

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

2002 Legislative Session

Bill No. _____ CB-13-2002

Chapter No. _____ 12

Proposed and Presented by _____ Council Member Scott

Introduced by _____ Council Member Scott

Co-Sponsors _____

Date of Introduction _____ April 9, 2002

ZONING BILL

1 AN ORDINANCE concerning

2 Mixed-Use Planned Communities

3 For the purpose of defining the Mixed-Use Planned Community use; permitting the use in the
 4 M-X-T Zone; permitting the use in the E-I-A Zone, where the subject property meets the criteria
 5 for classification to the M-X-T Zone; and making related amendments to the Zoning Ordinance.

6 BY repealing and reenacting with amendments:

7 Sections 27-107.01(a), 27-276, 27-499, 27-500,

8 27-501, 27-515(b), 27-544, 27-546, 27-547(b), and 27-548

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

10 being also

11 SUBTITLE 27. ZONING.

12 The Prince George's County Code

13 (1999 Edition, 2001 Supplement).

14 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
 15 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
 16 District in Prince George's County, Maryland, that Sections 27-107.01(a), 27-276, 27-499,
 17 27-500, 27-501, 27-515(b), 27-544, 27-546, 27-547(b), and 27-548 of the Zoning Ordinance of
 18 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
 19 be and the same are hereby repealed and reenacted with the following amendments:

20 **SUBTITLE 27. ZONING.**

PART 2. GENERAL.

DIVISION 1. DEFINITIONS

Sec. 27-107.01. Definitions.

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

* * * * *

(151) **Mixed Retirement Development:** A residential community for retirement aged persons developed under a uniform scheme of development, containing a mix of attached, detached, or multifamily dwelling units, nursing or care homes, or assisted living facilities. Each community shall be developed with not less than two (2) types of dwelling units.

(151.1) **Mixed-Use Planned Community:** A contiguous land assemblage of 250 or more acres in the E-I-A or M-X-T Zone at the intersection of two State highways classified as expressways or freeways, land which meets the criteria in Part 3, Division 2, for classification in the M-X-T Zone and which is developed or to be developed as follows: mixing residential, employment, commercial retail, commercial office, hotel or lodging, civic buildings, parks, or recreational uses; creating a self-sustaining neighborhood with a balanced mix of residential, commercial, public, institutional, and recreational uses; providing uses which are physically and functionally coordinated, with a network of streets and sidewalks forming an integrated circulation system; giving priority in use placement and site design to public spaces, civic uses, recreational uses, and institutional buildings; and exhibiting throughout a high quality of architecture, site design and landscaping, and placement of different uses. If on January 1, 2002, any part of the property covered by an approved E-I-A Basic Plan is partially or fully built on or developed under the Basic Plan regime, then no part of the property may be approved as a Mixed-Use Planned Community.

* * * * *

PART 3. ADMINISTRATION

DIVISION 9. SITE PLANS.

Subdivision 2. Requirements for conceptual site plans.

Sec. 27-276. Planning Board procedures.

(a) **General.**

(1) Prior to approval of any preliminary plan of subdivision or Detailed Site Plan, or the issuance of any grading, building, or use and occupancy permit, for the development or use

1 of any land for which a Conceptual Site Plan is required, the applicant shall obtain approval of a
2 Conceptual Site Plan from the Planning Board.

3 (2) Anyone who was a person of record in any Zoning Map Amendment or Special
4 Exception as described in Part 2, Division 2, and Part 3 of this Subtitle, respectively, or other
5 zoning matters pertaining to the property, as of January 1, 1994, but not more than ten (10) years
6 prior to the filing of the application, shall be sent notice of the filing of the application. This
7 notice shall inform the person of record in the previous application(s) of the procedure for
8 becoming a person of record in the pending application and the necessity for becoming a person
9 of record in the pending application in order to maintain standing to participate. The failure of
10 the previous person of record to receive the notice shall not invalidate the approval of the
11 Conceptual Site Plan. As used herein, the term "other zoning matters" shall be limited to
12 Conceptual Site Plans and Detailed Site Plans.

13 (3) The Planning Board shall review the Conceptual Site Plan for compliance with
14 this Division.

15 (4) The Planning Board shall give due consideration to all comments received from
16 other agencies.

17 (5) The Planning Board shall only consider the Plan at a regularly scheduled meeting
18 after a duly advertised public hearing.

19 (6) The Planning Board shall approve, approve with modification, or disapprove the
20 Conceptual Site Plan, and shall state its reasons for the action.

21 (7) The Planning Board's decision shall be embodied in a resolution adopted at a
22 regularly scheduled public meeting, a copy of which shall be sent to all persons of record (in the
23 Conceptual Site Plan approval process) and the District Council.

24 (8) For a proposed Mixed-Use Planned Community, the Planning Board shall hold a
25 hearing on the application and make the findings required in this Section before it approves the
26 Conceptual Site Plan. But if the subject property lies within a municipality, the following shall
27 apply:

28 (A) The Planning Board shall hold a hearing, prepare a record, and transmit a
29 recommendation to the District Council.

30 (B) The District Council shall make the findings required in this Section before
31 it approves the use; and

(C) If the municipality recommends disapproval of the Plan, the District Council may approve it only on the affirmative vote of two-thirds of the full Council.

(b) **Required findings.**

(1) The Planning Board may approve a Conceptual Site Plan if it finds that the Plan represents a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use. If it cannot make this finding, the Planning Board may disapprove the Plan.

(2) The Planning Board may approve a Conceptual Site Plan for a Mixed-Use Planned Community in the E-I-A or M-X-T Zone if it finds that the property and the Plan satisfy all criteria for M-X-T Zone approval in Part 3, Division 2; the Plan and proposed development meet the purposes and applicable requirements of the M-X-T Zone; the Plan meets all requirements stated in the definition of the use; and the Plan shows a reasonable alternative for satisfying, in a high-quality, well-integrated mixed-use community, all applicable site design guidelines.

* * * * *

PART 8. COMPREHENSIVE DESIGN ZONES.

DIVISION 2. SPECIFIC COMPREHENSIVE DESIGN ZONES.

Subdivision 3. E-I-A Zone. (Employment and Institutional Area).

Sec. 27-499. Purposes.

(a) The purposes of the E-I-A Zone are to:

(1) Establish (in the public interest) a plan implementation zone, in which (among other things):

(A) Development is dependent on providing public benefit features; and

(B) The location of the zone [must be] is in accordance with the adopted and approved General Plan, Master Plan, or public urban renewal plan;

(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, and public urban renewal plans for employment and institutional areas) can serve as the criteria for judging individual physical development proposals;

(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses; and existing and proposed public facilities and services by providing landscaping standards designed to preclude nuisances (such as noise, glare, odor, and pollution), so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;

(4) Provide for a mix of employment, institutional, retail, and office uses in a manner which will retain the dominant employment and institutional character of the area; [and]

(5) Improve the overall quality of employment and institutional centers in Prince George's County; and

(6) Allow, on properties meeting criteria for classification in the M-X-T Zone and satisfying other requirements, development of a Mixed-Use Planned Community, with high-quality, well-integrated architecture, site design, and placement of uses.

Sec. 27-500. Uses.

(a) The general principle for land uses in this zone shall be:

(1) To provide concentrated nonretail employment or institutional (medical, religious, educational, recreational, and governmental) uses which serve the County, region, or a greater area; and

(2) To provide for uses which may be necessary to support these employment or institutional uses.

(b) The uses allowed in the E-I-A Zone are as provided for in the Table of Uses (Division 3 of this Part).

(c) A Mixed-Use Planned Community in the E-I-A Zone may include a mix of residential, employment, commercial retail, commercial office, hotel or lodging, civic buildings, parks, or recreational uses, meeting all requirements in the definition of the use. The development shall meet all M-X-T Zone requirements in Part 10.

Sec. 27-501. Regulations.

(a) General standards.

(1) Minimum size of Zone (except as provided 5 adjoining gross acres
in Section 27-502

(2) Minimum open space to be improved by 20% of net lot area
landscaping and design amenities, including

the landscaping of parking lots, so that
expenses of parking will be relieved by natural
features and grade changes

(b) Other regulations.

(1) Each lot shall have frontage on, and direct vehicular access to, a public street.

(2) Additional regulations concerning development and use of property in the E-I-A Zone are as provided for in Divisions 1, 4, and 5 of this Part, General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(c) Mixed-Use Planned Community regulations.

(1) A Mixed-Use Planned Community shall meet all purposes and requirements applicable to the M-X-T Zone, as provided in Part 10, and shall be approved under the processes in Part 10.

(2) Where a conflict arises between E-I-A Zone requirements and M-X-T Zone requirements, the M-X-T requirements shall be followed.

(d) Adjoining properties.

(1) For the purposes of this Section, the word "adjoining" also includes properties separated by streets, other public rights-of-way, or railroad lines.

DIVISION 3. USES PERMITTED**Sec. 27-515. Uses Permitted****(b) TABLE OF USES.**

USE	ZONE								
	M-A-C	L-A-C	E-I-A	R-U	R-M	R-S	R-L	V-L	V-M
* * * * *	*	*	*	*	*	*	*	*	*
Small group child care center (CB-131-1993)	P	P	P	P	P	P	P	P	P
(4) MISCELLANEOUS:									
Home occupation	P	P	X	P	P	P	P	P	P
Interim use involving minor improvements, as approved by the District Council either at the time of rezoning or upon later petition	X	X	P	X	X	X	X	X	X
<u>Mixed-Use Planned Community; list of permitted uses is the same as in the M-X-T Zone</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Mobile home, with use for which amusement taxes collected ¹³	P	P	P	P	P	P	P	X	X
* * * * *	*	*	*	*	*	*	*	*	*

DIVISION 2. SPECIFIC MIXED USE ZONES.

Subdivision 1. M-X-T Zone (Mixed Use - Transportation Oriented)

Sec. 27-544. Regulations.

(a) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the M-X-T Zone are as provided for in Divisions 3 and 4 of this Part, General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(b) Notwithstanding the provisions of Section 27-270, a grading permit may be issued as long as it is in conformance with an approved Conceptual Site Plan.

(c) Mixed-Use Planned Community regulations.

(1) A Mixed Use Planned Community shall conform to the purposes, regulations, and required findings and review process set forth in Division 2 of this Part, Subdivision 6, for the M-X-T Zone.

(2) It shall include retail, residential and office/employment uses. The use mixture shall consist of the following, based on the total gross floor area for residential, retail and office combined:

	<u>Min.</u>	<u>Max.</u>
<u>Residential (at least two different types)</u>	<u>50%</u>	<u>70%</u>
<u>Retail</u>	<u>10%</u>	<u>20%</u>
<u>Office/Employment</u>	<u>20%</u>	<u>40%</u>

(3) It may include hotel uses. Hotel use is not included in the residential, retail or office/employment categories for purposes of calculating gross floor area for percentages of use. There is no percentage restriction applied to the hotel uses.

(4) It shall provide at least one institutional or civic use, shall have an integrated network of streets, sidewalks, and open space, public or private, and shall give priority to public space and appropriate placement of institutional and civic uses.

(5) Where a conflict arises between E-I-A Zone requirements and M-X-T Zone requirements, the M-X-T requirements shall be followed.

(6) The community shall be focused on a central public space that is surrounded by a combination of commercial, civic, cultural or recreational facilities.

(A) The space shall be a minimum of twenty-five (25) acres, and may include a

1 lake.

2 (B) It shall be designed with adequate amenities to function as a fully shared
3 space for the entire community.

4 (7) The community shall contain additional, linked open space in the form of squares,
5 greens and parks that are accessible, visible, safe and comfortable.

6 (A) The open spaces should provide a variety of visual and physical experiences.

7 (B) Some of these open spaces should be bordered by buildings and be visible
8 from streets and buildings.

9 (8) The retail uses shall be designed to:

10 (A) Create a sense of place by: creating a design that is preferably a village or
11 main street theme; providing amenities such as plazas, parks, recreational opportunities,
12 entertainment and cultural activities, public services and dining; and providing attractive project
13 gateways and public spaces.

14 (B) Create outdoor amenities, such as brick pavers, tree grates, decorative
15 lighting, signs, banners, high quality street furniture and extensive landscaping, including mature
16 trees.

17 (C) Create attractive architecture by: using high quality building materials such
18 as stone, brick or split-face block, and providing architectural elements such as façade
19 articulation in fifty (50) foot to seventy-five (75) foot increments, second floor levels, dormer
20 windows, canopies, arcades, varied roofscapes and customized shopfronts to create a street-like
21 rhythm.

22 (D) Promote attractiveness by doing things such as surrounding "big box" stores
23 with "sleeves" of retail and service uses to minimize blank walls and dead spaces; designing
24 attractive, quality façades of all commercial buildings on all four sides where the façade is
25 visible from public space; and completely screening loading, service, trash, HVAC and other
26 unsightly functions.

27 (E) Creating a retail area where: pedestrians may travel with ease, with
28 attractive walkways and continuous street front experiences to maximize the quality of the
29 pedestrian environment; all uses are connected by sidewalks; crosswalks run through and across
30 the parking lots and drive aisles to connect all buildings and uses; sidewalks are wide, appealing,
31 shaded and configured for safe and comfortable travel; pedestrian walkways are separated from

1 vehicular circulation by planting beds, raised planters, seating walls, on-street parallel parking
 2 and/or structures; walking distances through parking lots are minimized and located to form
 3 logical and safe pedestrian crossings, and walkways are made more pedestrian-friendly through
 4 the use of arcades, canopies, street trees, benches and tables and chairs.

5 (F) Shield and enhance the surrounding view through techniques such as
 6 screening views of parking lots along the main frontal streets with fifty (50) to one hundred (100)
 7 foot wide green bermed and landscaped strips, or a low brick (or other quality material) wall, in
 8 order to screen parking from the public frontage streets, and ensuring that attractive buildings
 9 and limited signage are to be visible from the public frontage streets.

10 (G) Minimize expanse of parking lots through the use of shared parking,
 11 structured parking or decks, landscape islands or the location of buildings and streets.

12 (H) Provide a hierarchy of pedestrian-scaled, direct and indirect, high quality,
 13 energy efficient lighting that illuminates walkways, ensures safety, highlights buildings and
 14 landmark elements, and provides sight lines to other retail uses.

15 (I) Create a signage package for high quality signs and sign standards and
 16 requirements for all retail and office tenants and owners, which shall address size, location,
 17 square footage, materials, logos, colors and lighting. For office and retail uses, a Conceptual Site
 18 Plan for Signage shall be approved prior to release of any sign permits. All sign permits shall
 19 conform to the approved Conceptual Site Plan for Signage.

20 (J) Enhance retail pad sites designs to be compatible with the main retail
 21 component. If the retail pad sites are located along the public frontage streets, parking shall be
 22 located to the rear and sides of the pad sites.

23 (K) Green areas should be provided between pad sites.

24 (L) Restaurants should have attractive outdoor seating areas with views of the
 25 central public space/lake or other natural features.

26 (9) Residential uses shall meet the following design standards:

27 (A) Single family detached.

28 (i) There shall be a range of lot sizes, with a minimum square footage on
 29 any lot of two thousand, two hundred (2,200) square feet of finished living space.

30 (ii) At least twenty percent (20%) of the houses shall be a minimum of two
 31 thousand, six hundred (2,600) square feet finished living space.

(iii) Garages may not dominate the streetscape, and all garages shall either be detached, located in the rear (accessible by alleys or front street), attached and set back a minimum of eight (8) feet from the front façade, or attached and side entry.

(iv) All streets, whether public or private, shall have sidewalks.

(B) Multifamily.

(i) Building materials shall be high quality, enduring and distinctive.

(ii) Use of siding should be limited.

(iii) A significant number of amenities such as are typically provided for luxury rental and condo projects shall be provided.

Sec. 27-546. Site plans.

(a) A Conceptual Site Plan and a Detailed Site Plan shall be approved for all uses and improvements, in accordance with Part 3, Division 9, of this Subtitle.

(b) In addition to the information required by Part 3, Division 9, for Conceptual Site Plans, the following information shall be included on Plans in the M-X-T Zone:

- (1) A general description of the pedestrian system proposed;
- (2) The proposed floor area ratio;
- (3) The type and location of uses proposed, and the range of square footage anticipated to be devoted to each;
- (4) A general description of any incentives to be used under the optional method of development;
- (5) Areas proposed for landscaping and screening;
- (6) The proposed sequence of development; and
- (7) The physical and functional relationship of the project uses and components.
- (8) Property placed in the M-X-T Zone by a Sectional Map Amendment shall provide supporting evidence which shows whether the proposed development will exceed the capacity of transportation facilities that are existing, are under construction, or for which one hundred percent (100%) of construction funds are allocated within the adopted County Capital Improvement Program or within the current State Consolidated Transportation Program.

(c) In addition to the information required by Part 3, Division 9, for Detailed Site Plans, the following information shall be included on Plans in the M-X-T Zone:

- 1 (1) The proposed drainage system;
- 2 (2) All improvements and uses proposed on the property;
- 3 (3) The proposed floor area ratio of the project, and detailed description of any bonus
- 4 incentives to be used; and
- 5 (4) Supporting evidence which shows that the proposed development will be
- 6 adequately served within a reasonable period of time with existing or programmed public
- 7 facilities shown in the adopted County Capital Improvement Program or within the current State
- 8 Consolidated Transportation Program, or which will be provided by the applicant, if more than
- 9 six (6) years have elapsed since a finding of adequacy was made at the time of rezoning through
- 10 a Zoning Map Amendment, Conceptual Site Plan approval, or preliminary plat approval,
- 11 whichever occurred last.

12 (d) In addition to the findings required for the Planning Board to approve either the

13 Conceptual or Detailed Site Plan (Part 3, Division 9), the Planning Board shall also find that:

- 14 (1) The proposed development is in conformance with the purposes and other
- 15 provisions of this Division;
- 16 (2) The proposed development has an outward orientation which either is physically
- 17 and visually integrated with existing adjacent development or catalyzes adjacent community
- 18 improvement and rejuvenation;
- 19 (3) The proposed development is compatible with existing and proposed development
- 20 in the vicinity;
- 21 (4) The mix of uses, and the arrangement and design of buildings and other
- 22 improvements, reflect a cohesive development capable of sustaining an independent environment
- 23 of continuing quality and stability;
- 24 (5) If the development is staged, each building phase is designed as a self-sufficient
- 25 entity, while allowing for effective integration of subsequent phases;
- 26 (6) The pedestrian system is convenient and is comprehensively designed to
- 27 encourage pedestrian activity within the development;
- 28 (7) On the Detailed Site Plan, in areas of the development which are to be used for
- 29 pedestrian activities or as gathering places for people, adequate attention has been paid to human
- 30 scale, high quality urban design, and other amenities, such as the types and textures of materials,
- 31 landscaping and screening, street furniture, and lighting (natural and artificial); and

1 (8) On a Conceptual Site Plan for property placed in the M-X-T Zone by a Sectional
2 Map Amendment, transportation facilities that are existing; that are under construction; or for
3 which one hundred percent (100%) of construction funds are allocated within the adopted
4 County Capital Improvement Program, or the current State Consolidated Transportation
5 Program, or will be provided by the applicant, will be adequate to carry anticipated traffic for the
6 proposed development. The finding by the Council of adequate transportation facilities at the
7 time of Conceptual Site Plan approval shall not prevent the Planning Board from later amending
8 this finding during its review of subdivision plats.

9 (9) On the Detailed Site Plan, if more than six (6) years have elapsed since a finding
10 of adequacy was made at the time of rezoning through a Zoning Map Amendment, Conceptual
11 Site Plan approval, or preliminary plat approval, whichever occurred last, the development will
12 be adequately served within a reasonable period of time with existing or programmed public
13 facilities shown in the adopted County Capital Improvement Program, within the current State
14 Consolidated Transportation Program, or to be provided by the applicant.

15 (10) On a property or parcel zoned E-I-A or M-X-T and containing a minimum of 250
16 acres, a Mixed-Use Planned Community including a combination of residential, employment,
17 commercial and institutional uses may be approved in accordance with the provisions set forth in
18 this Section and Section 27-548.

PART 10. MIXED USE ZONES.
DIVISION 3. USES PERMITTED.

Sec. 27-547. Uses permitted.

(b) TABLE OF USES.

USE	ZONE	
	M-X-T	M-X-C
* * * * *	*	*
(4) MISCELLANEOUS:		
Accessory structures and uses	P	P
Cemetery, accessory to a church, convent, or monastery ⁵	P	P
Home occupations (except in multifamily dwellings)	P	P
Metro Planned Community	P	X
<u>Mixed Use Planned Community; list of permitted uses is the same as in the M-X-T Zone</u>	<u>P</u>	<u>X</u>
Mobile home, with use for which amusement taxes collected ²	P	X
Other uses of appropriate size, which can be justified as similar to one of the uses listed in this Section	P	P
* * * * *	*	*

DIVISION 4. REGULATIONS.

Sec. 27-548. M-X-T Zone.

(a) Maximum floor area ratio (FAR):

- (1) Without the use of the optional method of development -- 0.40 FAR; and
- (2) With the use of the optional method of development -- 8.00 FAR.

(b) The uses allowed in the M-X-T Zone may be located in more than one (1) building, and on more than one (1) lot.

(c) Except as provided for in this Division, the dimensions for the location, coverage, and height of all improvements shown on an approved Detailed Site Plan shall constitute the regulations for these improvements for a specific development in the M-X-T Zone.

(d) Landscaping, screening, and buffering of development in the M-X-T Zone shall be provided pursuant to the provisions of the Landscape Manual. Additional buffering and screening may be required to satisfy the purposes of the M-X-T Zone and to protect the character of the M-X-T Zone from adjoining or interior incompatible land uses.

(e) In addition to those areas of a building included in the computation of gross floor area (without the use of the optional method of development), the floor area of the following improvements (using the optional method of development) shall be included in computing the gross floor area of the building of which they are a part: enclosed pedestrian spaces, theaters, and residential uses. Floor area ratios shall exclude from gross floor area that area in a building or structure devoted to vehicular parking and parking access areas (notwithstanding the provisions of Section 27-107.01). The floor area ratio shall be applied to the entire property which is the subject of the Conceptual Site Plan.

(f) Private structures may be located within the air space above, or in the ground below, public rights-of-way.

(g) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.

(h) Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand eight hundred (1,800) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than six (6) townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six (6) dwelling units (but not more than eight (8) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width. The minimum building width in any continuous, attached group shall be twenty (20) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area. Except that, in the case of a Mixed-Use Planned Community, there shall be no more than eight (8) townhouses per building group, except when the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) dwelling units) would create a more attractive living environment or would be

1 more environmentally sensitive. In no event shall the number of building groups containing
2 more than eight (8) dwelling units exceed twenty percent (20%) of the total number of building
3 groups in the total development, and the end units on such building groups shall be a minimum
4 of twenty-four (24) feet in width. The minimum building width in any continuous, attached
5 group shall be twenty-two (22) feet, and the minimum gross living space shall be one thousand
6 two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space
7 shall be defined as all interior building space except the garage and unfinished basement or attic
8 area. Garages may not dominate the streetscape. Garages that are attached or incorporated into
9 the dwelling shall be set back a minimum of four (4) feet from the front façade and there shall
10 not be more than a single garage, not to exceed ten (10) feet wide, along the front façade of any
11 individual unit. Garages are preferred to be incorporated into the rear of the building or
12 freestanding in the rear yard and accessed by an alley. Sidewalks are required on both sides of
13 all public and private streets and parking lots.

14 (i) The maximum height of multifamily buildings shall be one hundred and ten (110) feet.
15 This height restriction shall not apply within any Transit District Overlay Zone, or a Mixed-Use
16 Planned Community.

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

Adopted this 21st day of May, 2002.

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: _____
Peter A. Shapiro
Chair

ATTEST:

Redis C. Floyd
Acting 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.