

DR-1

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**SITTING AS THE DISTRICT COUNCIL**

Legislative Session \_\_\_\_\_ 1991 \_\_\_\_\_

Bill No. \_\_\_\_\_ CB-8-1991 \_\_\_\_\_

Chapter No. \_\_\_\_\_ 1 \_\_\_\_\_

Proposed and Presented by The Chairman (by request -  
County Executive)

Introduced by Council Members Casula and Castaldi

Co-Sponsors \_\_\_\_\_

Date of Introduction February 5, 1991

**ZONING BILL**

AN ORDINANCE concerning

Chesapeake Bay Critical Area Overlay Zones

FOR the purposes of amending the provisions applicable to impervious surfaces limitations in Chesapeake Bay Critical Area Overlay Zones.

BY repealing and reenacting with amendments:

Section 27-548.17(b),

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

being also

SUBTITLE 27. ZONING.

The Prince George's County Code

(1987 Edition, 1989 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 Section 27-548.17(b) 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same is hereby repealed and reenacted with the following amendments: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 10A. OVERLAY ZONES.**

**DIVISION 2. CHESAPEAKE BAY CRITICAL AREA OVERLAY ZONES.**

**Subdivision 4. Regulations.**

**Sec. 27-548.17. Regulations.**

(b) TABLE 1 - DENSITY, IMPERVIOUS SURFACE RATIO, SLOPES

				ZONE							
CONTROL				R-C-0		L-D-0		I-D-0			
*	*	*	*	*	*	*	*	*	*	*	*
Maximum impervious surface ratio				15% <sup>4</sup>		15% <sup>4</sup>					
*	*	*	*	*	*	*	*	*	*	*	*

<sup>4</sup> Impervious areas may be increased to twenty-five percent (25%) of the site if any one of the following applies:

1. The parcel or lot is one-half (1/2) acre or less in size and was in residential use on or before December 1, 1985;

2. The parcel or lot is one-quarter (1/4) acre or less in size, and was in nonresidential use on or before December 1, 1985;

or

3. The lot is one (1) acre or less in size and is part of a preliminary plat of subdivision approved after December 1, 1985.

The impervious area of the entire subdivision shall not exceed fifteen percent (15%).

SECTION 2. BE IT FURTHER ENACTED that Section 5.3 of the Conservation Manual is hereby repealed and reenacted with the following amendments:

5.3 Additional Requirements for Land in Limited Development and Resource Conservation Overlay Zones

a. Impervious areas shall be limited to fifteen percent of the site except as provided in subsection "b" below.

b. Impervious areas may be increased to twenty-five percent of the site if any one of the following applies:

1. The parcel or lot is one-half acre or less in size and was in residential use on or before December 1, 1985;

2. The parcel or lot is one-quarter acre or less in size, and was in nonresidential use on or before December 1, 1985; or

3. The lot is one acre or less in size and is part of a preliminary plat of subdivision approved after December 1, 1985.

The impervious area of the entire subdivision shall not exceed fifteen percent.

[b]	<u>c</u>	*	*	*	*	*	*
[c]	<u>d</u>	*	*	*	*	*	*

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect when approved by the Chesapeake Bay Critical Area Commission.

Adopted this 5th day of March, 1991.

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: \_\_\_\_\_  
Richard J. Castaldi  
Chairman

ATTEST:

\_\_\_\_\_  
Maurene W. Epps  
Acting 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.