

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2015 Legislative Session

Bill No. CB-106-2015

Chapter No. 65

Proposed and Presented by Council Member Taveras

Introduced by Council Member Taveras

Co-Sponsors _____

Date of Introduction October 20, 2015

ZONING BILL

1 AN ORDINANCE concerning

2 R-55 and R-18 Zones

3 For the purpose of permitting townhouses in the R-55 (One-Family Detached Residential) and
4 R-18 (Multifamily Medium Density Residential) Zones, under certain specified 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 (2011 Edition; 2014 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16 be and the same is hereby repealed and reenacted with the following amendments: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
* * * * *	*	*	*	*	*	*	*	*	*
(6) RESIDENTIAL/LODGING :									
* * * * *	*	*	*	*	*	*	*	*	*
Townhouse, Transit Village (CB-37-2006)	X	X	X	X	X	X	X	X	X
Townhouse, if located within a designated Revitalization Tax Credit District, <u>within a Transit District Overlay Zone, or within a Development District Overlay Zone</u> (CB-112-2004)	X	X	X	X	X	X	[X] P ¹⁰⁵	X	X
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
* * * * *	*	*	*	*	*	*	*	*
(6) RESIDENTIAL/LODGING:								
* * * * *	*	*	*	*	*	*	*	*
Townhouse, Transit Village (CB-37-2006)	P ⁸⁴	X	X	X	X	X	X	X
Townhouse, if located within a designated Revitalization Tax Credit District <u>within a Transit District Overlay Zone, or a Development District Overlay Zone.</u> (CB-112-2004)	X	X	X	P ⁷⁸	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*

* * * * *

105 Townhouses are a permitted use, provided:

- (A) the use is located on a lot(s) or parcel(s) of less than two (2) acres in size;
- (B) the property is currently developed with institutional/educational uses; and
- (C) 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 and green area, lot/width frontage, yards, building height, distance between unattached townhouses, density, accessory buildings, private streets, minimum area for development, and other requirements of the R-55 and R-T Zones shall not apply. If not specified within the Transit District Standards or Development District Standards applicable to the property, the foregoing requirements shall be established and shown on the Detailed Site Plan. The detailed site plan process pursuant to this section shall also include review of architectural features for the proposed development.

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

Adopted this 17th day of November, 2015.

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: _____
Mel Franklin
Chairman

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.