

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2004 Legislative Session**

Bill No. \_\_\_\_\_ CB-112-2004  
 Chapter No. \_\_\_\_\_ 69  
 Proposed and Presented by \_\_\_\_\_ Council Member Harrington  
 Introduced by \_\_\_\_\_ Council Members Harrington, Dernoga, Dean and Exum  
 Co-Sponsors \_\_\_\_\_  
 Date of Introduction \_\_\_\_\_ November 1, 2004

**ZONING BILL**

1 AN ORDINANCE concerning

2 R-18 Zone

3 For the purpose of permitting townhouses in the R-18 Zone under certain circumstances.

4 BY repealing and reenacting with amendments:

5 Section 27-441(b),

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

7 being also

8 SUBTITLE 27. ZONING.

9 The Prince George's County Code

10 (2003 Edition).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
 12 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
 13 District in Prince George's County, Maryland, that Section 27-441(b) of the Zoning Ordinance of  
 14 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
 15 be and the same is hereby repealed and reenacted with the following amendments:

16 **SUBTITLE 27. ZONING.**

17 **PART 5. RESIDENTIAL ZONES.**

18 **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
<b>(6) Residential/Lodging:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X	X	P <sup>32</sup>	P <sup>32</sup>	X	X
Townhouse, in general	X	X	X	X	X	X <sup>48</sup>	X <sup>48</sup>	X <sup>48</sup>	P <sup>2</sup>
Townhouse, shown on a preliminary plat of subdivision approved pursuant to part 4A.	X	X	X	X	X	P	P	P	P <sup>2</sup>
<u>Townhouse, if located within a designated Revitalization Tax Credit District</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Townhouse, all others	X	X	X	X	X	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
<b>(6) Residential/Lodging:</b>								
* * * * *	*	*	*	*	*	*	*	*
Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X	X	X	X	X
Townhouse, shown on a Detailed Site Plan approved prior to December 30, 1996, and in compliance with Section 3 of CB-55-1996	P	P <sup>2</sup>	P <sup>2</sup>	P <sup>2,5</sup>	P <sup>2</sup>	X	X	X
Townhouse, shown on a preliminary plat of subdivision approved pursuant to Part 4A.	P	P <sup>2</sup>	P <sup>2</sup>	P <sup>2,5</sup>	P <sup>2</sup>	X	X	X
<u>Townhouse, if located within a designated Revitalization Tax Credit District</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P<sup>75</sup></u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Townhouse, all others	P	SE	SE	SE	SE	X	X	X
* * * * *	*	*	*	*	*	*	*	*

<sup>75</sup>Provided:

- (A) Townhouse development is within a multifamily complex formerly used for multifamily dwellings, where residential (multifamily and/or townhouse) density was reduced as part of its redevelopment;
- (B) Townhouse development shall be in accordance with the regulations for the R-T Zone; and
- (C) Detailed Site Plan approval is required in accordance with Part 3, Division 9, of this Subtitle.

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

Adopted this 30th day of November, 2004.

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: \_\_\_\_\_  
Tony Knotts  
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.