

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
1996 Legislative Session

Bill No. _____ CB-34-1996

Chapter No.

Proposed and Presented by _____ Council Member Esteppe

Introduced by

Co-Sponsors

Date of Introduction

ZONING BILL

AN ORDINANCE concerning

R-E Zone Regulations

For the purpose of modifying the lot width and side yard requirements in the R-E Zone where lot averaging is used or where public water or sewerage systems are utilized.

BY repealing and reenacting with amendments:

Section 27-442,

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

being also

SUBTITLE 27. ZONING.

The Prince George's County Code

(1995 Edition).

SECTION 1. BE IT ENACTED by the 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, that Section 27-442 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 5. RESIDENTIAL ZONES.

DIVISION 4. REGULATIONS.

Sec. 27-442. Regulations.

(d) TABLE III - LOT/WIDTH FRONTAGE (Minimum in Feet)^{12,21}

	<i>ZONE</i>								
	<i>R-O-S</i>	<i>O-S</i>	<i>R-A</i>	<i>R-E</i>	<i>R-R</i>	<i>R-80</i>	<i>R-55</i>	<i>R-35</i>	<i>R-20</i>
At Front Building Line:									
One-family detached dwellings, in general ¹³	300	300 ¹	150	150 ^{14,19}	100 ^{2,14,20}	75 ¹⁴	65 ^{4,14}	65	65
*	*	*	*	*	*	*	*	*	*

19 If the lot is served by an individual well and [or] sewerage system. If the lot is served by public water or [and] sewerage systems, the width may be reduced to one hundred twenty (120) feet, provided the lot is in system area one (1), two (2), or three (3) at the time the final plat of subdivision is approved. If the lot was created under the lot size averaging provisions of Subtitle 24, has a net area of less than forty thousand (40,000) square feet, and is to be served by public water and sewerage systems, the width may be reduced to one hundred (100) feet, provided that the lot is in system area one (1), two (2), or three (3) at the time the final plat of subdivision is approved.

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(e) TABLE IV - YARDS (Minimum Depth/Width in Feet)^{23,25}

ZONE							
	<i>R-O-S</i>	<i>O-S</i>	<i>R-A</i>	<i>R-E</i>	<i>R-R</i>	<i>R-80</i>	<i>R-55</i>
*	*	*	*	*	*	*	*

Side⁹:

Total of Both Yards/Minimum of Either Yard:

One-family detached dwellings, in general ²²	40/20	40/20	35/17	35/17 ²⁶	17/8 ^{6,21}	17/8 ²¹	17/8 ^{6,8,21}
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²⁶On a lot with a front building line of between 120 and 149 feet, a total side yard of twenty (20) feet, the minimum side yard being ten (10) feet; for a front building line between 100 and 119 feet, a total side yard of seventeen (17) feet, with a minimum side yard of eight (8) feet.

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

Adopted this _____ day of _____, 1996.

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:

Stephen J. Del Giudice
Chairman

ATTEST:

Joyce T. Sweeney
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.