

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2003 Legislative Session**

Bill No. CB-67-2003

Chapter No. 62

Proposed and Presented by Council Member Peters

Introduced by Council Members Peters, Dean and Harrington

Co-Sponsors _____

Date of Introduction October 21, 2003

ZONING BILL

1 AN ORDINANCE concerning

2 R-30 Zone

3 For the purpose of exempting multifamily dwellings in the R-30 Zone from bedroom percentage
4 requirements under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Sections 27-434(d) and 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 (1999 Edition, 2002 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 Sections 27-434(d) and 441(b) 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16 County Code, be and the same are hereby repealed and reenacted with the following
17 amendments:

18 **SUBTITLE 27. ZONING.**

19 **PART 5. RESIDENTIAL ZONES.**

20 **DIVISION 2. SPECIFIC RESIDENTIAL ZONES.**

1 **Sec. 27-434. R-30 Zone (Multifamily Low Density Residential).**

2 (a) **Purposes.**

3 (1) The purposes of the R-30 Zone are:

4 (A) To make available low-density, multifamily developments of the "garden
5 apartment" type which would offer many of the advantages normally associated with a one-
6 family dwelling;

7 (B) To provide for this type of development at locations recommended in a
8 Master Plan, or at other locations which are found to be suitable by the District Council; and

9 (C) To provide for this type of development at locations which are adequately
10 served by facilities such as those for circulation, sanitation, and retail sales and service.

11 (b) **Uses.**

12 (1) The uses allowed in the R-30 Zone are as provided for in the Table of Uses
13 (Division 3 of this Part).

14 (c) **Regulations.**

15 (1) Additional regulations concerning the location, size, and other provisions for all
16 buildings and structures in the R-30 Zone are as provided for in Divisions 1 and 5 of this Part,
17 the Regulations Tables (Division 4 of this Part), General (Part 2), Off-street Parking and Loading
18 (Part 11), Signs (Part 12), and the Landscape Manual.

19 (d) **Bedroom percentages.**

20 (1) The bedroom percentages for multifamily dwellings in the R-30 Zone shall be in
21 accordance with Section 27-419, provided that this paragraph shall not apply where
22 rehabilitation of an existing multifamily development, financed through Mortgage Revenue
23 Bonds issued by the Housing Authority of Prince George's County, results in a reduction of the
24 total number of existing dwelling units, or where a condominium plat is recorded, in accordance
25 with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a
26 separate unit.

27 * * * * *

DIVISION 3. USES PERMITTED.

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

| USE | ZONE | | | | | | | |
|--|------|-------------------|----------------|----------------|----------------|-------|------|-----|
| | R-T | R-30 | R-30C | R-18 | R-18C | R-10A | R-10 | R-H |
| (6) RESIDENTIAL/LODGING: | | | | | | | | |
| * * * * * | * | * | * | * | * | * | * | * |
| Dwelling, farm tenant | X | X | X | X | X | X | X | X |
| Dwelling, multifamily: | | | | | | | | |
| (A) In general | X | [X]P ⁶ | P ⁶ | X | P ⁶ | X | X | X |
| (B) Subject to applicable bedroom percentages | X | P | X | P | X | X | P | P |
| (C) In excess of applicable bedroom percentages | X | SE | X | SE | X | X | SE | SE |
| (D) Restricted to one-bedroom and efficiency apartments | X | X | X | X | X | P | X | X |
| (E) Higher than 110 feet (CB-85-1988) | X | X | X | X | X | SE | SE | P |
| Dwelling, one-family attached, for the elderly ⁵⁸ (CB-71-1996) | P | P ² | P ² | P ² | P ² | X | X | X |
| * * * * * | * | * | * | * | * | * | * | * |

⁶ Provided a condominium plat is recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit.

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

Adopted this 25th day of November, 2003.

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
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.