



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


**Prince George's County Planning Department
Office of the Planning Director**

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June 2, 2021

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Andree Green Checkley, Planning Director, Planning Department Andree Green Checkley Digitally signed by Andree Green Checkley Date: 2021.06.04 19:21:18 -0400
Derick Berlage, Acting Deputy Planning Director, Planning Department 

FROM: Rana Hightower, Intergovernmental Affairs Coordinator *REH*

SUBJECT: **CB-39-2021**

Purpose: A bill to clarify the legislative intent of the County Council to repeal the development regulations in the Zoning Ordinance for bedroom percentages.

Policy Analysis: The bill amends the Residential Table of Uses to remove bedroom percentages for multifamily dwellings in all residential zones. In addition, the bill deletes footnotes 6 and 76 from the Multifamily Low Density Residential (R-30) and the Multifamily Medium Density Residential (R-18) Zones.

CB-29-2020 (DR-2) enacted on July 21, 2020, removed multifamily bedroom percentage regulations from all residential zones. Planning Department staff believes the District Council intended to draft CB-39-2021 to address other impediments to the development of multifamily dwellings. It is believed this bill intends to only delete from the residential table of uses footnote 6 in the R-30 Zone and footnote 76 in the R-18 Zone. These footnotes permit multifamily dwelling units in the R-30 and R-18 Zones, if a condominium plat is recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit. Staff supports the removal of footnote 6 in the R-30 Zone and footnote 76 in the R-18 Zone from the table of uses. We also support the deletion of the language under footnote 76. The R-30 and R-18 Zones are not condominium zones, so such development regulations should not be required.

The Planning Department staff would like to offer a few amendments and/or recommendations for consideration. On page 1 amend the title and purpose clause of the bill. On page 2, delete the table of uses from the bill. This table is not needed. Bedroom percentages have already been deleted from the Zoning Ordinance. On page 3, add the zone column to the bill. The bill does not display the zones that apply to the table of uses. Also, add the language under current footnote 76 to the bill, so it may be bracketed for deletion from the Zoning Ordinance.

Impacted Property: This legislation will impact multifamily dwelling units in the R-30 and R-18 Zones where the development was required to record a condominium plat, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit.

Adopted Zoning Ordinance: The County Council's adopted Zoning Ordinance renames and consolidates R-30 and Multifamily Low Density Residential-Condominium (R-30C) the Residential Multifamily-12 (RMF-12) Zone. In addition, the R-18 and Multifamily Medium Density Residential-Condominium (R-18C) are also renamed and consolidated in the Residential Multifamily-20 (RMF-20) Zones. The renamed multifamily zones do not require multifamily dwellings to be developed under the provisions of the Maryland Condominium Act.

Recommendation: Support with amendments.

Staff recommends the Planning Board vote to support CB-39-2021 with amendments.