



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

Prince George's County Planning Department  
Office of the Planning Director

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July 1, 2020

**MEMORANDUM**

TO: The Prince George's County Planning Board

VIA: Andree Green Checkley, Esq., Planning Director, Planning Department  
Derick Berlage, Acting Deputy Planning Director, Planning Department

FROM: Rana Hightower, Intergovernmental Affairs Coordinator *REH*

SUBJECT: **CB-41-2020**

Andree Green Checkley  
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Date: 2020.07.02 11:43:28 -0400

**Purpose:** A bill to increase maximum lot coverage from 30% to 40% in the Rural Residential Zone under certain circumstances.

**Policy Analysis:** This legislation increases the lot coverage percentage regulations for One-Family, detached dwelling units in a cluster subdivision in the Rural Residential (R-R) Zone.

The purposes of cluster subdivisions are to encourage a variety of designs of dwellings, compatibility with historic resources, and preservation of open space to serve recreational, scenic, and public service purposes within the densities established for the cluster net tract area. The R-R Zone only permits one-family detached dwelling units in a cluster development if a Preliminary Plan of Subdivision was approved before July 1, 2006.

While there may be cluster subdivisions that would benefit from the proposed greater lot coverage, the effect of the text amendment will be to allow more lot coverage by right in all such subdivisions. Staff believes the existing Detailed Site Plan (DSP) amendment process under Section 27-289 is a more appropriate process to increase lot coverage within a cluster subdivision. The required findings for a DSP amendment include a review of the location, size, and design of all buildings and structures, parking, green areas, open spaces, other physical features of the site, and the type and layout of recreation facilities. This allows the Planning Board to assess the impact of greater lot coverage on the overall community. The DSP amendment process also requires mailed notice to adjacent homeowners and registered associations. The DSP amendment process will provide superior planning and notice for the community, as compared to the by-right lot coverage increase proposed by CB-41.

**Zoning Ordinance:** The new Zoning Ordinance provides a maximum of 25 percent lot coverage for single-family detached dwelling units in the Residential, Rural (RR) Zone. In appropriate circumstances it also allows for conservation subdivisions, which are similar to cluster subdivisions.

**Impacted Property:** The bill would impact all R-R zoned properties in the County that develop One-Family, detached dwelling units in cluster development.

**Recommendation:** Oppose.

Staff recommends the Planning Board vote to oppose CB-41-2020.