

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2017 Legislative Session

Bill No. CB-99-2017

Chapter No. 69

Proposed and Presented by Council Member Turner

Introduced by Council Members Turner and Davis

Co-Sponsors _____

Date of Introduction October 17, 2017

ZONING BILL

1 AN ORDINANCE concerning

2 Rural Residential (R-R) Zone

3 For the purpose of allowing single-family detached dwellings in the Rural Residential (R-R) Zone
4 to be developed pursuant to the R-55 Zone (One-Family Detached Residential) regulations under
5 certain circumstances.

6 BY repealing and reenacting with amendments:

7 Section 27-441(b),

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 (2015 Edition; 2016 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 27-441(b) of the Zoning Ordinance of
16 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be
17 and the same is hereby repealed and reenacted with the following amendments:

18 **SUBTITLE 27. ZONING.**

19 **PART 5. RESIDENTIAL ZONES.**

20 **DIVISION 3. USES PERMITTED.**

Sec. 27-441. Uses permitted.

(b) TABLE OF USES 1.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
{6} (7) Residential/Lodging									
* * * * *	*	*	*	*	*	*	*	*	*
Dwelling, one-family detached (in general)	P	P ⁸³	P ⁸³	P ⁸³	P ^{83, 119}	P	P	P	P
* * * * *	*	*	*	*	*	*	*	*	*

119 One-family detached dwellings in the R-R Zone may be developed pursuant to the regulations applicable to the R-55 Zone, provided:

- (A) The property is adjacent to land owned by the Maryland-National Capital Park and Planning Commission;
- (B) The total land proposed for development is less than five (5) acres;
- (C) The land proposed for development has frontage on a dedicated, but unimproved, public right-of-way;
- (D) The property was included on a Preliminary Plan of Subdivision approved on or before January 1, 2007 and is subject to a new Preliminary Plan of Subdivision reflecting the number of lots to be developed; and
- (E) The property is within one-half (1/2) mile of a municipal boundary.

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

Adopted this 14th day of November, 2017.

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.