

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2014 Legislative Session

Bill No. CB-89-2014

Chapter No. 56

Proposed and Presented by Council Member Harrison

Introduced by Council Members Harrison, Franklin, Davis and Patterson

Co-Sponsors _____

Date of Introduction September 30, 2014

ZONING BILL

1 AN ORDINANCE concerning

2 Residential Revitalization

3 For the purpose of amending the Residential Revitalization regulations to include two-family
4 dwelling units as an additional type of replacement dwelling that may be proposed in a
5 Residential Revitalization project.

6 BY repealing and reenacting with amendments:

7 Sections 27-441(b) and 27-445.10,

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 (2011 Edition; 2013 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 27-441(b) and 27-445.10 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17 George's County Code, be and the same are hereby repealed and reenacted with the following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:

19 **SUBTITLE 27. ZONING.**

20 **PART 5. RESIDENTIAL ZONES.**

DIVISION 3. USES PERMITTED. (RESIDENTIAL ZONES).

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
(6) Residential/Lodging:									
* * * * *	*	*	*	*	*	*	*	*	*
Residential Revitalization[: Comprising any form of proposed multifamily, attached one-family or detached one-family dwellings, in a Residential Revitalization project, as shown on a Detailed Site Plan approved] in accordance with Section 27-445.10	X	X	X	X	P	P	P	P	P
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
(6) Residential/Lodging:								
* * * * *	*	*	*	*	*	*	*	*
Residential Revitalization[: Comprising any form of proposed multifamily, attached one-family or detached one-family dwellings, in a Residential Revitalization project, as shown on a Detailed Site Plan approved] in accordance with Section 27-445.10	P	P	P	P	P	P	P	P
* * * * *	*	*	*	*	*	*	*	*

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SUBTITLE 27. ZONING.

PART 5. RESIDENTIAL ZONES.

DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.

Sec. 27-445.10. Residential Revitalization.

(a) Applicability.

(1) Residential Revitalization, as defined in this Subtitle and permitted in the Table of Uses in Part 5, shall be limited to any form of existing multifamily or attached one-family dwelling units or unimproved property on which multifamily dwelling units existed on January 1, 2001, but were subsequently razed as a result of condemnation proceedings initiated by the County that are located in a Revitalization Tax Credit District.

(2) This section is not applicable to any other property.

(b) Requirements.

(1) Dwelling units, or property on which they formerly existed, as described in (a)(1) of this Section may be replaced by proposed multifamily, [attached] one-family [family], or two-family dwelling[, or detached one-family dwelling] units in a Residential Revitalization project.

(2) The dwelling units, or property as described in (b)(1) above, shall have or have had a minimum density of twelve (12) units per acre of the net lot or tract area.

(3) The number, location, and design of compact and standard parking spaces shown on the approved Detailed Site Plan shall constitute the parking design regulations for the development.

(4) Regulations concerning the height of structures, lot size and coverage, frontage, setbacks, density, bedroom percentages and other requirements of the specific zone do not apply to uses and structures in a Residential Revitalization project. The dimensions and percentages shown on the approved Detailed Site Plan shall constitute the development regulations.

(5) The normal parking requirement shall be reduced by thirty percent (30%). An additional reduction may be allowed upon a determination that:

(A) An additional reduction is necessary to alleviate conditions that are particular to the proposed use , given its nature at this location, or to alleviate conditions which are prevalent in older areas of the County which were predominately developed prior to November 29, 1949; and

1 (B) The additional reduction will not infringe upon the parking and loading
2 needs of adjacent residential areas.

3 (6) The project shall comply with the requirements of the Landscape Manual to the
4 extent that is practical.

5 (c) **Findings.**

6 In approving a Residential Revitalization project, the Planning Board shall find that the
7 project:

8 (1) Improves a deteriorated, obsolete, or demolished multifamily or attached one-
9 family dwelling unit development by replacing or rehabilitating dwellings, improving structures,
10 or renovating and improving other facilities;

11 (2) Maintains or improves the architectural character of the buildings so that they are
12 compatible with surrounding properties;

13 (3) Serves a need for housing in the neighborhood or community;

14 (4) Benefits project residents and property owners in the neighborhood;

15 (5) Conforms with the housing goals and priorities as described in the current
16 “Housing and Community Development Consolidated Plan,” for Prince George’s County; and

17 (6) Conforms to either specific land use recommendations or principles and
18 guidelines for residential development within the applicable Master Plan.

19 (d) **Site Plans.**

20 (1) A Detailed Site Plan shall be approved for all Residential Revitalization, in
21 accordance with Part 3, Division 9, of this Subtitle.

22 (2) Site plan review shall include the approval of architectural elements including but
23 not limited to building materials, typical building elevations, signs and outdoor lighting.

24 (e) **Mandatory Referrals.**

25 After the Planning Department accepts an application for processing, copies shall be
26 referred for review and comment to the County’s Department of Housing and Community
27 Development, any municipality whose boundaries are located within one-half mile of the project
28 and any other agencies determined by the Planning Director.

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

Adopted this 28th day of October, 2014.

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: _____
Mel Franklin
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.