

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2018 Legislative Session**

Bill No. CB-64-2018  
Chapter No. 46  
Proposed and Presented by Council Member Franklin  
Introduced by Council Member Franklin  
Co-Sponsors \_\_\_\_\_  
Date of Introduction September 25, 2018

**ZONING BILL**

1 AN ORDINANCE concerning

2 R-80 Zone

3 For the purpose of permitting townhouses in the R-80 (One-Family Detached Residential) Zone,  
4 under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-441(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, 2017 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 27-441(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16 be and the same is hereby repealed and reenacted with the following amendments: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 5. RESIDENTIAL ZONES.**

19 **DIVISION 3. USES PERMITTED.**

**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
<b>(7) Residential/Lodging:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
Townhouse, all others	X	X	X	X	P <sup>79, 120, 123</sup> , [X] P <sup>48, 127</sup>		P <sup>48, 111, 124</sup>	X <sup>48</sup>	P <sup>2</sup>
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
<b>(7) Residential/Lodging:</b>								
* * * * *	*	*	*	*	*	*	*	*
Townhouse, all others	P <sup>125</sup>	SE	SE	SE	SE	X	X	X
* * * * *	*	*	*	*	*	*	*	*

48 Townhouses which were permitted when developed pursuant to former Part 4A of this Subtitle prior to January 21, 1997, are permitted. No more than twenty percent (20%) of the total number of dwelling units in the development may be townhouses.

127 Notwithstanding any other provision of this Part, townhouses are a permitted use, provided:

- (A) The use is located on property that has a minimum of eight (8) acres;
- (B) The property, or a portion thereof, is located less than 1,000 feet from property designated as a regional park operated by the Maryland-National Capital Park and Planning Commission or less than 500 feet from property designated as an Historic Site or Resource on the National Register of Historic Places;
- (C) The property on which the use will be located has frontage on a roadway with a functional transportation classification of collector or higher; and
- (D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage, frontage, setbacks, density, landscaping and other requirements or regulations of the R-80 Zone shall not apply. All such dimensional requirements shall be those approved in accordance with such requirements applicable to the M-X-T Zone in the Detailed Site Plan including architectural elevations.

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

Adopted this 23rd day of October, 2018.

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: \_\_\_\_\_  
Dannielle M. Glaros  
Chair

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.