

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**SITTING AS THE DISTRICT COUNCIL****2001 Legislative Session**

Bill No. _____ CB-91-2001

Chapter No. _____ 57

Proposed and Presented by _____ Council Member Hendershot

Introduced by _____ Council Member Hendershot

Co-Sponsors _____

Date of Introduction _____ October 16, 2001

ZONING BILL

1 AN ORDINANCE concerning

2 Residential Regulations

3 For the purpose of amending the minimum lot size requirements for certain residential lots
4 recorded before November 29, 1949.

5 BY repealing and reenacting with amendments:

6 Sections 27-442(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 (1999 Edition, 2000 Supplement).

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 27-442(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16 be and the same is hereby repealed and reenacted with the following amendments:17 **SUBTITLE 27.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 4. REGULATIONS.**

Sec. 27-442. Regulations.**(b) TABLE I – NET LOT AREA (Minimum in Square Feet)^{2,19}**

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
One-family detached dwellings:									
In general	871,200	217,800	87,120	40,000	20,000 ²²	9,500	6,500	6,500	6,500
* * * *	*	*	*	*	*	*	*	*	*
Lot shown on a plat recorded on or before September 19, 1970	-	-	-	-	-	8,000 ⁶	-	-	-
Lot shown on a plat recorded prior to November 29, 1949		10,000 ¹⁵	10,000 ¹⁵	10,000 ¹⁵	10,000 ¹⁵	10,000 ¹⁵	5,000	5,000	5,000
* * * *	*	*	*	*	*	*	*	*	*

	ZONE							
	R-T ⁷	R-30 ⁷	R-30C ⁷	R-18 ⁷	R-18C ⁷	R-10A	R-10	R-H
One-family detached dwellings:								
In general	6,500	6,500	6,500	6,500	6,500	-	6,500	6,500
* * * *	*	*	*	*	*	*	*	*
Lot shown on a plat recorded on or before September 19, 1970	-	-	-	-	-	-	-	-
Lot shown on a plat recorded prior to November 29, 1949	5,000	5,000	5,000	5,000	5,000	-	5,000	5,000
* * * *	*	*	*	*	*		*	*

- 15** (A) No variance of a lot size less than ten thousand (10,000) square feet shall be considered except in (D), below.
- (B) When two or more lots are combined to provide a single building site, the lots shall be consolidated in accordance with Section 24-108(a)(3) of the Subdivision Regulations prior to the issuance of a building permit so as to create a single lot, unless the residence is to be built on a portion of each of the existing lots.
- (C) If a lot (or combination of lots) has a width of at least forty (40) feet, and was recorded prior to April 17, 1928, it can be used for a one-family dwelling provided the lot (or combination of lots) meets the minimum net lot area requirements of the appropriate zone.
- (D) In Revitalization Tax Credit Areas or municipalities, a variance may be obtained to reduce the minimum lot size to five thousand (5,000) square feet.
- (E) Until July 1, 2003, if a single owner combines lots, as provided in (B) above, to form at least 35 buildable lots 10,000 square feet or more in area, and if all such buildable lots are within 1,500 feet of one another and were unimproved on July 1, 2001, then the owner may combine lots and obtain permits for up to four combination lots which are 7,500 square feet or more in area.
- (F) If the original lot size was ten thousand (10,000) square feet but reduced in size due to a right of way taking or some other public purpose, the minimum lot size may be reduced to five thousand (5,000) square feet. Such reduction is not permitted where an adjacent lot in the same ownership may be combined with the lot under 10,000 square feet to reduce or eliminate the area deficiency. Such reduction is not allowed unless a building permit has been obtained prior to July 1, 2003. Buffering for adjoining properties shall be provided on each lot less than 10,000 square feet.

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

Adopted this 19th day of November, 2001

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: _____
Ronald V. Russell
Chairman

ATTEST:

Joyce T. Sweeney
Clerk of the Council

KEY:
Underscoring indicates language added to existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.