

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND****SITTING AS THE DISTRICT COUNCIL****1999 Legislative Session**

Bill No. \_\_\_\_\_ CB-67-1999

Chapter No. \_\_\_\_\_ 43

Proposed and Presented by \_\_\_\_\_ Council Member Hendershot

Introduced by \_\_\_\_\_ Council Member Hendershot

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

Date of Introduction \_\_\_\_\_ October 26, 1999

**ZONING BILL**

1 AN ORDINANCE concerning

2 Residential Regulations

3 For the purpose of amending the minimum lot size requirements of certain residential zones.

4 BY repealing and reenacting with amendments:

5 Section 27-442(b),

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 (1995 Edition, 1998 Supplement).

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 27-442(b) 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 15 be and the same is hereby repealed and reenacted with the following amendments:

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

**Sec. 27-442. Regulations.****(b) TABLE I - NET LOT AREA (Minimum in Square Feet)<sup>2,19</sup>**

	ZONE									
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20	
One-family detached dwellings:										
In general	871,200	217,800	87,120	40,000	20,000	9,500	6,500	6,500	6,500	
* * * *	*	*	*	*	*	*	*	*	*	
Lot shown on a plat recorded on or before September 19, 1970	-	-	-	-	-	8,000 <sup>6</sup>	-	-	-	
Lot shown on a plat recorded prior to November 29, 1949	-	[5,000]10,000 <sup>15</sup>	[5,000] 10,000 <sup>15</sup>	[5,000] 10,000 <sup>15</sup>	[5,000]10,000 <sup>15</sup>	[5,000]10,000 <sup>15</sup>	[5,000]10,000 <sup>15</sup>	5,000	5,000	
Lot that is part of a resubdivision of land on a plat that was originally recorded prior to November 29, 1949, and was composed of lots having an average net area of 5,000 square feet or less	-	-	-	-	-	-	5,000	5,000	5,000	
* * * *	*	*	*	*	*	*	*	*	*	

- 15 **(A) No variance of a lot size less than ten thousand (10,000) square feet shall be considered except in (D) below.**  
**(B) When two or more lots are combined to provide a single building site, the lots shall be consolidated in accordance with Section 24-108(a)(3) of the Subdivision Regulations prior to the issuance of a building permit so as to create a single lot, unless the residence is to be built on a portion of each of the existing lots.**  
**(C) If a lot (or combination of lots) has a width of at least forty (40) feet, and was recorded prior to April 17, 1928, it can be used for a one-family dwelling provided the lot (or combination of lots) meets the minimum net lot area requirements of the appropriate zone.**  
**(D) In Revitalization Tax Credit Areas or municipalities, a variance may be obtained to reduce the minimum lot size to five thousand (5,000) square feet. [If the lot (or combination of lots) cannot meet the net lot area requirements, and additional abutting land cannot be added because it is developed, the lot (or combination of lots) can be used for a one-family dwelling if it contains a net lot area of at least five (5,000) square feet.]**

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

Adopted this 23rd day of November, 1999.

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: \_\_\_\_\_  
M. H. Jim Estepp  
Chairman

ATTEST:

\_\_\_\_\_  
Joyce T. Sweeney  
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.