

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

1995 Legislative Session

Bill No. _____ CB-104-1995

Chapter No. _____ 55

Proposed and Presented by _____ Council Member MacKinnon

Introduced by _____ Council Member MacKinnon

Co-Sponsors

Date of Introduction _____ October 17, 1995

ZONING BILL

AN ORDINANCE concerning

Residential Buildings

For the purpose of exempting certain residential buildings from the current regulations, and specifying that these buildings shall not be deemed nonconforming.

BY repealing and reenacting with amendments:

Sections 27-107.01, and 27-118,

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

being also

SUBTITLE 27. ZONING.

The Prince George's County Code

(1991 Edition, 1994 Supplement).

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 Sections 27-107.01 and 27-118 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 2. GENERAL.

DIVISION 1. DEFINITIONS.

Sec. 27-107.01. Definitions.

(a) Terms in the Zoning Ordinance are defined as follows:

* * * * *

(165) **Nonconforming Building or Structure:** Any "**Building**" or "**Structure**" which is not in conformance with a requirement of the Zone in which it is located (as it applies to the "Building" or "Structure"), provided that:

(A) The requirement was adopted after the "Building" or "Structure" was lawfully erected; or

(B) The "Building" or "Structure" was erected after the requirement was adopted and the District Council has validated a building, use and occupancy, or sign permit issued for it in error.

(C) Any building used exclusively for residential purposes, containing not more than three (3) dwelling units, and which was constructed prior to November 29, 1949, shall not be deemed a nonconforming building or structure.

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DIVISION 4. REGULATIONS APPLICABLE IN ALL ZONES.

Subdivision 3. Buildings and Structures.

Sec. 27-118. Buildings and structures.

* * * * *

(c) Any building used exclusively for residential purposes, containing not more than three (3) dwelling units, and constructed prior to November 29, 1949, shall be permitted to continue to be used for residential purposes, and shall not be required to meet the regulations set forth in the Regulations Tables of the zone in which it is located. Any alteration, enlargement, or extension of such a building after November 29, 1949 shall conform to the setback, yard, and height regulations of the zone in which it is located at the time it is or was constructed.

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

Adopted this 14th day of November, 1995.

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:

Anne T. MacKinnon
Chairwoman

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.