

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2003 Legislative Session**

Bill No. \_\_\_\_\_ CB-25-2003  
Chapter No. \_\_\_\_\_ 27  
Proposed and Presented by \_\_\_\_\_ Council Member Harrington  
Introduced by \_\_\_\_\_ Council Members Harrington, Dean and Peters  
Co-Sponsors \_\_\_\_\_  
Date of Introduction \_\_\_\_\_ May 20, 2003

**ZONING BILL**

1 AN ORDINANCE concerning

2 L-A-C Zone

3 For the purpose of exempting certain dwelling units in proximity to a Metro Station from certain  
4 site and building design guidelines and regulations, and limitations on the number of townhouses  
5 and multifamily dwellings in the L-A-C zone.

6 BY repealing and reenacting with amendments:

7 Sections 27-480, 27-515, and 27-528,

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 (1999 Edition, 2002 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 Sections 27-480, 27-515, and 27-528 of the  
16 Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince  
17 George's County Code, be and the same are hereby repealed and reenacted with the following  
18 amendments:

**SUBTITLE 27. ZONING.**

**PART 8. COMPREHENSIVE DESIGN ZONES.**

**DIVISION 1. GENERAL.**

**Sec. 27-480. General development regulations.**

(a) With the exception of the minimum lot area requirement for townhouses, as set forth in (b), below, and the height limitation for multifamily dwellings, as set forth in (f), below, dimensions for yards, building lines, lot area, lot frontage, lot coverage, and building height shown on an approved Specific Design Plan shall constitute the development regulations applicable to the development of the land area addressed by that particular Specific Design Plan.

(b) The minimum lot area requirement for townhouses constructed pursuant to a Specific Design Plan for which an application is filed after December 30, 1996, (with the exception of property in the L-A-C Zone, if any portion lies within ½ mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station and the V-L and V-M Zones), shall be one thousand eight hundred (1,800) square feet.

(c) A minimum of sixty percent (60%) of all townhouses constructed in the Comprehensive Design Zones pursuant to a Specific Design Plan for which an application is filed after December 30, 1996, (with the exception of the V-L and V-M Zones), shall have a full front façade (excluding gables, bay windows, trim, and doors) constructed of brick, stone, or stucco.

(d) There shall be no more than six (6) townhouses per building group in any Comprehensive Design Zone, (with the exception of the V-L and V-M Zones), for which an application for a Specific Design Plan is filed after December 30, 1996, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six (6) dwelling units (but not more than eight (8) dwelling units), would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups in the DSP, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width. The restrictions on units per building group and percentages of building groups shall not apply to townhouses in the L-A-C Zone, if any portion of the L-A-C tract lies within ½ mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station. In no

1 event shall there be more than nine (9) dwelling units in a building group. Garage parking within  
2 all building groups shall be provided in rear-loaded garages except where the rears of the units  
3 are located along open space areas along the perimeter of the development area or areas of steep  
4 topography.

5 (e) The minimum building width for townhouses in any continuous, attached group shall  
6 be twenty (20) feet, and the minimum gross living space for a townhouse shall be one thousand  
7 two hundred and fifty (1,250) square feet in any development for which an application for a  
8 Specific Design Plan is filed after December 30, 1996 (with the exception of townhouses in the  
9 V-L and V-M Zones and, as it applies to the minimum building width only, townhouses on  
10 property in the L-A-C Zone, if any portion which lies within ½ mile of an existing or planned  
11 Washington Metropolitan Area Transit Authority Metrorail station). For the purposes of this  
12 subsection, “gross living space” shall be defined as all interior building space except the garage  
13 and unfinished basement or attic area.

14 (f) The maximum building height for multifamily dwellings for which an application for a  
15 Specific Design Plan is filed after December 30, 1996 shall be as follows: in the R-S and R-M  
16 Zones, forty (40) feet; in the R-U and L-A-C Zones, eighty (80) feet; and in the M-A-C Zone,  
17 one hundred and ten (110) feet.

**PART 8. COMPREHENSIVE DESIGN ZONES.****DIVISION 3. USES PERMITTED.****Sec. 27-515. Uses permitted.****(b) TABLE OF USES.**

USE	ZONE								
	M-A-C	L-A-C	E-I-A	R-U	R-M	R-S	R-L	V-L	V-M
* * * * *	*	*	*	*	*	*	*	*	*
<b>(7) RESIDENTIAL/LODGING:</b>									
Assisted living facility (CB-78-1996)	P	P	X	P	P	P	P	X	X
Dwelling (any type, except mobile home, multifamily, three-family, two-family, and storefront) <sup>29</sup> (CB-53-1991; CB-71-1991; CB-10-1992; CB-56-1996)	P	P	X	P	P	P	P	P <sup>23</sup>	P <sup>23</sup>
Dwelling, multifamily (CB-71-1991; CB-10-1992; CB-99-1997)	P	P	X	P	P	P	P <sup>31</sup>	P <sup>23</sup>	P <sup>23</sup>
* * * * *	*	*	*	*	*	*	*	*	*

- 29** For Specific Design Plans for which an application is filed after December 30, 1996, the following restrictions shall apply. Townhouses may comprise not more than the following percentages of the total number of dwelling units included in the Comprehensive Design Plan: in the R-L Zone, 20%; R-S, 20%; R-M, 30%; R-U, 30%; L-A-C, 40%; and M-A-C, 30%. Multifamily dwelling units may comprise not more than the following percentages of the total number of dwelling units in the Comprehensive Design Plan: in the R-S Zone, 10%; R-M, 10%; R-U, 30%; L-A-C, 30%; and M-A-C, 40%. These multifamily restrictions do not apply to Transit District Overlay Zones, and these townhouse and multifamily restrictions shall not apply to dwelling units on property in the L-A-C Zone, if any portion lies within ½ mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station.  
(CB-56-1996)

**DIVISION 4. COMPREHENSIVE DESIGN PLANS AND SPECIFIC DESIGN PLANS.**

**Subdivision 2. Specific Design Plans.**

**Sec. 27-528. Planning Board action.**

(a) Prior to approving a Specific Design Plan, the Planning Board shall find that:

(1) The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within ½ mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);

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

Adopted this 1st day of July, 2003

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  
Vice 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.