

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

Bill No. CB-87-2018
Chapter No. 53
Proposed and Presented by Council Member Franklin
Introduced by Council Member Franklin
Co-Sponsors _____
Date of Introduction September 25, 2018

ZONING BILL

1 AN ORDINANCE concerning
2 M-X-T (Mixed Use - Transportation Oriented) Zone
3 For the purpose of providing certain alternate development regulations for townhouse units
4 in the M-X-T (Mixed Use –Transportation Oriented) Zone.

5 BY repealing and reenacting with amendments:

6 Sections 27-548,
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, 2017 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 27-548 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16 County Code, be and the same is hereby repealed and reenacted with the following
17 amendments:

SUBTITLE 27. ZONING.

PART 10. MIXED USE ZONES.

DIVISION 4. REGULATIONS.

Sec. 27-548. M-X-T Zone

* * * * *

(h) 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 eight hundred (1,800)] one thousand two hundred (1,200) 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)] eight (8) 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)] eight (8) dwelling units (but not more than [eight (8)] ten (10) 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)] eight (8) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development[, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width]. The minimum building width in any continuous, attached group shall be [twenty (20)] eighteen (18) 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. The minimum lot size, maximum number of units per building group and percentages of such building groups, and building width requirements and restrictions shall not apply to townhouses on land any portion which lies within one-half (1/2) mile of an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000. In no event shall there be more than ten (10) dwelling units in a building group and no more than two (2) building groups containing ten (10) dwelling units. 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°). Except that, in the case of a Mixed-Use Planned Community, there shall be no more than eight (8) townhouses per building group, except when the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than eight (8) dwelling units (but not more than ten (10) 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 eight (8) dwelling units exceed twenty percent (20%) of

1 the total number of building groups in the total development [, and the end units on such building
2 groups shall be a minimum of twenty-four (24) feet in width]. The minimum building width in
3 any continuous, attached group shall be [twenty-two (22)] eighteen (18) feet, and the minimum
4 gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the
5 purposes of this Subsection, gross living space shall be defined as all interior building space
6 except the garage and unfinished basement or attic area. Garages may not dominate the
7 streetscape. Garages that are attached or incorporated into the dwelling shall be set back a
8 minimum of four (4) feet from the front façade and there shall not be more than a single garage,
9 not to exceed ten (10) feet wide, along the front façade of any individual unit. Garages [are
10 preferred to] may be incorporated into the rear of the building or freestanding in the rear yard
11 and accessed by an alley. Sidewalks are required on both sides of all public and private streets
12 and parking lots. At the time of Detailed Site Plan, the Planning Board or the District Council
13 may approve a request to substitute townhouses, proposed for development as condominiums, in
14 place of multifamily dwellings that were approved in a Conceptual Site Plan approved prior to
15 April 1, 2004. Such substitution shall not require a revision to any previous plan approvals.
16 Further, at the time of Detailed Site Plan for a Mixed-Use Planned Community, the Planning
17 Board or the District Council may approve modifications to these regulations so long as the
18 modifications conform to the applicable regulations for the particular development.

19 * * * * *

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

Adopted this 23rd day of October, 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.