

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2012 Legislative Session**

Bill No. \_\_\_\_\_ CB-30-2012  
 Chapter No. \_\_\_\_\_ 20  
 Proposed and Presented by \_\_\_\_\_ Council Member Harrison  
 Introduced by \_\_\_\_\_ Council Member Harrison  
 Co-Sponsors \_\_\_\_\_  
 Date of Introduction \_\_\_\_\_ June 19, 2012

**ZONING BILL**

1 AN ORDINANCE concerning  
 2 Improvements to Existing Multifamily Development  
 3 For the purpose of amending the requirements for improvements to existing multifamily  
 4 development.

5 BY repealing and reenacting with amendments:

6 Sections 27-419.01 and 27-242,  
 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).

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 27-419.01 and 27-242 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 16 County Code, be and the same are hereby repealed and reenacted with the following  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:

**SUBTITLE 27. ZONING.**

**PART 3. ADMINISTRATION.**

**DIVISION 6. NONCONFORMING BUILDINGS, STRUCTURES AND USES.**

**SUBDIVISION 1. GENERAL REQUIREMENTS AND PROCEDURES.**

**Sec. 27-242. Alteration, extension, or enlargement.**

**(a) In general.**

(1) A nonconforming building or structure, or a certified nonconforming use (except as provided for in this Section) may be altered, enlarged, or extended, provided that:

(A) The alteration, enlargement, or extension conforms to the building line setback, yard, and height regulations of the zone in which the use is located; and

(B) A special exception has been approved by the District Council, in accordance with Part 4 of this Subtitle.

**(b) Exceptions.**

\* \* \* \* \*

**(7) Improvements to multifamily development.**

(A) In multifamily developments existing as of January 1, 1990, in the R-30, R-30C, R-18, R-18C, R-10, and R-H Zones, the following improvements do not require a Special Exception:

(i) Fence or wall;

(ii) Trash enclosure;

(iii) Guard booth;

(iv) Canopy;

(v) Playground and outdoor play area for a day care center for children;

(vi) Landscaping;

(vii) Day care centers for children in multifamily units;

(viii) Antenna, otherwise permitted in the zone;

(ix) Equipment room for telecommunications located inside an existing building;

(x) Day care center for children located within an existing free-standing building in a project in excess of one hundred (100) units, with a maximum of one (1) per project, provided that it is located in a "Hot Spot" as defined in State law or "Revitalization

Area," it is operated by a nonprofit entity, and at least 50% of the children are residents of the project; [and]

(xi) New access or parking, if accompanied by a reduction of 30% or more in the number of bedrooms[.]; and

(xii) An increase of no more than ten percent (10%) in the gross floor area of a building, not to exceed 2,000 square feet of gross floor area, provided the increase is to allow for the enlargement of an existing area used for recreational purposes.

(B) Such improvements shall conform to any applicable regulations in this Subtitle.

\* \* \* \* \*

## **SUBTITLE 27. ZONING.**

### **PART 5. RESIDENTIAL ZONES.**

#### **DIVISION 1. GENERAL.**

#### **Sec. 27-419.01. Improvements to existing multifamily development.**

(a) In multifamily developments existing as of January 1, 1990, in the R-30, R-30C, R-18, R-18C, R-10, and R-H Zones, the following improvements may be added pursuant to the issuance of building permits, regardless of whether such existing development conforms with the current requirements of the Subtitle:

- (1) Fence or wall;
- (2) Trash enclosure;
- (3) Guard booth;
- (4) Canopy;
- (5) Playground and outdoor play area for a day care center for children;
- (6) Landscaping;
- (7) Day care centers for children in multifamily units;
- (8) Antenna, otherwise permitted in the zone;
- (9) Equipment room for telecommunications located inside an existing building;
- (10) New access or parking, if accompanied by a reduction of 30% or more in the number of bedrooms;

(11) Day care center for children located within an existing free-standing building in a project in excess of one hundred (100) units, with a maximum of one (1) per project, provided

1 that it is located in a "Hot Spot" as defined in State law or "Revitalization Area," it is operated by  
2 a nonprofit entity, and at least 50% of the children are residents of the project[.];

3 (12) With the exception of multifamily developments which are subject to an approved  
4 Detailed Site Plan, an increase of no more than ten percent (10%) in the gross floor area of a  
5 building, not to exceed 2,000 square feet of gross floor area, provided the increase is to allow for  
6 the enlargement of an existing area used for recreational purposes.

7 (b) Such improvements shall conform to any applicable regulations in this Subtitle.

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

Adopted this 24<sup>th</sup> day of July, 2012.

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: \_\_\_\_\_  
Andrea C. Harrison  
Chair

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.