

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2021 Legislative Session**

Bill No. CB-9-2021

Chapter No. _____

Proposed and Presented by Council Member Davis

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Lot Coverage – R-A Zone

3 For the purpose of amending lot coverage regulations in the R-A (Rural-Agricultural) Zone of
4 Prince George's County, under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-442,

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 (2019 Edition; 2020 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 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16 be and the same is hereby repealed and reenacted with the following amendments:
17

SUBTITLE 27. ZONING.
PART 5. RESIDENTIAL ZONES.
DIVISION 4. REGULATIONS.

Sec. 27-442. Regulations.

* * * * *

(c) TABLE II – LOT COVERAGE AND GREEN AREA

USE	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 ¹²	10 ^{12,13}	20	25 ⁹	30	30	30	30
One-family detached, cluster development	-	-	-	-	40	30	30	-	-
One-family metropolitan dwellings	-	-	-	-	-	-	-	-	-
* * * * *	*	*	*	*	*	*	*	*	*

* * * * *

- 13** Maximum percentage of lot coverage is twenty-five percent (25%), provided:
- (a) The use is located on property adjacent to a Recreational Community Development use;
 - (b) The use is located on property with frontage on a road with a functional transportation classification of Arterial; and
 - (c) The use is located on property with a net lot area greater than six (6) acres and less than eight (8) acres.

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

Adopted this _____ day of _____, 2021.

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: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
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.