

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

Bill No. CB-75-2018  
Chapter No. 48  
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-R and C-S-C Zones

3 For the purpose of clarifying the regulations applicable to certain Townhouse uses in the R-R  
4 (Rural Residential) and C-S-C (Commercial Shopping Center) Zones, Prince George's County,  
5 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,  
17 be and the same is hereby repealed and reenacted with the following amendments: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>(7) RESIDENTIAL/LODGING:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
Townhouse, all others:	X	X	X	X	P <sup>79, 120</sup>	X <sup>48</sup>	P <sup>48, 111, 124</sup>	X <sup>48</sup>	P <sup>2</sup>
* * * * *	*	*	*	*	*	*	*	*	*

\* \* \* \* \*

\* \* \* \* \*

**120** Notwithstanding any other provision of this Part, townhouses are permitted uses, provided:

- (A) The use is located on a lot(s) or parcel(s) that is less than sixteen (16) acres in size and adjoins land in the C-S-C Zone;
- (B) The property adjoins land which is the subject of an approved development application for a gas station; and

(C) A Detailed Site Plan shall include adjoining property located in the C-S-C Zone and 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 of the R-R Zone shall not apply. These dimensional (bulk) regulations shall be [those] approved in accordance with such requirements applicable to a Regional Urban Community in the M-X-T Zone, as set forth in Section 27-544(f)(2)(E) and (G) of this Subtitle, by the Planning Board (or District Council after review) in the Detailed Site Plan. The Detailed Site Plan shall show commercial development and include architectural review to ensure high quality design and construction materials compatible with the surrounding area.

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**PART 6. COMMERCIAL ZONES.  
DIVISION 3. USES PERMITTED.**

**Sec. 27-461. Uses permitted.**

**(b) TABLE OF USES I.**

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
* * * * *	*	*	*	*	*	*
<b>(6) RESIDENTIAL/LODGING:</b>						
* * * * *	*	*	*	*	*	*
Townhouse	P <sup>59,65</sup>	X	P <sup>68</sup>	X	P	X
* * * * *	*	*	*	*	*	*

\* \* \* \* \*

- 68** Notwithstanding any other provision of this Part, townhouses are a permitted use, provided:
- (A) The use is located on a lot(s) or parcels(s) that is less than sixteen (16) acres in size and adjoins land zoned R-R;
  - (B) The property is the subject of an approved development application for a gas station; and
  - (C) A Detailed Site Plan shall include adjoining property located in the R-R Zone and 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 of the C-S-C Zone shall not apply. These dimensional (bulk) requirements shall be [those] approved in accordance with such requirements applicable to a Regional Urban Community in the M-X-T Zone set forth in Section 27-544(f)(2)(E) and (G) of this Subtitle, by the Planning Board (or District Council after review) in the Detailed Site Plan. The Detailed Site Plan shall include architectural review to ensure high quality design and construction materials compatible with the surrounding area.

\* \* \* \* \*

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

Adopted this 23<sup>rd</sup> 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.