

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2011 Legislative Session**

Bill No. CB-5-2011

Chapter No. 6

Proposed and Presented by The Chairman (by request – Planning Board)

Introduced by Council Member Turner

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

Date of Introduction June 14, 2011

**ZONING BILL**

1 AN ORDINANCE concerning

2 Lot Coverage Regulations

3 For the purpose of amending lot coverage regulations in the Open Space Zone and Residential  
4 Agriculture Zone under certain conditions

5 BY repealing and reenacting with amendments:

6 Section 27-442(c),

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 (2007 Edition, 2010 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 Section 27-442(c) of the Zoning Ordinance of  
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 5. RESIDENTIAL ZONES.**

19 **DIVISION 4. REGULATIONS.**

Sec. 27-442. Regulations.

(c) TABLE II – LOT COVERAGE AND GREEN AREA

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
<b>Lot Coverage (Maximum % of Net Lot Area):</b>									
<b>Dwellings (including all accessory uses, home occupations):<sup>7,8</sup></b>									
One-family detached, in general	2	5 <sup>12</sup>	10 <sup>12</sup>	20	25 <sup>9</sup>	30	30	30	30
One-family detached, cluster development	-	-	-	-	30	30	30	-	-
One-family metropolitan dwellings	-	-	-	-	-	-	-	-	-
* * * * *	*	*	*	*	*	*	*	*	*

<sup>12</sup> For lots created pursuant to the Varying Lot Size provisions in accordance with Section 27-442(b) Table I - Net Lot Area, Footnote 5. In the O-S Zone, lots below five (5) acres, but not less than two (2) acres in size may have a maximum percentage of net lot area lot coverage of ten percent (10%) and in the R-A Zone, lots below two (2) acres, but not less than one (1) acre in size may have a maximum percentage of net lot area lot coverage of fifteen percent (15%).

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

Adopted this 12th day of July, 2011.

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: \_\_\_\_\_  
Ingrid M. Turner  
Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council