

**PRINCE GEORGE'S COUNTY COUNCIL
AGENDA ITEM SUMMARY**

Meeting Date: 5/29/96

Reference No.: CB-34-1996

Proposer: Estepp

Draft No.: 1

Sponsors: _____

Item Title: An Ordinance 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

Drafter:

Resource Personnel: Peter Lupo
Legislative Aide

LEGISLATIVE HISTORY:

Date Presented: 5/29/96

Executive Action: __/__/__ ____

Committee Referral:(1) 5/29/96 PZED

Effective Date: __/__/__

Committee Action:(1) __/__/__ _____

Date Introduced: __/__/__

Pub. Hearing Date: (1) __/__/__ __:__ __

Council Action: (1) __/__/__ _____

Council Votes: SD:__, DB:__, JE:__, IG:__, AMc:__, WM:__, RVR:__, AS:__, MW:__

Pass/Fail: _

Remarks: _____

BACKGROUND INFORMATION/FISCAL IMPACT

(Includes reason for proposal, as well as any unique statutory requirements)

The Zoning Ordinance currently requires a minimum lot width at the front building line of a single family dwelling in the R-E Zone to be 150 feet, if the lot is served by individual water or sewer. If it is served by public water and sewer, the minimum allowable lot width is reduced to 120 feet, under certain circumstances, and to 100 feet, if the lot is less than 40,000 square feet and was created through lot size averaging. This legislation allows the exceptions to the 150' lot width requirement if the lot is served by either public water or public sewerage systems, but not necessarily both. It also allows the side yard requirements to be reduced when the requirements for reducing the lot width at the front building line, as described above, are met.

CODE INDEX TOPICS: