

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2009 Legislative Session

Bill No. _____ CB-57-2009 _____

Chapter No. _____ 29 _____

Proposed and Presented by _____ Council Member Bland _____

Introduced by _____ Council Member Bland _____

Co-Sponsors _____

Date of Introduction _____ October 20, 2009 _____

ZONING BILL

1 AN ORDINANCE concerning

2 R-L Zone

3 For the purpose of modifying the regulations applicable to development of open space in the R-L
4 Zone.

5 BY repealing and reenacting with amendments:

6 Section 27-514.10 (d),

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 (2007 Edition, 2008 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- 514.10 (d) of the Zoning
15 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
16 County Code, be and the same is hereby repealed and reenacted with the following amendments:
17

SUBTITLE 27. ZONING.

PART 8. COMPREHENSIVE DESIGN ZONES.

DIVISION 2. SPECIFIC COMPREHENSIVE DESIGN ZONES

SUBDIVISION 8. R-L (RESIDENTIAL LOW DEVELOPMENT).

Sec. 27-214.10 Regulations.

* * * * *

(d) Other regulations.

(1) The types of dwelling units permitted shall be limited to one-family detached and attached dwellings. No more than twenty percent (20%) of the total number of dwelling units shall be attached units. These regulations do not apply to a Mixed Retirement Development located on a tract containing a minimum of one hundred fifty (150) acres.

(2) 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.

(3) Additional regulations concerning development and use of property in the R-L 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.

(4) Recreational development consisting of an eighteen (18) hole golf course, within an open space public benefit feature, may be eliminated provided the recreational development is not needed to sustain a density increment granted by the applicable Comprehensive Design Plan initially approved prior to 1996. A Specific Design Plan hearing is required prior to issuance of fifty percent (50%) of the permits for the development, demonstrating to the satisfaction of the Planning Board or the District Council that (1) any required tennis court, teen court, swimming center or other recreational facilities will be completed and open prior to the issuance of any residential permit exceeding fifty percent (50%) of the density approved on the Comprehensive Design Plan; (2) that proper and final preservation, design and access to the former golf course land as permanent open space is approved as part of the Specific Design review; and (3) it is determined whether or not other recreation facilities in lieu of the golf course are necessary to provide the homeowners with a well-balanced program of recreational facilities.

* * * * *

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

Adopted this 17th day of November, 2009.

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: _____
Marilynn M. Bland
Chairperson

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.