

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

Bill No. CB-109-2004
Chapter No. 63
Proposed and Presented by Council Member Peters
Introduced by Council Members Exum and Dean
Co-Sponsors _____
Date of Introduction November 1, 2004

ZONING BILL

1 AN ORDINANCE concerning

2 R-18 Zone

3 For the purpose of modifying the lot coverage and building height requirements in the R-18
4 Zone, permitting multi-family dwellings in the R-18 Zone, and exempting certain multi-family
5 dwellings in the R-18 Zone from bedroom percentage requirements under certain circumstances.

6 BY repealing and reenacting with amendments:

7 Sections 27-436(d), 27-441(b), 27-442(c) and 27-442(f),
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 (2003 Edition).

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 27-436(d), 27-441(b), 27-442(c) and
16 27-442(f) of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27
17 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the
18 following amendments:

19 **SUBTITLE 27. ZONING.**
20 **PART 5. RESIDENTIAL ZONES.**

DIVISION 2. SPECIFIC RESIDENTIAL ZONES.

Sec. 27-436. R-18 Zone (Multifamily Medium Density Residential)

* * * * *

(d) Bedroom percentages.

(1) The bedroom percentages for multi-family dwellings in the R-18 Zone shall be in accordance with Section 27-419, provided that this paragraph shall not apply where rehabilitation of an existing multi-family development, financed through Mortgage Revenue Bonds issued by the Housing Authority of Prince George’s County, results in a reduction of the total number of existing dwelling units, where a condominium plat is recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit, or where a housing cooperative is established to own the multi-family dwellings.

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SUBTITLE 27. ZONING.

PART 5. RESIDENTIAL ZONES.

DIVISION 3. USES PERMITTED.

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
* * * * *	*	*	*	*	*	*	*	*
(6) Residential/Lodging:								
* * * * *	*	*	*	*	*	*	*	*
Dwelling, farm tenant	X	X	X	X	X	X	X	X
Dwelling, multifamily:								
(A) In general	X	P ⁶	P ⁶	[X]P ⁷⁵	P ⁶	X	X	X
(B) Subject to applicable bedroom percentages	X	P	X	P	X	X	P	P
(C) In excess of applicable bedroom percentages	X	SE	X	SE	X	X	SE	SE
(D) Restricted to one-bedroom and efficiency apartments	X	X	X	X	X	P	X	X
(E) Higher than 110 feet	X	X	X	X	X	SE	SE	P
Dwelling, one-family attached, for the elderly ⁵⁸	P	P ²	P ²	P ²	P ²	X	X	X
* * * * *	*	*	*	*	*	*	*	*

⁷⁵ Provided that (1) a condominium plat is recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit, or a housing cooperative is established to own the dwelling units; and (2) at least 90% of all required parking spaces are provided in a parking structure.

PART 5. RESIDENTIAL ZONES.

DIVISION 4. REGULATIONS.

Sec. 27-442. Regulations.

(c) TABLE II - LOT COVERAGE AND GREEN AREA.

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
* * * * *	*	*	*	*	*	*	*	*
Lot Coverage (Maximum % of Net Lot Area):								
Dwellings (including all accessory uses, home occupations):⁷								
One-family detached, in general	30	30	30	30	30	-	30	30
One-family detached, cluster development	-	-	-	-	-	-	-	-
One-family semidetached	35 ¹	35 ¹	35 ¹	35 ¹	35 ¹	-	-	-
One-family triple-attached	-	-	-	-	-	-	-	-
Townhouses	35 ¹	35 ¹	35 ¹	35 ¹	35 ¹	-	-	-
Two-family	35 ¹	35 ¹	35 ¹	35 ¹	35 ¹	-	-	-
Three-family	35 ¹	35 ¹	35 ¹	35 ¹	35 ¹	-	-	-
Multifamily	-	20 ¹	20 ¹	30 ¹¹	30	50	50	12 ^{1,4}
Agricultural preservation development	-	-	-	-	-	-	-	-
Churches or similar places of worship on lots between one (1) and two (2) acres in size	50	50	50	50	50	50	50	50
Other allowed uses	60	60	60	60	60	50	60 ¹⁰	60
* * * * *	*	*	*	*	*	*	*	*

¹¹ If at least 90% of all required parking spaces are provided in a parking structure, the Lot Coverage may be increased to 35%.

Sec. 27-442. Regulations.

(f) TABLE V – BUILDING HEIGHT (Maximum in Feet, Main Building)⁸.

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
* * * * *	*	*	*	*	*	*	*	*
All allowed uses⁷	40 ^{2,9}	40 ^{3,4,9}	40 ^{3,4,9}	40 ^{3,5,9}	40 ^{3,5,9}	110 ⁶⁰	110 ⁶	____ ^{9,11}
* * * * *	*	*	*	*	*	*	*	*

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⁵ On a lot or tract having a net area of [five (5)] four (4) or more acres, the height may be increased to eighty (80) feet.

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

Adopted this 23rd 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.