

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2011 Legislative Session**

Bill No. CB-13-2011  
Chapter No. 10  
Proposed and Presented by Council Member Patterson  
Introduced by Council Member Patterson  
Co-Sponsors \_\_\_\_\_  
Date of Introduction June 7, 2011

**ZONING BILL**

1 AN ORDINANCE concerning  
2 Residential Revitalization  
3 For the purpose of amending the definition and regulations for Residential Revitalization.

4 BY repealing and reenacting with amendments:

5 Sections 27-107.01 and 27-445.10,  
6 The Zoning Ordinance of Prince George's County, Maryland,  
7 being also  
8 SUBTITLE 27. ZONING.  
9 The Prince George's County Code  
10 (2007 Edition, 2010 Supplement).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
12 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
13 District in Prince George's County, Maryland, that Sections 27-107.01 and 27-445.10 of the  
14 Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince  
15 George's County Code, be and the same are hereby repealed and reenacted with the following  
16 amendments:

**SUBTITLE 27. ZONING.**

**PART 2. GENERAL.**

**DIVISION 1. DEFINITIONS.**

17  
18  
19  
20 **Sec. 27-107.01. Definitions.**

1 \* \* \* \* \*

2 (198.1) **Residential Revitalization:** The renovation or redevelopment of any form of existing

3 multifamily or attached one-family dwelling units, or unimproved property on which multifamily

4 dwelling units existed on January 1, 2001, but were subsequently razed as a result of

5 condemnation proceedings initiated by the County, in a designated Revitalization Tax Credit

6 District, where the renovation or redevelopment meets the standards and criteria in Section 27-

7 445.10.

8 \* \* \* \* \*

9 **SUBTITLE 27. ZONING.**

10 **PART 5. RESIDENTIAL ZONES.**

11 **DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.**

12 **Sec. 27-445.10 Residential Revitalization.**

13 (a) **Applicability.**

14 (1) Residential Revitalization, as defined in this Subtitle and permitted in the Table of

15 Uses in Part 5, shall be limited to any form of existing multifamily or attached one-family

16 dwelling units or unimproved property on which multifamily dwelling units existed on January

17 1, 2001, but were subsequently razed as a result of condemnation proceedings initiated by the

18 County that are located in a Revitalization Tax Credit District.

19 (2) This section is not applicable to any other property [not currently developed with

20 existing attached or multifamily dwelling units].

21 (b) **Requirements.**

22 (1) ~~[Existing d]~~Dwelling units, or property on which they formerly existed, as

23 described in (a)(1) of this Section may be replaced by proposed multifamily, attached one-family

24 or detached one-family dwelling units in a Residential Revitalization project.

25 (2) The [existing] dwelling units, or property as described in (b)(1) above, shall have

26 or have had a minimum density of twelve (12) units per acre of the net lot or tract area.

27 (3) The number, location, and design of compact and standard parking spaces shown

28 on the approved Detailed Site Plan shall constitute the parking design regulations for the

29 development.

30 (4) Regulations concerning the height of structures, lot size and coverage, frontage,

1 setbacks, density, bedroom percentages and other requirements of the specific zone do not apply  
 2 to uses and structures in a Residential Revitalization project. The dimensions and percentages  
 3 shown on the approved Detailed Site Plan shall constitute the development regulations.

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

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

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

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

14 (c) **Findings.**

15 In approving a Residential Revitalization project, the Planning Board shall find that the  
 16 project:

17 (1) Improves a deteriorated [or] obsolete, or demolished multifamily or attached one-  
 18 family dwelling unit development by replacing or rehabilitating dwellings, improving structures,  
 19 or renovating and improving other facilities;

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

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

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

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

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

28 (d) **Site Plans.**

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

31 (2) Site plan review shall include the approval of architectural elements including but

1 not limited to building materials, typical building elevations, signs and outdoor lighting.

2 (e) **Mandatory Referrals.**

3 After the Planning Department accepts an application for processing, copies shall be  
4 referred for review and comment to the [c]County’s Department of Housing and Community  
5 Development, any municipality whose boundaries are located within one-half mile of the project  
6 and any other agencies determined by the Planning Director.

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

Adopted this 19<sup>th</sup> day of July, 2011.

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: \_\_\_\_\_  
Ingrid M. Turner  
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.