

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2019 Legislative Session**

Bill No. CB-29-2019

Chapter No. 18

Proposed and Presented by Council Member Davis

Introduced by Council Members Davis, Turner, Harrison, Streeter, Glaros & Hawkins

Co-Sponsors _____

Date of Introduction July 23, 2019

ZONING BILL

1 AN ORDINANCE concerning

2 R-T Zone

3 For the purpose of permitting townhouses in the R-T (Townhouse) Zone.

4 BY repealing and reenacting with amendments:

5 Section 27-441(b),

6 The Zoning Ordinance of Prince George's County, Maryland,

7 being also

8 SUBTITLE 27. ZONING.

9 The Prince George's County Code

10 (2015 Edition, 2018 Supplement).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
12 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
13 District in Prince George's County, Maryland, that Section 27-441(b) of the Zoning Ordinance of
14 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
15 be and the same is hereby repealed and reenacted with the following amendments:

16 **SUBTITLE 27. ZONING.**

17 **PART 5. RESIDENTIAL ZONES.**

18 **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, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X	X	P ³²	P ³²	X	X
Townhouse, all others	X	P ¹²⁹	X	X	P ^{79, 120, 123, 126, 127}	P ^{48, 128}	P ^{48, 111, 124}	X ⁴⁸	P ²
Townhouse, shown on a preliminary plat of subdivision approved pursuant to part 4A.	X	X	X	X	X	P	P	P	P ²
Townhouse, Transit Village	X	X	X	X	X	X	P ¹¹¹	X	X
Townhouse, if located within a designated Revitalization Tax Credit District, within a Transit District Overlay Zone, or a Development District Overlay Zone.	X	X	X	X	X	X	P ^{108,111}	X	X
Townhouses or Multi-Family Units	X	X	X	X	X	X	X ⁸²	P	P
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
(7) RESIDENTIAL/LODGING:								
* * * * *	*	*	*	*	*	*	*	*
Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X	X	X	X	X
Townhouse, shown on a Detailed Site Plan approved prior to December 30, 1996, and in compliance with Section 3 of CB-55-1996	P	P ²	P ²	P ^{2.5}	P ²	X	X	X
Townhouse, shown on a preliminary plat of subdivision approved pursuant to part 4A.	P	P ²	P ²	P ^{2.5}	P ²	X	X	X
Townhouse, Transit Village	P ⁸⁴	X	X	X	X	P ¹¹¹	X	X
Townhouse, if located within a designated Revitalization Tax Credit District, within a Transit District Overlay Zone, or a Development District Overlay Zone.	X	X	X	P ⁷⁸	X	X	X	X
Townhouse, all others	P ¹²⁵	SE	SE	SE	SE	X	X	X
* * * * *	*	*	*	*	*	*	*	*

125 Permitted use [provided:] notwithstanding Section 27-223(i); however,

[(A)] if [T] the R-T zoned property is combined with R-55 and I-3 zoned lots, parcels, or property totaling less than sixteen (16) gross acres in size and located less than 2,000 feet from an interchange to the outer loop of the Capital Beltway (I-95/I-495); a townhouse is only a permitted use provided:

[(B)] (A) The property shall have access to a signalized intersection of a publicly maintained roadway with a functional transportation classification as Arterial or higher within the 2009 Countywide Master Plan of Transportation; and

[(C)] (B) Regulations of the R-T Zone shall not apply; all requirements for development shall be established by and shown on a Detailed Site Plan approved by the Planning Board and/or the District Council.

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

Adopted this 17th day of September , 2019.

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: _____
Todd M. Turner
Chair

ATTEST:

Donna J. Brown
Acting 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.