

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

Bill No. CB-97-2018

Chapter No. 60

Proposed and Presented by Council Members Turner, Davis and Harrison

Introduced by Council Members Turner, Davis and Harrison

Co-Sponsors \_\_\_\_\_

Date of Introduction September 25, 2018

**ZONING BILL**

1 AN ORDINANCE concerning

2 O-S Zone

3 For the purpose of permitting, on a limited basis, the development of single-family detached,  
4 single-family attached, and townhouse residential uses within the O-S (Open Space) Zones of  
5 Prince George’s County, under certain specified circumstances.

6 BY repealing and reenacting with amendments:

7 Section 27-441(b),

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 (2015 Edition; 2017 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 Section 27-441(b) of the Zoning Ordinance of  
16 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be  
17 and the same is hereby repealed and reenacted with the following amendments:

18 **SUBTITLE 27. ZONING.**

19 **PART 5. RESIDENTIAL ZONES.**

20 **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>(6) RESIDENTIAL/LODGING:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
Townhouse, all others	X	<u>P</u> <sup>126</sup>	X	X	P <sup>79,120, 123</sup>	X <sup>48</sup>	P <sup>48,111,124</sup>	X <sup>48</sup>	P <sup>2</sup>
* * * * *	*	*	*	*	*	*	*	*	*
Dwelling, one-family detached (in general)	P	<u>P</u> <sup>126</sup>	P	P	P	X	P	P	*

**126** Permitted use, provided:

(A) The property is located within a character area that is the subject of a Minor Amendment to an area Sector Plan and Sectional Map Amendment approved on or after March 1, 2018;

(B) The property that is proposed for residential development, consisting of single-family detached and single-family attached residential dwelling units, will be located on of lot(s) or parcel(s) with an aggregate acreage of not more than One Hundred Thirty (130) acres in size;

(C) Development regulations applicable to O-S Zone set forth within this Subtitle, including minimum lot sizes, coverage, frontage, setbacks, density, lot width, yards, building height, distance between townhouse groups and other requirements shall not apply to the development of single-family detached and single-family attached (townhouse) residential dwellings as authorized herein. Instead, the density regulations for the R-R Zone shall apply. All such other development regulations, including architectural review of proposed uses for development of the subject property, shall be as established and shown on a Detailed Site Plan approved in accordance with Part 3, Division 9 of this Subtitle; and

(D) A preliminary plan of subdivision approval process shall apply to development authorized pursuant to this Section.

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date it becomes law.

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.