

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session _____ 1990 _____

Bill No. _____ CB-11-1990 _____

Chapter No. _____ 4 _____

Proposed and Presented by The Chairman (by request -
_____ Planning Board) _____

Introduced by Council Members Bell, Pemberton, & Wineland

Co-Sponsors _____

Date of Introduction _____ March 13, 1990 _____

ZONING BILL

AN ORDINANCE concerning

Nonconforming One-Family Dwellings

FOR the purpose of establishing that a nonconforming one-family dwelling may be altered, extended, or enlarged without obtaining a Special Exception prior to the issuance of a building permit, when such improvement conforms to the building line setback, yard, height, lot coverage, and impervious surface regulations of the zone in which it is located.

BY repealing and reenacting with amendments:

Section 27-242(b),

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

SUBTITLE 27. ZONING.

The Prince George's County Code

(1987 Edition, 1988 Supplement, as amended
by CB-33-1989).

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 27-242(b) of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 3. ADMINISTRATION.

DIVISION 6. NONCONFORMING BUILDINGS, STRUCTURES, AND USES.

Subdivision 1. General Requirements and Procedures.

Sec. 27-242. Alteration, extension, or enlargement.

(b) Exceptions

* * * * *

(6) One-family detached dwellings

(A) The alteration, extension, or enlargement of a nonconforming one-family detached dwelling may be permitted and does not require a Special Exception provided that:

(i) The modification conforms to the requirements of Subparagraph (a)(1)(A), above;

(ii) Development on the property (including the proposed modification) conforms to the lot coverage limitations of the zone in which the property is located; and

(iii) Within a Chesapeake Bay Critical Area Overlay Zone, development on the property (including the proposed modification) conforms to any applicable requirements concerning

impervious surface ratios.

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect thirty (30) calendar days after the date of its adoption.

Adopted this 17th day of April, 1990.

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: _____
Jo Ann T. Bell
Chairman

ATTEST:

Jean M. Schmuhl, CMC
Clerk of the Council

KEY:

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