

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2009 Legislative Session**

Bill No. \_\_\_\_\_ CB-47-2009  
Chapter No. \_\_\_\_\_ 28  
Proposed and Presented by \_\_\_\_\_ Council Member Dernoga  
Introduced by \_\_\_\_\_ Council Member Dernoga  
Co-Sponsors \_\_\_\_\_  
Date of Introduction \_\_\_\_\_ October 20, 2009

**ZONING BILL**

1 AN ORDINANCE concerning

2 O-S Zone

3 For the purpose of amending the net lot area for certain one-family detached dwellings in the O-  
4 S Zone.

5 BY repealing and reenacting with amendments:

6 Section 27-442(a),  
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 (2007 Edition, 2008 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 Section 27-442(a) of the Zoning Ordinance of  
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
16 be and the same is hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**

**PART 5. RESIDENTIAL ZONES**

**DIVISION 4. REGULATIONS**

**Sec. 27-442. Regulations.**

(a) Regulations tables.

(1) The following tables contain additional regulations for development in the Residential Zones.

**(b) TABLE I – NET LOT AREA (Minimum in Square Feet) <sup>2, 19</sup>**

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
<b>One-family detached dwellings:</b>									
In general	871,200	217,800	87,120	40,000 <sup>23</sup>	20,000 <sup>22</sup>	9,500	6,500	6,500	6,500
Lot shown on a plat recorded after February 1, 1970	-	20,000 <sup>4</sup>	20,000 <sup>4</sup>	20,000 <sup>4</sup>	-	-	-	-	-
Lot shown on a plat recorded on or before February 1, 1970	-	15,000 <sup>4</sup>	15,000 <sup>4</sup>	15,000 <sup>4</sup>	15,000	-	-	-	-
Lot shown on a plat recorded on or before July 1, 1966	-	10,000 <sup>3,4</sup>	10,000 <sup>3,4</sup>	10,000 <sup>3,4</sup>	10,000 <sup>3,1</sup> <sub>4</sub>	-	-	-	-
Lot shown on a valid preliminary plat of subdivision filed with the Commission on or before July 1, 1966, and subdivision plat recorded on or before July 1, 1967	-	10,000 <sup>3,4</sup>	10,000 <sup>3,4</sup>	10,000 <sup>3,4</sup>	10,000 <sup>3</sup>	-	-	-	-
Lot in a cluster development	-	10,000 <sup>4</sup>	10,000 <sup>4</sup>	10,000 <sup>18</sup>	10,000	6,000 <sup>1</sup>	4,800 <sup>1</sup>	-	-
<u>Lot that was created under the intra-family conveyance provisions of Subtitle 24, Sec. 107(c) (15) <sup>24</sup></u>	=	<u>43,560</u>	=	=	=	=	=	=	=
Lot that was created through resubdivision as a cluster development	-	7,000 <sup>4</sup>	7,000 <sup>4</sup>	-	7,000 <sup>10</sup>	-	-	-	-
Lot that was created by the subdivision or resubdivision of 25 acres or more, wherein the number of lots permitted shall be the gross acreage divided by 2	-	-	43,560 <sup>5</sup>	-	-	-	-	-	-
Lot that was created by the subdivision or resubdivision of 50 acres or more, wherein the number of lots permitted shall be the gross acreage divided by 5	-	87,120 <sup>5</sup>	-	-	-	-	-	-	-
<b>One-family detached dwellings:</b>									

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
<b>One-family detached dwellings:</b>								
In general	6,500	6,500	6,500	6,500	6,500	-	6,500	6,500
Lot shown on a plat recorded after February 1, 1970	-	-	-	-	-	-	-	-
Lot shown on a plat recorded on or before February 1, 1970	-	-	-	-	-	-	-	-
Lot shown on a plat recorded on or before July 1, 1966	-	-	-	-	-	-	-	-
Lot shown on a valid preliminary plat of subdivision filed with the Commission on or before July 1, 1966, and subdivision plat recorded on or before July 1, 1967	-	-	-	-	-	-	-	-
Lot in a cluster development	-	-	-	-	-	-	-	-
<u>Lot that was created under the intra-family conveyance provisions of Subtitle 24, Sec. 107(c) (15)</u> <sup>24</sup>	=	=	=	=	=	=	=	=
Lot that was created through resubdivision as a cluster development	-	-	-	-	-	-	-	-
Lot that was created by the subdivision or resubdivision of 25 acres or more, wherein the number of lots permitted shall be the gross acreage divided by 2	-	-	-	-	-	-	-	-
Lot that was created by the subdivision or resubdivision of 50 acres or more, wherein the number of lots permitted shall be the gross acreage divided by 5	-	-	-	-	-	-	-	-
Lot that was created under the lot size averaging provisions of Subtitle 24 of this Code, by a final plat pursuant to a preliminary plat approved prior to July 1, 2006.	-	-	-	-	-	-	-	-

**24** All other lot development standards shall be in accordance with the regulations for the R-E Zone.

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

Adopted this 17<sup>th</sup> day of November, 2009

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: \_\_\_\_\_  
Marilynn M. Bland  
Chairperson

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
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.