

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2002 Legislative Session

Bill No. CB-11-2002
 Chapter No. 11
 Proposed and Presented by Council Member Hendershot
 Introduced by Council Member Hendershot
 Co-Sponsors _____
 Date of Introduction April 9, 2002

ZONING BILL

1 AN ORDINANCE concerning

2 Residential Regulations

3 For the purpose of amending the minimum lot size requirements in the R-80 Zone and the lot
 4 coverage requirements in the R-R Zone.

5 BY repealing and reenacting with amendments:

6 Section 27-442(b) and (c)

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, 2001 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 Sections 27-442(b) and (c) of the Zoning
 15 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
 16 County Code, be and the same are hereby repealed and reenacted with the following
 17 amendments:

18 **SUBTITLE 27. ZONING.**

19 **PART 5. RESIDENTIAL ZONES.**

20 **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] <u>6,000</u> ¹⁵	5,000	5,000	5,000
Lot that is part of a resubdivision of land on a plat that was originally recorded prior to November 29, 1949, and was composed of lots having an average net area of 5,000 square feet or less	-	-	-	-	-	-	5,000	5,000	5,000
* * * *	*	*	*	*	*	*	*	*	*

- 15** (A) No variance of a lot size less than ten thousand (10,000) square feet (six thousand (6,000) square feet in the R-80 Zone) 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 thirty-five (35) buildable lots ten thousand (10,000) square feet or more in area, and if all such buildable lots are within one thousand five hundred (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 seven thousand five hundred (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 ten thousand (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 ten thousand (10,000) square feet.

(c) TABLE II - LOT COVERAGE AND GREEN AREA

	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Lot Coverage (Maximum % of Net Lot Area):									
Dwellings (including all accessory uses, home occupations):^{7,8}									
One-family detached, in general	2	5	10	20	25 ⁹	30	30	30	30
One-family detached, cluster development	-	-	-	-	30	30	30	-	-
One-family semidetached	-	-	-	-	50 ⁵	50 ⁵	50 ⁵	30	35 ¹
One-family triple-attached	-	-	-	-	-	-	-	-	40 ²
	-	-	-	-	-	-	-	-	30 ³
Townhouses	-	-	-	-	-	-	-	-	35 ¹
Two-family	-	-	-	-	-	-	-	30	-
Three-family	-	-	-	-	-	-	-	-	-
Multifamily	-	-	-	-	-	-	-	-	-
Agricultural preservation development	-	-	-	-	50	-	-	-	-
Churches or similar places of worship on lots between one (1) and two (2) acres in size	-	50	50	50	50	50	50	50	50
Other allowed uses	10	50	50	60	60	60	60	60	60
Green Area Minimum % of Net Lot Area:									
Multifamily dwellings having 4 or more stories	-	-	-	-	-	-	-	-	-
Multifamily dwellings having less than 4 stories	-	-	-	-	-	-	-	-	-
Green Area Minimum % of Net Tract Area:									
Attached dwellings (other than multifamily dwellings)	-	-	-	-	-	-	-	-	-

- 1 This percentage is for building coverage (and not for lot coverage) of the overall net tract area.
- 2 Inner lot.
- 3 Outer lot.
- 4 The relationship between the percentage of the lot covered by multifamily dwellings and the amount of net lot area per dwelling unit shall be in accordance with the following table:

<i>Percentage of Net Lot Area Coverage by Multifamily Dwellings</i>	<i>Minimum Net Lot Area per Dwelling Unit (Square Feet)</i>
More than 11; not more than 12	1,400
More than 10; not more than 11	1,300
More than 9; not more than 10	1,200
More than 8; not more than 9	1,100
More than 7; not more than 8	1,000
7 or less	900

- 5 For zero lot line development.
- 6 May include inner courts of one hundred twenty-five (125) square feet or larger, with each side of the court being ten (10) feet or longer.
- 7 For a lot shown on a preliminary plat of subdivision for cluster development approved prior to September 1, 1986, no maximum percent of lot coverage is required for any type of one-family dwelling.
(CB-54-1986)
- 8 For a lot shown on a record plat of subdivision approved pursuant to former Part 4A of this Subtitle prior to January 21, 1997, no maximum percent of lot coverage is required.
(CBCB-84-1990; CB-47-1996)
- 9 For a lot under 12,000 square feet that is part of a resubdivision of land on a plat that was originally recorded prior to November 29, 1949, the maximum percent of lot coverage required is 30 percent.

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

Adopted this 21st day of May, 2002.

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: _____
Peter A. Shapiro
Chair

ATTEST:

Redis C. Floyd
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.