

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2016 Legislative Session**

Bill No. CB-58-2016
Chapter No. 44
Proposed and Presented by Council Member Franklin
Introduced by Council Member Franklin
Co-Sponsors _____
Date of Introduction October 4, 2016

ZONING BILL

1 AN ORDINANCE concerning

2 Comprehensive Design Zones

3 For the purpose of providing certain alternate development regulations for townhouses in
4 Comprehensive Design Zones, under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-515(b),

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 (2015 Edition).

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 27-515(b) 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16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 8. COMPREHENSIVE DESIGN ZONES.**

19 **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
(7) RESIDENTIAL/LODGING:									
* * * * *	*	*	*	*	*	*	*	*	*
Dwelling (any type, except mobile home, multifamily, three-family, two-family, and storefront) ^{29 36} , outside a Planned Environmental Preservation Community	P	P	X	P	P	P	P	P ²³	P ²³
* * * * *	*	*	*	*	*	*	*	*	*

* * * * *

29 Except as provided in Section 27-480(g), 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, twenty percent (20%); R-S, twenty percent (20%); R-M, thirty percent (30%); R-U, thirty percent (30%); L-A-C, forty percent (40%); and M-A-C, thirty percent (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, ten percent (10%); R-M, ten percent (10%); R-U, thirty percent (30%); L-A-C, thirty percent (30%); and M-A-C, forty percent (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 one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station. In the R-U Zone the applicant may propose all townhouses or all multifamily dwellings provided that this results in a reduction of at least thirty percent (30%) of the total number of dwelling units permitted under an approved Basic Plan. No Basic Plan or Comprehensive Design Plan Amendment is required provided the building design and architecture requirements, as previously approved, are not modified. Notwithstanding the above, in the R-S Zone the applicant may propose townhouses up to thirty-five percent (35%) of the total number of dwelling units included in the Comprehensive Design Plan, provided the subject property consists of at least 1,000 acres and abuts land in the C-S-C Zone, contains a fully operational 18-hole golf course, and was placed in the R-S Zone prior to January 1, 1990.

* * * * *

36 The general development regulations on an approved Comprehensive Design Plan which includes a minimum of 100 acres of land, a portion of which was used as an airport on or before December 30, 2015, shall constitute the development regulations applicable to the development. The development regulations contained in Section 27-515(b)(7) footnote 29 and Section 27-480 (b), (c), (d), (e) and (f) shall not apply to development approved in this Comprehensive Design Plan. The approved Comprehensive Design Plan shall include, but not be limited to, dimensions of yards, building lines, building widths, lot area, lot frontage, building height, building materials, maximum townhouse and multifamily percentages, the number of dwelling units in a building group and width of private streets.

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

Adopted this 15th day of November , 2016.

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.