

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2020 Legislative Session**

Bill No. CB-69-2020

Chapter No. 52

Proposed and Presented by Council Member Taveras

Introduced by Council Members Taveras, Davis, Streeter and Franklin

Co-Sponsors \_\_\_\_\_

Date of Introduction October 13, 2020

**ZONING BILL**

1 AN ORDINANCE concerning

2 R-55 ZONE

3 For the purpose of permitting multifamily dwellings in the R-55 (One-Family Detached  
4 Residential) Zone of Prince George’s County, under certain specified circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-441(b),

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 (2019 Edition).

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 27-441(b) of the Zoning Ordinance of  
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 5. RESIDENTIAL ZONES.**

19 **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
<b>(1) COMMERCIAL:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
<b>(7) Residential/Lodging:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
Dwelling, Multifamily:									
(A) In general:	X	X	X	X	P <sup>79</sup>	X	<u>P<sup>139</sup></u>	X	X
(B) Subject to applicable bedroom percentages	X	X	X	X	X	X	X	X	X
(C) In excess of applicable bedroom percentages	X	X	X	X	X	X	X	X	X
(D) Restricted to one-bedroom and efficiency apartments	X	X	X	X	X	X	X	X	X
(E) Higher than 110 feet	X	X	X	X	X	X	X	X	X
(F) Up to six dwelling units in a building of no more than two stories, where the first story was previously used for commercial purpose	X	X	X	X	X	X	P	X	X
(G) With ground floor commercial uses	X	X	X	X	X	X	P <sup>131</sup>	X	X
* * * * *	*	*	*	*	*	*	*	*	*

**139** Notwithstanding any other provisions of this Subtitle, multifamily dwellings are a permitted use in the R-55 Zone provided:

- (a) The use is located on property that has a minimum of nine (9) acres and a maximum of twelve (12) acres;
- (b) The Property adjoins property owned by the Board of Education of Prince George’s County;
- (c) The use is located on property within one mile radius of a Metro station platform; and
- (d) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage and green area, lot/width frontage, yards, building height, density, accessory buildings, minimum area for development, and other requirements of the R-55 Zone shall not apply. All regulations for the R-18 Zone set forth in Section 27-442 shall apply, except if the multifamily housing is constructed with Low-Income Housing Tax Credits, the maximum density shall be forty (40) dwelling units per acre and the maximum height shall be one hundred ten (110) feet. All other regulations shall be those approved by the Planning Board or District Council pursuant to Part 3, Division 9 of this Subtitle.

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

Adopted this 17th day of November, 2020.

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  
Council Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
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.

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