

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2015 Legislative Session**

Bill No. CB-53-2015  
Chapter No. 41  
Proposed and Presented by Council Member Davis  
Introduced by Council Member Davis  
Co-Sponsors \_\_\_\_\_  
Date of Introduction October 13, 2015

**ZONING BILL**

1 AN ORDINANCE concerning  
2 Comprehensive Design Zones - R-S (Residential Suburban Development) Zone  
3 For the purpose of providing certain alternate development regulations for townhouses in the R-S  
4 (Residential Suburban Development) Zone, under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-515,  
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 (2011 Edition; 2014 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 27-515 of the Zoning Ordinance of  
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
16 be and the same is hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**

**PART 8. COMPRESHENSIVE DESIGN ZONES.**

**DIVISION 3. USES PERMITTED. (COMPREHENSIVE DESIGN ZONES)**

**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
<b>(7) RESIDENTIAL/LODGING:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
Dwelling (any type, except mobile home, multifamily, three-family, two-family, and storefront) <sup>29</sup> , outside a Planned Environmental Preservation Community	P	P	X	P	P	P	P	P <sup>23</sup>	P <sup>23</sup>
* * * * *	*	*	*	*	*	*	*	*	*

\* \* \* \* \*

**29** Except as provided in Section 27-480(g), for Specific Design Plans for which an application is filed after December 30, 1996, the following restrictions shall apply. Townhouses may comprise not more than the following percentages of the total number of dwelling units included in the Comprehensive Design Plan: in the R-L Zone, twenty percent (20%); R-S, twenty percent (20%); R-M, thirty percent (30%); R-U, thirty percent (30%); L-A-C, forty percent (40%); and M-A-C, thirty percent (30%). Multifamily dwelling units may comprise not more than the following percentages of the total number of dwelling units in the Comprehensive Design Plan: in the R-S Zone, ten percent (10%); R-M, ten percent (10%); R-U, thirty percent (30%); L-A-C, thirty percent (30%); and M-A-C, forty percent (40%). These multifamily restrictions do not apply to Transit District Overlay Zones, and these townhouse and multifamily restrictions shall not apply to dwelling units on property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or planned Washington Metropolitan Area Transit Authority Metrorail station. In the R-U Zone the applicant may propose all townhouses or all multifamily dwellings provided that this results in a reduction of at least thirty percent (30%) of the total number of dwelling units permitted under an approved Basic Plan. No Basic Plan or Comprehensive Design Plan Amendment is required provided the building design and architecture requirements, as previously approved, are not modified. Notwithstanding the above, in the R-S Zone the applicant may propose townhouses up to thirty five percent (35%) of the total number of dwelling units included in the Comprehensive Design Plan, provided the subject property consists of at least 1,000 acres and abuts land in the C-S-C Zone, contains a fully operational 18-hole golf course, and was placed in the R-S Zone prior to January 1, 1990.

\* \* \* \* \*

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the  
2 date of its adoption.

Adopted this 3rd day of November, 2015.

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: \_\_\_\_\_  
Mel Franklin  
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.