

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2003 Legislative Session**

Bill No. \_\_\_\_\_ CB-82-2003  
 Chapter No. \_\_\_\_\_ 67  
 Proposed and Presented by \_\_\_\_\_ Council Member Dernoga  
 Introduced by \_\_\_\_\_ Council Members Dernoga, Shapiro, Exum, Knotts, Harrington and Peters  
 Co-Sponsors \_\_\_\_\_  
 Date of Introduction \_\_\_\_\_ October 21, 2003

**ZONING BILL**

1 AN ORDINANCE concerning

2 Front Yards of Dwellings

3 For the purpose of designating an area in the front yards of dwellings where construction of  
 4 parking areas is not permitted, and making related amendments to the Zoning Ordinance.

5 BY repealing and reenacting with amendments:

6 Sections 27-120.01, and 27-442(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, 2002 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 27-120.01 and 27-442(e) of the  
 15 Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince  
 16 George's County Code, be and the same are hereby repealed and reenacted with the following  
 17 amendments:

18 **SUBTITLE 27. ZONING.**

19 **PART 2. GENERAL.**

20 **DIVISION 4. REGULATIONS APPLICABLE IN ALL ZONES.**

**Subdivision 4. Yards and Open Spaces.****Sec. 27-120.01. Front Yards of Dwellings.**

(a) After September 1, 2002, in Revitalization Tax Credit Districts only, no parking space, parking area, or parking structure other than a driveway no wider than its associated garage, carport, or other parking structure may be built in the front yard of a dwelling, except a townhouse or multifamily dwelling, in the area between the front street line and the sides of the dwelling. See Figure 29.

(b) Structures built before September 1, 2002, not in compliance with Subsection(a) shall not be deemed nonconforming.

(c) No parking space, parking area, or parking structure other than a driveway no wider than its associated garage, carport, or other parking structure may be built in the front yard of a dwelling, except a townhouse or multifamily dwelling, in the area between the front street line and the sides of the dwelling. See Figure 29.

(d) Structures built before January 1, 2004, not in compliance with subsection (c) shall not be deemed nonconforming.

**PART 5. RESIDENTIAL ZONES.****DIVISION 4. REGULATIONS.**

**Sec. 27-442. Regulations.****(e) TABLE IV - YARDS (Minimum Depth/Width in Feet)<sup>23, 24, 25</sup>**

	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
<b>Front:<sup>7</sup></b>									
One-family detached dwellings, in general (CB-54-1986)	50	50	50 <sup>1</sup>	25 <sup>1</sup>	25 <sup>20</sup>	25 <sup>1,20</sup>	25 <sup>20</sup>	25	25
One-family detached dwellings, cluster development (CB-54-1986)	-	-	-	-	25 <sup>20</sup>	25 <sup>20</sup>	25 <sup>20</sup>	-	-
One-family semidetached dwellings	-	-	-	-	-	-	-	25	25
One-family triple-attached dwellings	-	-	-	-	-	-	-	-	25
Townhouses	-	-	-	-	-	-	-	-	<sup>12</sup>
Two-family dwellings	-	-	-	-	-	-	-	25	25
Three-family dwellings	-	-	-	-	-	-	-	-	-
Multifamily dwellings	-	-	-	-	-	-	-	-	-
Other allowed uses	50	50	50 <sup>1</sup>	25 <sup>1</sup>	25 <sup>20</sup>	25 <sup>1,20</sup>	25 <sup>20</sup>	25	25
Minimum distance of front building line to center line of existing or proposed street upon which it fronts	-	-	-	50	-	50	-	-	-
	50	50	50 <sup>1</sup>	25 <sup>1</sup>	25 <sup>20</sup>	25 <sup>1,20</sup>	25 <sup>20</sup>	25	25
* * * * *	*	*	*	*	*	*	*	*	*

## Sec. 27-442 Regulations

(e) TABLE IV - YARDS (Minimum Depth/Width in Feet)<sup>23, 24, 25</sup>

	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
<b>Front:<sup>7</sup></b>								
One-family detached dwellings, in general (CB-54-1986)	25	25	25	25	25	-	25	25
One-family detached dwellings, cluster development (CB-54-1986)	-	-	-	-	-	-	-	-
One-family semidetached dwellings	<u>      </u> <sup>2</sup>	<u>      </u> <sup>2</sup>	<u>      </u> <sup>2</sup>	<u>      </u> <sup>2</sup>	<u>      </u> <sup>2</sup>	-	-	-
One-family triple-attached dwellings	-	-	-	-	-	-	-	-
Townhouses	<u>      </u> <sup>2</sup>	<u>      </u> <sup>2</sup>	<u>      </u> <sup>2</sup>	<u>      </u> <sup>2</sup>	<u>      </u> <sup>2</sup>	-	-	-
Two-family dwellings	<u>      </u> <sup>2</sup>	<u>      </u> <sup>2</sup>	<u>      </u> <sup>2</sup>	<u>      </u> <sup>2</sup>	<u>      </u> <sup>2</sup>	-	-	-
Three-family dwellings	<u>      </u> <sup>2</sup>	<u>      </u> <sup>2</sup>	<u>      </u> <sup>2</sup>	<u>      </u> <sup>2</sup>	<u>      </u> <sup>2</sup>	-	-	-
Multifamily dwellings	-	30	30	30 <sup>19</sup>	30 <sup>19</sup>	30 <sup>4</sup>	30 <sup>4</sup>	50 <sup>3</sup>
Other allowed uses	25	30	30	30 <sup>19</sup>	30 <sup>19</sup>	30 <sup>4</sup>	30 <sup>4</sup>	50 <sup>3</sup>
Minimum distance of front building line to center line of existing or proposed street upon which it fronts	-	60 <sup>13</sup>	60 <sup>13</sup>	60 <sup>19</sup>	60 <sup>19</sup>	60 <sup>4</sup>	60 <sup>4</sup>	90 <sup>3</sup>
* * * * *	*	*	*	*	*	*	*	*

**24** For a townhouse, no parking space or area shall be located in a minimum required yard, and access drives shall cross the yards in as direct a manner as possible. [After September 1, 2002, in Revitalization Tax Credit Districts only, all] All dwellings other than townhouses and multifamily shall comply with front yard regulations in Part 2, Division 4.

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

Adopted this 25th day of November, 2003.

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  
Chairman

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.