

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2021 Legislative Session**

Bill No. CB-104-2021

Chapter No. 57

Proposed and Presented by Council Members Glaros, Hawkins, Turner, Taveras, Harrison,  
Davis, and Franklin

Introduced by Council Members Hawkins, Glaros, Harrison, Taveras, Turner,  
Davis, and Franklin

Co-Sponsors \_\_\_\_\_

Date of Introduction October 12, 2021

**ZONING BILL**

1 AN ORDINANCE concerning

2 The Zoning Ordinance of Prince George's County

3 For the purpose of establishing regulations for a Neighborhood Conservation Overlay (NCO)  
4 Zone applicable to designated portions of the City of Greenbelt.

5 BY repealing and reenacting with amendments:

6 Section 27-4403(a)(5),

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 (2019 Edition; 2020 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 27-4403(a)(5) 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16 County Code, be and the same is hereby repealed and reenacted with the following amendments:

**PART 27-4. ZONES AND ZONE REGULATIONS.**

**SECTION 27-4400. OVERLAY ZONES.**

18



1                    (cc) As stated by Section 27-4403(a)(4)(B), no permit for any new  
 2 construction or expansion of an existing structure resulting in an increase in the gross square  
 3 footage of the building of 15 percent or more may be issued until the Planning Director  
 4 determines that the proposal complies with all development standards (as may be applicable to  
 5 the proposed development) established in this Subsection.

6                    (dd) Property in the RSF-65 Zone shall only be subject to the  
 7 maximum density for residential blocks standard and are exempt from all other standards of the  
 8 Greenbelt NCO Zone.

9                    (ee) Alterations or modifications made after the effective date of  
 10 the Zoning Ordinance to dwelling units that do not further expand the gross square footage shall  
 11 be exempt from these development standards except that any such alteration or modification  
 12 shall maintain the roof line of the existing structure.

13                    (ff) For the purposes of this Subsection 27-4403(a)(5), the  
 14 following terms shall be defined as follows:

15                    (I) **Roosevelt Center** includes all property in the CGO  
 16 Zone except for the southern-most property located approximately 400 feet northeast of the  
 17 intersection of Southway and MD 193/Greenbelt Road

18                    (II) **Garden Side** is the individual or family-oriented,  
 19 private side of a residential dwelling.

20                    (III) **Service Side** is the public-facing side of a  
 21 residential building fronting on a street, alley, parking lot, or open space.

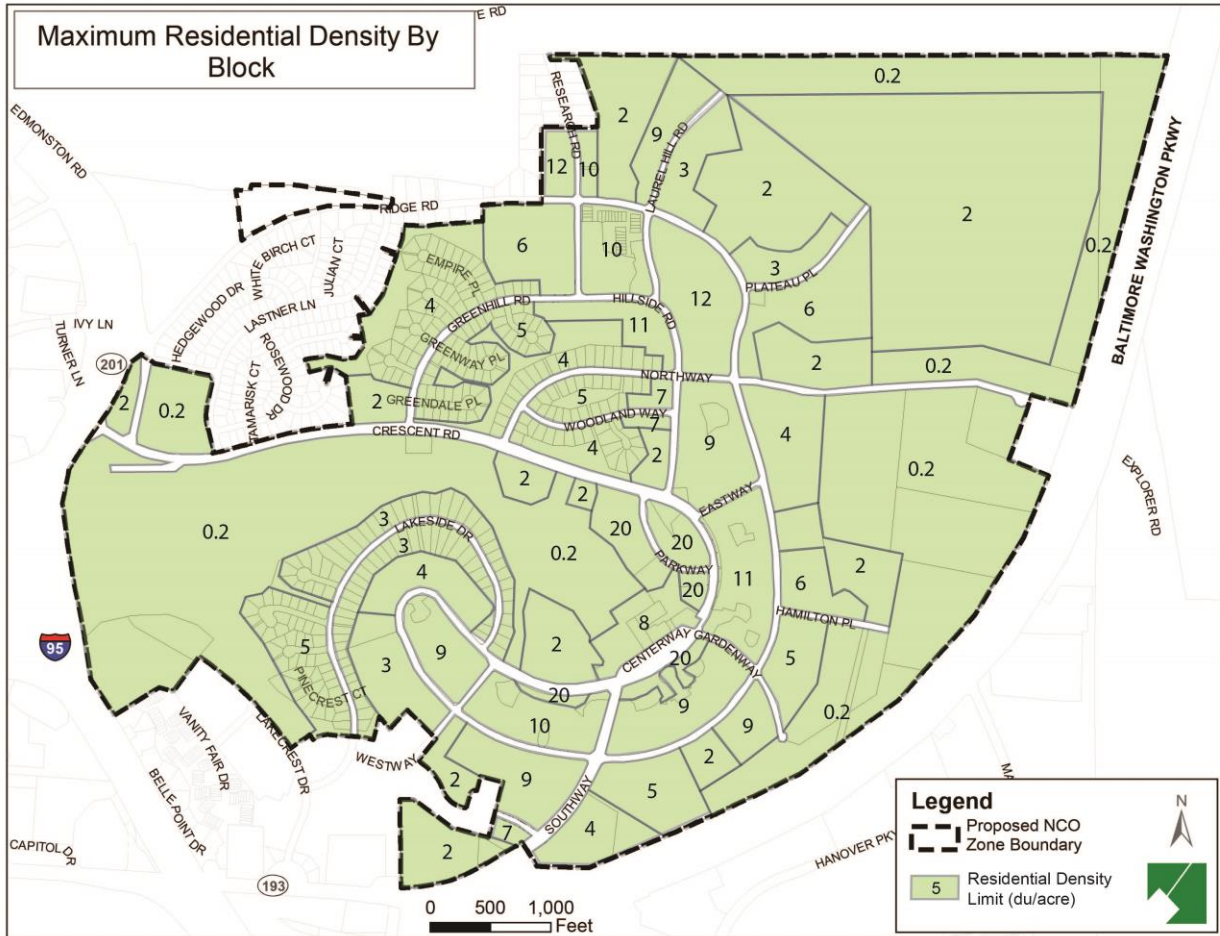
22                    (iv) **Development Standards**

23                    All development within the Greenbelt NCO Zone shall demonstrate  
 24 compliance with the following development standards (as may be applicable):

25                    (aa) **Density**

26                    The maximum dwelling unit density for each property or  
 27 assemblage of properties that is the subject of a development application within the Greenbelt  
 28 NCO Zone shall not exceed the density shown in Figure 27-4403(a)(5)(aa): Greenbelt NCO  
 29 Zone Maximum Density for Residential Blocks. Where a maximum density is not shown, the  
 30 maximum density shall not exceed the maximum density permitted by the underlying zone.

31 **Figure 27-4403(a)(5)(aa): Greenbelt NCO Zone Maximum Density for Residential Blocks.**



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**(bb) Dimensional and Intensity Standards**

Attached dwellings (other than multifamily dwellings) and single-family detached dwellings located in the RSF-A Zone; and any alterations, expansions, enlargements, or extensions thereto; located within the Greenbelt NCOZ shall not be subject to the individual lot dimensional and intensity standards as set forth in Part 27-4: Zones and Zone Regulations for the zone in which they are located.

**(cc) Multiple Principal Dwellings on Same Lot or Parcel**

Notwithstanding Section 27-5101(b)(2), multiple single-family detached, townhouse, two-family, three-family, artists’ residential studios, and/or live-work dwellings may be permitted on any lot or parcel in the RSF-A Zone within the Greenbelt NCOZ. This provision shall not be interpreted to permit accessory dwelling units and shall only apply to multiple principal dwellings on the same lot or parcel.

**(dd) Alterations, Expansions, Enlargements, or Extensions**

1 (I) Additions or expansions to existing single-family  
2 detached, townhouse, two-family, or three-family residential dwelling units shall not exceed a  
3 cumulative sum of 60 percent of the gross floor area of the original dwelling unit as constructed.  
4 No alteration, expansion, enlargement, or extension shall exceed the height of the existing  
5 dwelling unit. Alterations, expansions, enlargements, or extensions shall maintain the roofline of  
6 the existing dwelling unit.

7 (II) Multifamily dwelling buildings constructed before  
8 November 29, 1949, shall retain their character-defining architectural features to the maximum  
9 extent practicable. Such features may include but are not limited to concrete block exterior walls,  
10 casement windows, flat roofs, open porches, glass block walls, and exterior courses of decorative  
11 brick. Original exterior doors and exterior lighting fixtures shall be preserved wherever possible.  
12 Alterations, expansions, enlargements, or extensions shall maintain the roofline of the existing  
13 multifamily building.

14 (III) Additions, expansions, enlargements, or extensions  
15 to commercial buildings constructed before November 29, 1949, shall reflect the massing and  
16 architectural character of existing commercial structures located in Roosevelt Center.  
17 Alterations, expansions, enlargements, or extensions shall not exceed the height of the existing  
18 building or 25 feet, whichever is lowest.

19 (IV) Additions, expansions, enlargements, or extensions  
20 to commercial buildings constructed after November 29, 1949 shall not exceed a cumulative  
21 maximum height of 30 feet, inclusive of the height of any existing structure which may be  
22 expanded vertically as part of the addition, expansion, enlargement, or extension.

23 (V) Garages may only be used for vehicle parking or  
24 general storage (not residential or any other uses). Original garage doors should be repaired  
25 rather than replaced. If replacement is necessary, new garage doors shall be compatible in  
26 appearance and function with original garage doors to the maximum extent practicable. Garage  
27 additions shall not be permitted, nor shall garage doors or garage openings be sealed shut or  
28 blocked by walls or similar structures.

29 (VI) In the RSF-A Zone, two-story additions or  
30 expansions shall only be placed on the garden side (or rear yard, when the garden side does not  
31 apply), or in the side yard of an end unit. Any additions or expansions in the service side (or  
32 front yard, when the service side does not apply) shall not exceed one story in height.

1 (ee) New Development

2 (I) New dwellings in the Household Living Uses or  
 3 Group Living Uses use categories in the RSF-A, RMF-20, and CGO zones shall be designed to  
 4 maintain the general form and massing of the existing dwellings in these zones. High-quality,  
 5 durable exterior materials shall be used.

6 (II) New dwellings shall not exceed 40 feet in height for  
 7 multifamily dwellings or 30 feet in height for any other dwelling.

8 (III) New commercial or mixed-use buildings shall not  
 9 exceed 30 feet in height.

10 (ff) Block Design

11 (I) Section 27-6206(k)(1), Block Length, shall not  
 12 apply. Instead, block length shall be at least 400 feet on a side.

13 (II) Notwithstanding Section 27-6206(k)(3), any new  
 14 development in the RSF-A Zone shall provide sidewalks or multi-use paths through the block  
 15 regardless of block face length.

16 (gg) Parking

17 (I) The minimum number of off-street parking spaces  
 18 required for any new development in the Household Living Uses Principal Use Category shall be  
 19 1.5 spaces per dwelling unit.

20 (II) Pervious or semi-pervious parking lot surfacing  
 21 shall be required for any new required or proposed surface parking spaces to the maximum  
 22 extent practicable. Any pervious or semi-pervious surfacing shall be certified by a licensed civil  
 23 engineer as capable of accommodating anticipated traffic loading stresses and maintenance  
 24 impacts. Where possible, such materials should be used in areas proximate to and in combination  
 25 with on-site stormwater control devices.

26 (hh) Accessory Structures

27 Residential accessory structures including but not limited to sheds,  
 28 fences, and porches shall be permitted. For accessory structures located within the RSF-A Zone,  
 29 such structures should generally be located on the garden side (or rear yard, when the garden side  
 30 does not apply) or in the side yard of an end unit. Accessory structures may only be located on  
 31 the service side (or front yard, when the service side does not apply) if the applicant  
 32 demonstrates it is infeasible to locate such structures elsewhere on the lot due to utility locations

1 or other constraints. Nonresidential accessory structures may be permitted pursuant to the  
2 regulations of the Zoning Ordinance.

3 \* \* \* \* \*

4 SECTION 2. BE IT FURTHER ENACTED that the District Council, having reviewed the  
5 Greenbelt Neighborhood Conservation Overlay Zone neighborhood study prepared by the Prince  
6 George’s County Planning Department and attached herein as Attachment A, finds that the  
7 neighborhood study specifies the development context for the Greenbelt Neighborhood  
8 Conservation Overlay Zone as required by Section 27-4403(a)(2) and is establishing the  
9 development standards of this Ordinance to maintain the historic character of Greenbelt; and

10 SECTION 3. BE IT FURTHER ENACTED that prior to taking action on this Ordinance,  
11 the District Council has reviewed the minimum standards for designation of an NCO Zone as  
12 required by Section 27-4403(a)(3) and finds that at least 65 percent of the properties in the  
13 Greenbelt Neighborhood Conservation Overlay Zone are developed, development patterns in  
14 historic Greenbelt demonstrate an effort to maintain or rehabilitate the character and physical  
15 features of existing buildings in the NCO Zone, the development standards contained in this  
16 Ordinance will encourage the retention of the general character and appearance of existing  
17 development in the zone, and the Greenbelt Neighborhood Conservation Overlay Zone features  
18 unique and distinctive land use patterns, integrated mixed-use residential, commercial,  
19 institutional, and recreational uses, and a walkable neighborhood scale that make the area well-  
20 suited for designation as a Neighborhood Conservation Overlay Zone.

21 SECTION 4. BE IT FURTHER ENACTED that the provisions of this Ordinance are  
22 hereby declared to be severable; and, in the event that any section, subsection, paragraph,  
23 subparagraph, sentence, clause, phrase, or word of this Ordinance is declared invalid or  
24 unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall  
25 not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs,  
26 subsections, or sections of this Ordinance, since the same would have been enacted without the  
27 incorporation in this Ordinance of any such invalid or unconstitutional word, phrase, clause,  
28 sentence, paragraph, subparagraph, subsection, or section.

29 SECTION 5. BE IT FURTHER ENACTED that this Ordinance shall take effect on the  
30 effective date of the Countywide Sectional Map Amendment (“CMA”).  
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Adopted this 16<sup>th</sup> day of November, 2021.

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: \_\_\_\_\_  
Calvin S. Hawkins, II  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
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.