27-419 of the Zoning Ordinance of
16 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
17 be and the same is hereby repealed and reenacted with the following amendments:

18 **SUBTITLE 27. ZONING.**

19 **PART 5. RESIDENTIAL ZONES.**

20 **DIVISION 1. GENERAL.**

Sec. 27-419. Bedroom percentages.

(a) Requirements for multifamily dwellings.

(1) The maximum percentages of two (2) or more bedrooms per apartment unit in a separate building or project are as follows:

(A) For two (2) bedroom apartments, forty percent (40%); and

(B) For three (3) (or more) bedroom apartments, ten percent (10%). Unused percentages for three (3) (or more) bedroom apartment units may be added to the maximum allowed percentages for two (2) bedroom apartment units;

(2) Percentage limitations shall apply only to dwelling units actually constructed.

(3) The percentage limitations do not apply to efficiency and one (1) bedroom apartment units.

(b) Varying the percentages.

(1) A property owner may vary from the bedroom unit percentages in an existing building.

(A) If the percent (%) of variation is greater than ten (10), based on the percentages of the building as originally constructed, a Special Exception must be approved in accordance with Part 4.

(B) If the percent (%) of variation is ten (10) or less, based on the percentages of the building as originally constructed, a Special Exception is not required, provided the exterior dimensions of the building are not increased.

(2) If any portion of the parcel proposed for development of multifamily buildings is situated within one-half (1/2) mile of the University of Maryland at College Park campus center and is outside the U.S. 1 Corridor Sector Plan, variation from the bedroom percentages allowed under Section 27-419 above may be permitted without a Special Exception. For projects without an approved Detailed Site Plan, the variation shall be reviewed as part of the Detailed Site Plan review. For projects with an approved and valid Detailed Site Plan, the proposed variation shall be eligible for review and approval by the Planning Director as a limited minor amendment pursuant to Section 27-289(c) , provided the number of approved dwelling units are not increased. For purposes of this Subsection, “campus center” shall mean the Adele H. Stamp Student Union building on the University of Maryland at College Park campus.

(3) If the building was originally constructed in accordance with an approved Special Exception for a bedroom percentages increase, the provisions of paragraph (1), above, shall apply to the percentages approved by the Special Exception. If any future variation does not require another Special Exception (subparagraph (B), above), the original Special Exception site plan may be modified to show any change in parking facilities which may be required by the new variation in percentages. This change shall not constitute a revision of the site plan, but shall be made a part of the record of the original Special Exception application.

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

Adopted this 21st day of July, 2009.

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: _____
Marilynn M. Bland
Chairperson

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.