

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

Bill No. CB-57-2018
Chapter No. 41
Proposed and Presented by Council Member Glaros
Introduced by Council Member Turner
Co-Sponsors _____
Date of Introduction September 25, 2018

ZONING BILL

1 AN ORDINANCE concerning

2 R-18 and R-55 Zones

3 For the purpose of permitting certain mixed-use development in the R-18 (Multifamily Medium
4 Density Residential) and R-55 (One-Family Detached Residential) Zones in Prince George's
5 County, under certain specified circumstances.

6 BY repealing and reenacting with amendments:

7 Section 27-441(b),

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(b) 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17 be and the same is hereby repealed and reenacted with the following amendments: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:									
* * * * *	*	*	*	*	*	*	*	*	*
Dwelling, multifamily:									
(A) In general	X	X	X	X	P ⁷⁹	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*	*
<u>(G) With ground floor commercial uses</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P¹²⁶</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
* * * * *	*	*	*	*	*	*	*	*
(7) RESIDENTIAL/LODGING:								
* * * * *	*	*	*	*	*	*	*	*
Dwelling, multifamily								
(A) In general	P ⁸⁸	P ⁶	P ⁶	P ⁷⁶	P ⁶	X	X	X
* * * * *	*	*	*	*	*	*	*	*
<u>(G) With ground floor commercial uses</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P¹²⁶</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

* * * * *

126 Permitted use, provided:

- (A) The proposed development is located on a lot(s) or parcel(s) of less than five (5) acres in size;
- (B) The applicable area Master Plan or Sector Plan recommends mixed use as a future land use on the lot(s) or parcel(s);
- (C) All commercial uses permitted in the C-S-C zone shall be permitted on the ground floor of a multi-family building;
- (D) The property is located adjacent to an existing or proposed light rail transit station;
- (E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;
- (F) Regulations concerning lot size, net lot area, lot coverage and green area, lot width, yards, building height, density, FAR, accessory buildings, bedroom percentages, and other regulations applicable to development in the R-18 and R-55 Zones shall not apply. Instead, the approved Detailed Site Plan shall set forth all development regulations to be followed, and shall include review and approval of architectural elevations;
- (G) The Detailed Site Plan shall be subject to the Prince George’s County Landscape Manual; and
- (H) The Detailed Site Plan shall include a traffic impact analysis which evaluates traffic capacity at critical intersections.

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