

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

Bill No. _____ CB-39-2002
 Chapter No. _____
 Proposed and Presented by _____ Council Member Estepp
 Introduced by _____
 Co-Sponsors _____
 Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 R-A Zone

3 For the purpose of permitting lot size averaging and amending lot width and yard regulations in
 4 the R-A Zone, in accordance with certain requirements.

5 BY repealing and reenacting with amendments:

6 Sections 27-442(b), (d) and (e),

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), (d) and (e) 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 16 County Code, be and the same are hereby repealed and reenacted with the following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.**

(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:									
Lot that was created under the lot size averaging provisions of Subtitle 24 of this Code	-	-	<u>40,000</u>	30,000	15,000	8,000	5,000	-	6,500
* * * * *	*	*	*	*	*	*	*	*	*

(d) **TABLE III - LOT/WIDTH FRONTAGE (Minimum in Feet)**^{12,21}

	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
At Front Building Line:									
One-family detached dwellings, in general ¹³	300	300 ¹	150 ²²	150 ^{14,19}	100 ^{2,14,20}	75 ¹⁴	65 ^{4,14}	65	65
* * * * *	*	*	*	*	*	*	*	*	*

²² If the lot is served by an individual well or sewerage system. If the lot is served by public water and sewerage systems, the width may be reduced to one hundred twenty (120) feet. If the lot was created under the lot size averaging provisions of Subtitle 24, has a net area of less than eighty-seven thousand one hundred twenty (87,120) square feet, and is to be served by public water and sewerage systems, the width may be reduced to one hundred (100) feet.

(e) **TABLE IV - YARDS (Minimum Depth/Width in Feet)**^{23,25}

	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Total of Both Yards/Minimum of Either Yard:									
One-family detached dwellings, in general ²² (CB-54-1986)	40/20	40/20	35/17 ²⁶	35/17	17/8 ^{6,21}	17/8 ²¹	17/8 ^{6,8,21}	17/8 ^{6,8}	17/8 ^{6,8}
* * * * *	*	*	*	*	*	*	*	*	*

²⁶ If the lot is served by an individual well or sewerage system. If the lot is served by public water and sewerage systems, the total width of both yards may be reduced to seventeen (17) feet and the minimum width of either yard may be reduced to eight (8) feet.

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

Adopted this _____ day of _____, 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.