

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2017 Legislative Session**

Bill No. \_\_\_\_\_ CB-122-2017  
 Chapter No. \_\_\_\_\_ 58  
 Proposed and Presented by \_\_\_\_\_ Council Member Franklin  
 Introduced by \_\_\_\_\_ Council Member Franklin  
 Co-Sponsors \_\_\_\_\_  
 Date of Introduction \_\_\_\_\_ October 3, 2017

**ZONING BILL**

1 AN ORDINANCE concerning

2 R-R and C-S-C Zones

3 For the purpose of permitting townhouses in the R-R (Rural Residential) and C-S-C  
 4 (Commercial-Shopping-Center) Zones, under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Sections 27-441(b) and 27-461 (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 (2015 Edition, 2016 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 27-441(b) and 27-461 (b) of the  
 15 Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince  
 16 George's County Code, be and the same are hereby repealed and reenacted with the following  
 17 amendments:

**SUBTITLE 27. ZONING.**  
**PART 5. RESIDENTIAL ZONES.**  
**DIVISION 3. USES PERMITTED.**

**Sec. 27-441. Uses permitted.**

**(b) TABLE OF USES.**

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
<b>(7) Residential/Lodging:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
Townhouse, all others	X	X	X	X	P <sup>79, 119</sup>	X <sup>48</sup>	P <sup>48, 111</sup>	X <sup>48</sup>	P <sup>2</sup>
* * * * *	*	*	*	*	*	*	*	*	*

**119** Notwithstanding any other provision of this Part, townhouses are a permitted use, provided:

(A) The use is located on a lot(s) or parcels(s) that is less than sixteen (16) acres in size and adjoins land zoned C-S-C;

(B) The property adjoins land which is the subject of an approved development application for a gas station; and

(C) A Detailed Site Plan shall include adjoining property located in the C-S-C Zone and be approved in accordance with Part 3, Division 9, of this Subtitle.

Regulations concerning the net lot area, lot coverage, frontage, setbacks, density, landscaping and other requirements of the R-R Zone shall not apply. These dimensional (bulk) requirements shall be those approved by the Planning Board (or District Council after review) in the Detailed Site Plan. The Detailed Site Plan shall show commercial development and include architectural review to ensure high quality design and construction materials compatible with the surrounding area.

**PART 6. COMMERCIAL ZONES.****DIVISION 3. USES PERMITTED.****Sec. 27-461. Uses permitted.****(b) TABLE OF USES I.**

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
<b>(1) COMMERCIAL:</b>						
* * * * *	*	*	*	*	*	*
<b>(6) Residential/Lodging:</b>						
* * * * *	*	*	*	*	*	*
Townhouse	P <sup>59,65</sup>	X	[X] P <sup>66</sup>	X	X	X
* * * * *	*	*	*	*	*	*
* * * * *	*	*	*	*	*	*

**66** Notwithstanding any other provision of this Part, townhouses are a permitted use, provided:

(A) The use is located on a lot(s) or parcels(s) that is less than sixteen (16) acres in size and adjoins land zoned R-R;

(B) The property is the subject of an approved development application for a gas station; and

(C) A Detailed Site Plan shall include adjoining property located in the R-R Zone and be approved in accordance with Part 3, Division 9, of this Subtitle.

Regulations concerning the net lot area, lot coverage, frontage, setbacks, density, landscaping and other requirements of the C-S-C Zone shall not apply. These dimensional (bulk) requirements shall be those approved by the Planning Board (or District Council after review) in the Detailed Site Plan. The Detailed Site Plan shall include architectural review to ensure high quality design and construction materials compatible with the surrounding area.

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

Adopted this 7th day of November, 2017.

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: \_\_\_\_\_  
Derrick Leon Davis  
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.