

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2008 Legislative Session**

Bill No. _____ CB-68-2008 _____

Chapter No. _____ 54 _____

Proposed and Presented by _____ Council Member Dean _____

Introduced by _____ Council Members Dean and Bland _____

Co-Sponsors _____

Date of Introduction _____ October 21, 2008 _____

ZONING BILL

1 AN ORDINANCE concerning

2 Residential Zones

3 For the purpose of amending the regulations concerning Recreational Community
4 Developments.

5 BY repealing and reenacting with amendments:

6 Section 27-444,

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 (2003 Edition, 2006 Supplement).

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 27-444 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16 be and the same is hereby repealed and reenacted with the following amendments:

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SUBTITLE 27. ZONING.

PART 5. RESIDENTIAL ZONES.

**DIVISION 5. ADDITIONAL REQUIREMENTS FOR
SPECIFIC USES.**

Sec. 27-444. Recreational Community Development.

(a) Purposes.

(1) The purposes of Recreational Community Development are:

(A) To provide for a residential community comprised of residential development and either an eighteen (18) hole golf course or an equestrian complex;

(B) To maintain the average density of dwelling units per gross acre normally allowed in the zone in which the community is located; and

(C) To provide for a variety of one-family dwelling types in a compatible recreation-oriented environment and setting.

(b) Requirements.

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(9) The minimum requirements for development of detached dwellings in the O-S, R-A, and R-E Zones shall be those which apply to the R-E Zone, with the following exceptions:

(A) The minimum lot width at the front building line shall be one hundred (100) feet;

(B) The minimum lot width at the front street line shall be twenty-five (25) feet; and

(C) The minimum net lot area shall be thirty thousand (30,000) square feet.

(10) With the exception of Section 27-444 (b)(16), in the R-R Zone, the applicable minimum requirements of the R-R Zone shall apply, except as follows:

(A) The minimum lot width at the front building line shall be seventy-five (75) feet;

(B) The minimum lot width at the front street line shall be twenty-five (25) feet; and

(C) The minimum net lot area shall be ten thousand (10,000) square feet, except as provided for in subparagraph (D), below.

(D) Single-family detached dwellings that are adjacent to, or within the immediate vicinity (300 feet) of, a golf course fairway, green, or teeing area may be developed on lots containing less than ten thousand (10,000) square feet, but not less than five thousand (5,000) square feet, in accordance with the following:

(i) Such lots shall not be located within three hundred (300) feet of the perimeter of the community;

(ii) These lots are not subject to the provisions of Section 27-442;

(iii) A maximum lot coverage of up to seventy-five percent (75%) may be allowed for such lots;

(iv) The minimum front, side, and rear yards for each lot shall be established by the Planning Board and shown on the approved Detailed Site Plan; however, in no case shall any building be set back less than five (5) feet from any lot line; and

(v) A review of the architectural elevations of the dwellings shall be included as part of the Detailed Site Plan review for the purpose of ensuring that a detached single-family character is attained.

(E) Single-family detached dwellings that are located within a residential community with an equestrian complex shall have a maximum lot coverage of up to forty percent (40%) for each lot, or 7,500 square feet, whichever is smaller.

(F) The maximum height for townhouses shall be forty-five (45) feet.

* * * * *

(16) For small-lot detached units, the following requirements shall apply:

(A) The minimum net lot area shall be five thousand (5,000) square feet;

(B) The minimum lot width at the front street line shall be twenty-five (25) feet;

(C) The minimum lot width at the front building line shall be forty (40) feet;

(D) The side yards may be a minimum of zero (0) feet on one side and six (6) feet on the other side;

(E) The front yard shall be a minimum of twenty (20) feet;

(F) The minimum distance between residential buildings shall be seven (7) feet;

and

(G) A maximum lot coverage of fifty percent (50%) shall be allowed.

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1 SECTION 2. BE IT FURTHER ENACTED that for purposes of any approved equestrian
2 recreational community development, prior to the issuance of the first building permit that is
3 based on the 40% maximum lot coverage as allowed by this Code, the existing stormwater
4 management approval shall be verified to ensure that the stormwater management systems
5 proposed are adequate to handle the stormwater runoff.

6 SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
7 (45) calendar days after its adoption.

Adopted this 18th day of November, 2008

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: _____
Samuel H. Dean
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.