



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

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

(301) 952-3588  
www.mncppc.org

June 4, 2020

**MEMORANDUM**

**TO:** The Prince George's County Planning Board

**VIA:** Andree Green Checkley, Esq., Planning Director, Planning Department  
Derick Berlage, Acting Deputy Planning Director, Planning Department

**FROM:** Rana Hightower, Intergovernmental Affairs Coordinator *R E H*

**SUBJECT:** **CB-29-2020**

Andree  
Green  
Checkley

Digitally signed by  
Andree Green  
Checkley  
Date: 2020.06.05  
15:38:28 -04'00'

**Purpose:** CB-29-2020 amends the Zoning Ordinance by clarifying the County Council's intention to repeal development regulations related to bedroom percentages.

**Policy Analysis:** This bill amends Sections 27-436 (Multifamily Medium Density Residential), 27-441 (Uses Permitted in Residential Zones), 27-461 (Uses Permitted in Commercial Zones) and 27-473 (Uses Permitted in Industrial Zones) to remove any reference to bedroom percentages.

CB-29-2020 appears to achieve the goal of removing all references to bedroom percentages within the Zoning Ordinance. Staff believes technical amendments should be made to the bill. Specifically, on page 4, under the residential table of uses, the line for "Dwelling, multifamily, in general" is blank. This appears to be a drafting error and staff recommends the use permissions for this use be restored to CB-29-2020 for clarity.

In addition, the County Council may want to consider permitting the multifamily use in the Multifamily High Density Residential- Efficiency (R-10A) and Multifamily High Density Residential (R-10) Zones.

**New Zoning Ordinance:** The County Council's adopted Zoning Ordinance removes the requirements mandating bedroom percentages. Therefore, CB-29-2020 brings the ordinance that remains currently in force closer to the Council's adopted ordinance. The bill will serve as a useful stopgap provision until the new, modernized ordinance takes effect.

**Impacted Property:** This bill will impact all zones where bedroom percentages were required for development of multifamily dwelling units.

**Recommendation:** Support with technical amendments

Staff recommends that the Planning Board vote to support CB-29-2020 with technical amendments.