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COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session _____ 1990 _____

Bill No. _____ CB-107-1990 _____

Chapter No. _____

Proposed and Presented by The Chairman (by request -

County Executive)

Introduced by Council Members Casula, Bell, Castaldi,

Wineland, and Pemberton

Co-Sponsors _____

Date of Introduction _____ October 16, 1990 _____

ZONING BILL

AN ORDINANCE concerning

Chesapeake Bay Critical Area Overlay Zones

FOR the purposes 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, 1989 Supplement).

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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same is hereby repealed and reenacted with the following amendments: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-O			I-D-O		
*	*	*	*	*	*	*	*	*	*	*	*
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 was in residential use on or before December 1, 1985;

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 BE IT FURTHER ENACTED that Section 5.3 of the Conservation Manual is hereby repealed and reenacted with the following amendments: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 was in residential use on or before December 1, 1985;

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.

[b]	<u>c</u>	*	*	*	*	*	*
[c]	<u>d</u>	*	*	*	*	*	*

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

Adopted this _____ day of _____, 1990.

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: _____
Jo Ann T. Bell
Chairman

ATTEST:

Jean M. Schmuhl, CMC
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.