

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2012 Legislative Session**

Bill No. \_\_\_\_\_ CB-58-2012 \_\_\_\_\_

Chapter No. \_\_\_\_\_

Proposed and Presented by \_\_\_\_\_ Council Members Olson and Turner \_\_\_\_\_

Introduced by \_\_\_\_\_

Co-Sponsors \_\_\_\_\_

Date of Introduction \_\_\_\_\_

**ZONING BILL**

1 AN ORDINANCE concerning

2 Fences and Walls

3 For the purpose of amending regulations for fences and walls in residential zones.

4 BY repealing and reenacting with amendments:

5 Section 27-420,

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

7 being also

8 SUBTITLE 27. ZONING.

9 The Prince George's County Code

10 (2011 Edition).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
12 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
13 District in Prince George's County, Maryland, that Section 27-420 of the Zoning Ordinance of  
14 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
15 be and the same is hereby repealed and reenacted with the following amendments:

16 **SUBTITLE 27. ZONING.**

17 **PART 5. RESIDENTIAL ZONES.**

18 **DIVISION 1. GENERAL.**

19 **Sec. 27-420. Fences and Walls.**

1 (a) Unless otherwise provided, fences and walls (including retaining walls) more than six  
2 (6) feet high shall not be located in any required yard, and shall meet the setback requirements  
3 for main buildings. (See Figure 42.) On lots consisting of one (1) acre or less, fences or walls in  
4 the front yard shall not be more than four (4) feet high unless a variance is approved by the  
5 Board of Appeals. [In the case of a corner lot consisting of one (1) acre or less, fences in the  
6 front yard or side yard shall not be more than four (4) feet high unless a variance is approved by  
7 the Board of Appeals.] Fences constructed pursuant to a validly issued building permit prior to  
8 October 1, 2008, shall not be deemed nonconforming; however, replacement of an existing fence  
9 must comply with the four (4) foot limitation. In the case of a corner lot consisting of one (1)  
10 acre or less, fences or walls up to six (6) feet in height may be located up to the front building  
11 line along all street yards. The provisions of this Subsection relating to corner lots shall not  
12 apply to fences and walls constructed on property located within the boundaries of an  
13 incorporated municipality.

14 (b) In the R-T Zone (or any other zone developed in accordance with the R-T Zone), walls  
15 or fences up to eight (8) feet high may be constructed anywhere in the rear yard without meeting  
16 setback requirements.

17 (c) For zero lot line development approved for a lot created under the optional residential  
18 design approach provisions of Subtitle 24, walls or fences up to eight (8) feet high may be  
19 located in any yard without meeting the setback requirements.

20 (d) Walls and fences more than four (4) feet high (above the finished grade, measured  
21 from the top of the fence to grade on the side of the fence where the grade is the lowest) shall be  
22 considered structures requiring building permits.

23 (e) Stranded barbed and/or razor wire are prohibited on all fences and walls, except for  
24 land that is assessed for agricultural use.

25 (f) Electrically charged/energized fences are prohibited, except for land that is assessed for  
26 agricultural use.

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2012.

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: \_\_\_\_\_  
Andrea C. Harrison  
Chair

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.