

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

**1997 Legislative Session**

Bill No. \_\_\_\_\_ CB-83-1997

Chapter No. \_\_\_\_\_ 65

Proposed and Presented by \_\_\_\_\_ Council Member Estep

Introduced by \_\_\_\_\_ Council Members Estep and Russell

Co-Sponsors

Date of Introduction \_\_\_\_\_ October 14, 1997

**ZONING BILL**

AN ORDINANCE concerning

Quadruple-Attached Dwelling

For the purpose of defining a Quadruple-Attached Dwelling, and permitting this use in certain residential zones.

BY repealing and reenacting with amendments:

Sections 27-107.01, and 27-441(b),

The Zoning Ordinance of Prince George's County, Maryland,

being also

SUBTITLE 27. ZONING.

The Prince George's County Code

(1995 Edition, 1996 Supplement).

SECTION 1. BE IT ENACTED by the 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, that Sections 27-107.01 and 27-441(b) of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**

**PART 2. GENERAL.**

## DIVISION 1. DEFINITIONS.

### Sec. 27-107.01. Definitions.

(a) Terms in the Zoning Ordinance are defined as follows:

\* \* \* \* \*

(76.1) Dwelling, Quadruple-Attached: One (1) of four (4) attached "Buildings" which:

- (A) Are used as a "One-Family Dwelling";
- (B) Are located side by side on abutting "Lots";
- (C) Are separated from each other by a solid wall extending from the lowest floor to the roof;
- (D) Have exterior walls in common with the adjoining "Building"; and
- (E) Are separated from any other "Building" by space on all other sides.

\* \* \* \* \*

(240) **Townhouse:** One (1) of a group of three (3) or more attached "Buildings" arranged or designed as a "One-Family Dwelling" which:

- (A) Are entirely separated from each other by walls extending from the lowest floor to the roof; and
- (B) Have separate entrances from the outside. (See Figure 28.)

The term shall not include a one-story "quadruple-attached dwelling" located in a Planned Retirement Community or Mixed Retirement Development.

\* \* \* \* \*

## PART 5. RESIDENTIAL ZONES.

### DIVISION 3. USES PERMITTED.

#### Sec. 27-441. Uses permitted.

(DR-3)

## (b) TABLE OF USES

USE	ZONE								
	<i>R-O-S</i>	<i>O-S</i>	<i>R-A</i>	<i>R-E</i>	<i>R-R</i>	<i>R-80</i>	<i>R-55</i>	<i>R-35</i>	<i>R-20</i>
* * *		*		*			*		
(6) RESIDENTIAL/LODGING:									
* * *		*		*			*		
<u>Dwelling, quadruple-attached</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>
* * *		*		*			*		

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USE	ZONE							
	<i>R-T</i>	<i>R-30</i>	<i>R-30C</i>	<i>R-18</i>	<i>R-18C</i>	<i>R-10A</i>	<i>R-10</i>	<i>R-H</i>
* * *		*		*			*	
(6) RESIDENTIAL/LODGING:								
* * *		*		*			*	
<u>Dwelling, quadruple-attached</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>P<sup>2,5</sup></u>	<u>P<sup>2</sup></u>	<u>X</u>	<u>X</u>	<u>X</u>
* * *		*		*			*	

(DR-3)

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

Adopted this 18th day of November, 1997.

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:

Dorothy F. Bailey  
Chair

ATTEST:

Joyce T. Sweeney  
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.