

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2018 Legislative Session**

Bill No. CB-28-2018

Chapter No. 28

Proposed and Presented by Council Member Patterson

Introduced by Council Member Patterson

Co-Sponsors _____

Date of Introduction July 24, 2018

ZONING BILL

1 AN ORDINANCE concerning

2 R-R Zone

3 For the purpose of amending the residential table of uses in the Zoning Ordinance to permit
4 certain residential townhouse dwelling unit uses within the R-R (Rural Residential) Zones of
5 Prince George's County, subject to specified circumstances.

6 BY repealing and reenacting with amendments:

7 Section 27-441,

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 (2015 Edition, 2017 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 27-441 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17 be and the same is hereby repealed and reenacted with the following amendments: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 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
* * * * *	*	*	*	*	*	*	*	*	*
(7) RESIDENTIAL/LODGING:									
* * * * *	*	*	*	*	*	*	*	*	*
Townhouse, all others	X	X	X	X	p ^{79, 120, 123,} <u>126</u>	X ⁴⁸	p ^{48, 111, 124}	X ⁴⁸	p ²
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
* * * * *	*	*	*	*	*	*	*	*
(7) RESIDENTIAL/LODGING:								
* * * * *	*	*	*	*	*	*	*	*
Townhouse, all others	P ¹²⁵	SE	SE	SE	SE	X	X	X
* * * * *	*	*	*	*	*	*	*	*

* * * * *

1 2 6 Permitted use, provided:

- (A) The proposed use is located on lots, parcels, or property with a total land area of fifteen (15) gross acres in size or less;
- (B) The proposed use is located on land adjacent to and with frontage on an existing, publicly-owned pedestrian/bicycle recreational facility;
- (C) The proposed use is located on property with frontage and access to a signalized intersection of a publicly-maintained roadway with a functional transportation classification of ‘Collector’ or higher pursuant to the applicable Countywide Master Plan of Transportation; and
- (D) The regulations ordinarily applicable to development within the R-R Zone shall not apply; instead, all requirements for development of the proposed townhouse dwelling unit residential uses shall be determined through a detailed site plan approval process and depicted on the certified Detailed Site Plan as approved by the Planning Board and/or District Council, in accordance with the provisions of Section 27-548(h) of this Subtitle, in pertinent part, as follows:
 - (i) Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand one hundred (1,100) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than six (6) townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six (6) dwelling units (but not more than eight (8) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development, and the minimum building width in any continuous, attached group shall be twenty (20) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area.
 - (ii) For purposes of this section, a building group shall be considered a separate building group (even though attached) when the angle formed by the front walls of two (2) adjoining rows of units is greater than forty-five degrees (45°).
 - (iii) Garages may not dominate the streetscape. Garages are preferred to be incorporated into the rear of the building and accessed by an alley. Sidewalks are required on both sides of all public and private streets and parking lots.

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

Adopted this 4th day of September , 2018.

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: _____
Dannielle M. Glaros
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.