

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2023 Legislative Session

Bill No. CB-085-2023

Chapter No. _____

Proposed and Presented by Council Chair Dernoga

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

SUBDIVISION BILL

1 AN ACT concerning

2 Subdivision Regulations—Lot Standards—Variations

3 For the purpose of narrowing the authority for approval of variations to the minimum lot depth
4 requirements of the Subdivision Regulations, and specifying that area variances may be
5 considered, as permitted by law, though the development application approval process in the
6 County Zoning Ordinance.

7 BY repealing and reenacting with amendments:

8 SUBTITLE 24. SUBDIVISIONS.

9 Section 24-4102,

10 The Prince George's County Code

11 (2019 Edition; 2022 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, that Section 24-4102 of the Prince George's County Code be and the same is hereby
14 repealed and reenacted with the following amendments:

15 SUBTITLE 24. SUBDIVISIONS.

16 PART 24-4. SUBDIVISION STANDARDS.

17 **Sec. 24-4100. Planning and Design.**

18 Preliminary plans of subdivision (minor and major) and final plats shall comply with the
19 standards in this Section.

20 * * * * *

21 **Sec. 24-4102. Lot Standards.**

1 **(a) Conformance with Zoning Ordinance**

2 All lots in a subdivision shall be in conformance with all of the lot standards and
3 requirements of Subtitle 27: Zoning Ordinance, applicable to the land subject to the subdivision.
4 (See PART 27-4: Zones and Zone Regulations, of Subtitle 27: Zoning Ordinance).

5 **(b) Minimum Lot Area Standards for Individual Systems**

6 If a proposed subdivision is situated in a portion of the County not planned to be served by
7 public water and/or sewer facilities, lots shall be designed to comply with the minimum lot area
8 standards for individual systems in Subtitle 22: On-Site Sewage Disposal Systems, of the County
9 Code, and the Ten Year Water and Sewerage Plan.

10 **(c) Minimum Lot Depth**

11 **(1)** Lots or parcels used for residential purposes adjacent to existing or planned streets
12 classified as arterials shall be platted with a minimum depth of 150 feet.

13 **(2)** Lots or parcels used for residential purposes adjacent to existing or planned streets
14 classified as expressways or freeways shall be platted with a minimum depth of 300 feet.

15 **(3)** Adequate protection and screening from traffic nuisances shall be provided in
16 accordance with the requirements of the Landscape Manual.

17 **(4)** No variation from the requirements of this Section may be approved by the Planning
18 Board pursuant to Section 24-3403 of this Subtitle. Notwithstanding, and to the extent permitted
19 by law, an area variance may be considered by way of a development application filed pursuant to
20 Section 27-3613 of this Code.

21 * * * * * * * * *

22 SECTION 2. BE IT FURTHER ENACTED that this Act shall take effect on thirty (30)
23 calendar days after it becomes law.

Adopted this ____ day of _____, 2023.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Thomas E. Dernoga
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Angela D. Alsobrooks
County Executive

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.