

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

2011 Legislative Session

Bill No. CB-14-2011

Chapter No. 11

Proposed and Presented by Council Member Harrison

Introduced by Council Members Campos and Patterson

Co-Sponsors _____

Date of Introduction June 21, 2011

ZONING BILL

1 AN ORDINANCE concerning

2 Churches or Similar Places of Worship

3 For the purpose of allowing buildings or structures used by Churches or Similar Places of
4 Worship located in residential zones to be eighty (80) feet in height, provided that, for each one
5 (1) foot increase in height, every yard is increased by one (1) foot.

6 BY repealing and reenacting with amendments:

7 Section 27-442(f),

8 The Zoning Ordinance of Prince George's County, Maryland,

9 being also

10 SUBTITLE 27. ZONING.

11 The Prince George's County Code

12 (2007 Edition, 2010 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
15 District in Prince George's County, Maryland, that Section 27-442(f) of the Zoning Ordinance of
16 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
17 be and the same is hereby repealed and reenacted with the following amendments:

18 **SUBTITLE 27. ZONING.**

19 **PART 5. RESIDENTIAL ZONES.**

20 **DIVISION 4. REGULATIONS.**

Sec. 27-442. Regulations.

* * * * *

(f) TABLE V - BUILDING HEIGHT (Maximum in Feet, Main Building)⁸

	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
All allowed uses ^{7,12}	35	35	50 ¹⁰	35	35 ¹	40	35 ¹	35 ^{1,9}	35 ^{1,3,9}

	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
All allowed uses ^{7,12}	40 ^{2,9}	40 ^{3,4,9}	40 ^{3,4,9}	40 ^{3,5,9}	40 ^{3,5,9}	110 ⁶	110 ^{6,9}	_____ ^{9,11}

- 1 Not more than two and one-half (2 1/2) stories. If additional side yard is provided in accordance with Table IV, Footnote 6, the height may be increased to forty (40) feet, but not over three (3) stories.
- 2 Not more than three (3) stories. If the building is a two-family dwelling in which the units are arranged one above the other, the height may be increased to fifty (50) feet, but not over four (4) stories.
- 3 The maximum height of townhouses shall be the same as that in R-T Zone. In the R-30, R-30C, R-18, and R-18C Zones, the maximum height of one-family semidetached, two-family, and three-family dwellings shall be the same as that in the R-T Zone.
- 4 If the building has a gable, hip, or gambrel roof, the height (measured to the mean height level between eaves and roof) may be increased by eight (8) feet.
- 5 On a lot or tract having a net area of four (4) or more acres, the height may be increased to eighty (80) feet.
(CB-109-2004)
- 6 At least eighty percent (80%) of the total number of dwelling units of the multifamily project shall be within buildings having a minimum height of fifty-two (52) feet. Not more than twenty percent (20%) of the total number of dwelling units of the multifamily project may be in buildings of a lesser height. The maximum height may be increased by approval of a Special Exception.
(CB-87-1986)
- 7 The height of public and quasi-public buildings may be increased to one hundred twenty (120) feet, provided that, for each one (1) foot increase in height, every yard is increased by one (1) foot.

- 8** On any building lot with an average slope greater than one (1) vertical foot in seven (7) horizontal feet, one (1) additional story shall be permitted on the downhill side of the building (for buildings where the number of stories is regulated). The building height shall not be increased above that specified in the zone in which it is located. (See Figure 53.)
- 9** The maximum height of one-family detached dwellings shall be the same as that in the R-55 Zone.
- 10** No height limit for agricultural buildings.
- 11** Minimum height of fifty-two (52) feet for multifamily dwellings.
- 12** The height of churches or similar places of worship may be increased to eighty (80) feet, provided that, for each one (1) foot increase in height, every yard is increased by one (1) foot.

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

Adopted this 19th day of July, 2011.

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: _____
Ingrid M. Turner
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

KEY:
Underscoring indicates language added to existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.