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COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session _____ 1991 _____

Bill No. _____ CB-101-1991 _____

Chapter No. _____ 63 _____

Proposed and Presented by _____ Council Member MacKinnon _____

Introduced by _____ Council Members MacKinnon and Castaldi _____

Co-Sponsors _____

Date of Introduction _____ October 29, 1991 _____

ZONING BILL

AN ORDINANCE concerning

Chesapeake Bay Critical Area Overlay Zones

FOR the purpose of amending the provisions applicable to impervious surfaces limitations in Chesapeake Bay Critical Area Overlay Zones.

BY repealing and reenacting with amendments:

Section 27-548.17(b),

The Zoning Ordinance of Prince George's County, Maryland,

being also

SUBTITLE 27. ZONING.

The Prince George's County Code

(1987 Edition, 1990 Supplement, as amended by CB-8-1991).

SECTION 1. BE IT ENACTED by the 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, that Section 27-548.17(b) of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 10A. OVERLAY ZONES.

DIVISION 2. CHESAPEAKE BAY CRITICAL AREA OVERLAY ZONES.

Subdivision 4. Regulations.

Sec. 27-548.17. Regulations.

(b) TABLE 1 - DENSITY, IMPERVIOUS SURFACE RATIO, SLOPES

				ZONE							
CONTROL				R-C-O		L-D-0		I-D-0			
*	*	*	*	*	*	*	*	*	*	*	*
Maximum impervious surface ratio				15% ⁴		15% ⁴					
*	*	*	*	*	*	*	*	*	*	*	*

⁴ Impervious areas may be increased to twenty-five percent (25%) of the site if any one of the following applies:

1. The parcel or lot is one-half (1/2) acre or less in size and either:

(A) Existed in its present configuration and was in residential use on or before December 1, 1985, and continues to be in the same residential use; or

(B) Existed in its present configuration and was in a Residential Zone on or before December 1, 1985, is currently in a Residential Zone, and is being developed with a one-family detached

dwelling, or additions or accessory structures thereto;

2. The parcel or lot is one-quarter (1/4) acre or less in size, and was in nonresidential use on or before December 1, 1985;
or

3. The lot is one (1) acre or less in size and is part of a preliminary plat of subdivision approved after December 1, 1985. The impervious area of the entire subdivision shall not exceed fifteen percent (15%).

SECTION 2. BE IT FURTHER ENACTED that Section 5.3 of the Conservation Manual is hereby repealed and reenacted with the following amendments:

5.3 Additional Requirements for Land in Limited Development and Resource Conservation Overlay Zones

a. Impervious areas shall be limited to fifteen percent of the site except as provided in subsection "b" below.

b. Impervious areas may be increased to twenty-five percent of the site if any one of the following applies:

1. The parcel or lot is one-half acre or less in size and either:

(A) Existed in its present configuration and was in residential use on or before December 1, 1985, and continues to be in the same residential use; or

(B) Existed in its present configuration and was in a Residential Zone on or before December 1, 1985, is currently in a Residential Zone, and is being developed with a one-family detached dwelling, or additions or accessory structures thereto;

2. The parcel or lot is one-quarter acre or less in size,

and was in nonresidential use on or before December 1, 1985; or

3. The lot is one acre or less in size and is part of a preliminary plat of subdivision approved after December 1, 1985. The impervious area of the entire subdivision shall not exceed fifteen percent.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect when approved by the Chesapeake Bay Critical Area Commission.

Adopted this 19th day of November, 1991.

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: _____
Richard J. Castaldi
Chairman

ATTEST:

Maurene W. Epps
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.