

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2021 Legislative Session**

Bill No. _____ CB- -2021 _____

Chapter No. _____

Proposed and Presented by _____

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 The Zoning Ordinance of Prince George's County

3 For the purpose of establishing regulations for a Neighborhood Conservation Overlay (NCO)

4 Zone applicable to designated portions of the City of Greenbelt.

5 BY repealing and reenacting with amendments:

6 Section 27-4403(a)(5)

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 27-4403(a)(5) 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16 County Code, be and the same is hereby repealed and reenacted with the following amendments:

PART 27-4. ZONES AND ZONE REGULATIONS.

SECTION 27-4400. OVERLAY ZONES

27-4403. OTHER OVERLAY ZONES

20 **(a) Neighborhood Conservation Overlay (NCO) Zone**

* * * * *

(5) Specific Neighborhood Conservation Overlay Zones

[[Placeholder]]

(A) Greenbelt Neighborhood Conservation Overlay Zone

(i) Purpose

The Greenbelt Neighborhood Conservation Overlay (NCO) Zone is established and intended to protect and preserve unique development features and the character of the historic New Deal community of Greenbelt.

(ii) Goals

The goals of the Greenbelt NCO Zone are to:

(aa) Preserve the development characteristics of the New Deal community, including the superblock concept, garden city character, walkability, internal green spaces, sustainable development practices, and the “green belt.”

(bb) Restrict the residential density allowed by the zones of this Zoning Ordinance so that new development does not overwhelm or negatively impact the character of the community.

(cc) Clarify the applicability of development standards for properties that were never subdivided.

(dd) Ensure new buildings and structures and additions to existing dwellings, accessory structures, and nonresidential buildings are appropriate in size and scale with existing buildings.

(ee) Minimize impacts to or restrictions on existing nonresidential uses to ensure they have every opportunity to continue to serve the community.

(ff) Minimize the provision of new parking spaces to limit expansion of impervious surfaces and preserve open space.

(iii) General Provisions

(aa) The boundaries of the Greenbelt NCO Zone are identified on the Official Zoning Map.

(bb) Pursuant to Section 27-4403(a)(4)(C), in the case of conflicts with any standards of the Zoning Ordinance with the exception of maximum density

1 (which may not be increased above the density maximum of the underlying zone through the
2 Greenbelt NCO Zone), the Greenbelt NCO Zone development standards shall control.

3 (cc) As stated by Section 27-4403(a)(4)(B), no permit for any
4 new construction or expansion of an existing structure resulting in an increase in the gross square
5 footage of the building of 15 percent or more may be issued until the Planning Director
6 determines that the proposal complies with all development standards (as may be applicable to
7 the proposed development) established in this Subsection.

8 (dd) Property in the RSF-65 Zone shall only be subject to the
9 maximum density for residential blocks standard and are exempt from all other standards of the
10 Greenbelt NCO Zone.

11 (ee) Alterations or modifications made to previously
12 constructed dwelling unit additions that existed as of the effective date of the Zoning Ordinance
13 that do not further expand the gross square footage shall be exempt from these development
14 standards except that any such alteration or modification shall maintain the roof line of the
15 existing structure.

16 (ff) For the purposes of this Subsection 27-4403(a)(5), the
17 following terms shall be defined as follows:

18 (I) **Roosevelt Center** includes all property in the CGO
19 Zone except for the southern-most property located approximately 400 feet northeast of the
20 intersection of Southway and MD 193/Greenbelt Road

21 (II) **Garden Side** is the individual or family-oriented,
22 private side of a residential dwelling.

23 (III) **Service Side** is the public-facing side of a
24 residential building fronting on a street, alley, parking lot, or open space.

25 (iv) **Development Standards**

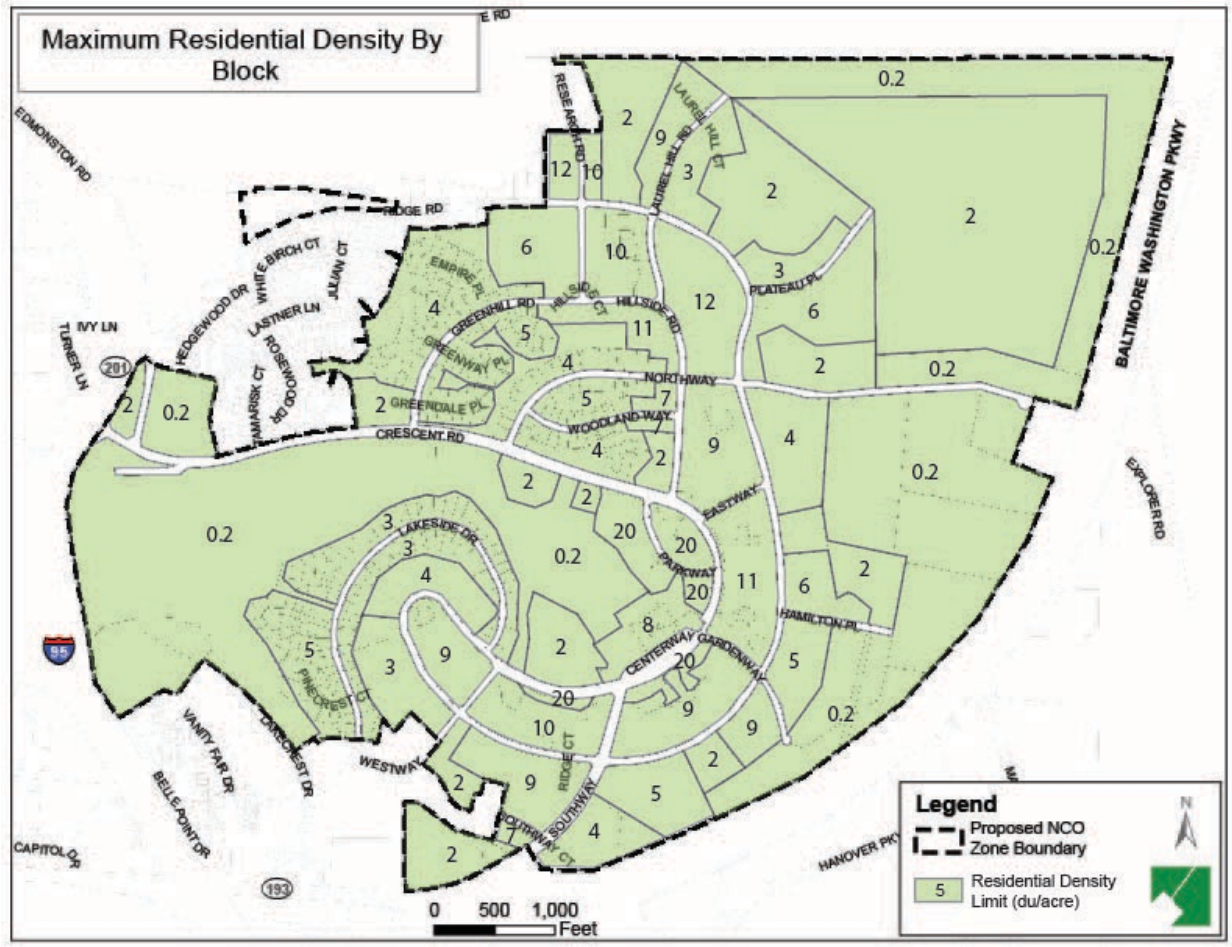
26 All development within the Greenbelt NCO Zone shall demonstrate
27 compliance with the following development standards (as may be applicable):

28 (aa) **Density**

29 The maximum dwelling unit density for each property or
30 assemblage of properties that is the subject of a development application within the Greenbelt
31 NCO Zone shall not exceed the density shown in Figure 27-4403(a)(5)(aa): Greenbelt NCO

1 Zone Maximum Density for Residential Blocks. Where a maximum density is not shown, the
 2 maximum density shall not exceed the maximum density permitted by the underlying zone.

3 **Figure 27-4403(a)(5)(aa): Greenbelt NCO Zone Maximum Density for Residential Blocks.**



4
 5 **(bb) Dimensional and Intensity Standards**

6 Attached dwellings (other than multifamily dwellings) in any zone
 7 and single-family detached dwellings located in the RSF-A Zone; and any alterations,
 8 expansions, enlargements, or extensions thereto; located within the Greenbelt NCOZ shall not be
 9 subject to the individual lot dimensional and intensity standards as set forth in Part 27-4: Zones
 10 and Zone Regulations for the zone in which they are located.

11 **(cc) Multiple Principal Dwellings on Same Lot or Parcel**

12 Notwithstanding Section 27-5101(b)(2), multiple single-family
 13 detached, townhouse, two-family, three-family, artists' residential studios, and/or live-work
 14 dwellings may be permitted on any lot or parcel in the RSF-A Zone within the Greenbelt NCOZ.

1 This provision shall not be interpreted to permit accessory dwelling units and shall only apply to
2 multiple principal dwellings on the same lot or parcel.

3
4 **(dd) Alterations, Expansions, Enlargements, or Extensions**

5 **(I) Additions or expansions to existing single-family**
6 detached, townhouse, two-family, or three-family residential dwelling units shall not exceed a
7 cumulative sum of 60 percent of the gross floor area of the original dwelling unit as it existed
8 when construction was initially complete. No alteration, expansion, enlargement, or extension
9 shall exceed the height of the existing dwelling unit. Alterations, expansions, enlargements, or
10 extensions shall maintain the roofline of the existing dwelling unit.

11 **(II) Multifamily dwelling buildings constructed before**
12 November 29, 1949, shall retain their character-defining architectural features to the maximum
13 extent practicable. Such features may include but are not limited to concrete block exterior walls,
14 casement windows, flat roofs, open porches, glass block walls, and exterior courses of decorative
15 brick. Original exterior doors and exterior lighting fixtures shall be preserved wherever possible.
16 Alterations, expansions, enlargements, or extensions shall maintain the roofline of the existing
17 multifamily building.

18 **(III) Additions, expansions, enlargements, or extensions**
19 to commercial buildings constructed before November 29, 1949, shall reflect the massing and
20 architectural character of existing commercial structures located in Roosevelt Center.
21 Alterations, expansions, enlargements, or extensions shall not exceed the height of the existing
22 building or 25 feet, whichever is lowest.

23 **(IV) Additions, expansions, enlargements, or extensions**
24 to commercial buildings constructed after November 29, 1949 shall not exceed 30 feet in height.

25 **(V) Garages may only be used for vehicle parking or**
26 general storage (not residential or any other uses). When present, original garage doors should be
27 repaired rather than replaced. If replacement is necessary, new garage doors shall be compatible
28 in appearance and function with original garage doors to the maximum extent practicable.
29 Garage additions shall not be permitted, nor shall garage doors or garage openings be sealed shut
30 or blocked by walls or similar structures.

1 (VI) Two-story additions or expansions shall only be
2 placed on the garden side (or rear yard, when the garden side does not apply), or in the side yard
3 of an end unit. Any additions or expansions in the service side (or front yard, when the service
4 side does not apply) shall not exceed one story in height.

5 **(ee) New Development**

6 (I) New dwellings in the Household Living Uses or
7 Group Living Uses use categories in the RSF-A, RMF-20, and CGO zones shall be designed to
8 maintain the general form and massing of the existing dwellings in these zones. High-quality,
9 durable exterior materials shall be used.

10 (II) New dwellings shall not exceed 40 feet in height for
11 multifamily dwellings or 30 feet in height for any other dwelling.

12 (III) New commercial or mixed-use buildings shall not
13 exceed 30 feet in height.

14 **(ff) Block Design**

15 (I) Section 27-6206(k)(1), Block Length, shall not
16 apply. Instead, block length shall be at least 400 feet on a side.

17 (II) Notwithstanding Section 27-6206(k)(3), any new
18 development in the RSF-A Zone shall provide sidewalks or multi-use paths through the block
19 regardless of block face length.

20 **(gg) Parking**

21 (I) The minimum number of off-street parking spaces
22 required for any new development in the Household Living Uses Principal Use Category shall be
23 1.5 spaces per dwelling unit.

24 (II) Pervious or semi-pervious parking lot surfacing
25 shall be required for any new required or proposed surface parking spaces to the maximum
26 extent practicable. Any pervious or semi-pervious surfacing shall be certified by a licensed civil
27 engineer as capable of accommodating anticipated traffic loading stresses and maintenance
28 impacts. Where possible, such materials should be used in areas proximate to and in combination
29 with on-site stormwater control devices.

30 **(hh) Accessory Structures**

1 Residential accessory structures including but not limited to sheds,
2 fences, and porches shall be permitted. For accessory structures located within the RSF-A Zone,
3 such structures should generally be located on the garden side (or rear yard, when the garden side
4 does not apply) or in the side yard of an end unit. Accessory structures may only be located on
5 the service side (or front yard, when the service side does not apply) if the applicant
6 demonstrates it is infeasible to locate such structures elsewhere on the lot due to utility locations
7 or other constraints. Nonresidential accessory structures may be permitted pursuant to the
8 regulations of the Zoning Ordinance.

9 * * * * * * * *

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1 SECTION 2. BE IT FURTHER ENACTED that the District Council, having reviewed the
2 Greenbelt Neighborhood Conservation Overlay Zone neighborhood study prepared by the Prince
3 George’s County Planning Department, finds that the neighborhood study specifies the
4 development context for the Greenbelt Neighborhood Conservation Overlay Zone as required by
5 Section 27-4403(a)(2) and is establishing the development standards of this Ordinance to
6 maintain the historic character of Greenbelt; and

7 SECTION 3. BE IT FURTHER ENACTED that prior to taking action on this Ordinance,
8 the District Council has reviewed the minimum standards for designation of an NCO Zone as
9 required by Section 27-4403(a)(3) and finds that at least 65 percent of the properties in the
10 Greenbelt Neighborhood Conservation Overlay Zone are developed, development patterns in
11 historic Greenbelt demonstrate an effort to maintain or rehabilitate the character and physical
12 features of existing buildings in the NCO Zone, the development standards contained in this
13 Ordinance will encourage the retention of the general character and appearance of existing
14 development in the zone, and the Greenbelt Neighborhood Conservation Overlay Zone features
15 unique and distinctive land use patterns, integrated mixed-use residential, commercial,
16 institutional, and recreational uses, and a walkable neighborhood scale that make the area well-
17 suited for designation as a Neighborhood Conservation Overlay Zone.

18 SECTION 4. BE IT FURTHER ENACTED that this Ordinance shall take effect **forty-five**
19 **(45) calendar days after its adoption.**

Adopted this _____ day of _____, 2021.

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: _____
Calvin S. Hawkins, II
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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