

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**SITTING AS THE DISTRICT COUNCIL**

**2002 Legislative Session**

Bill No. \_\_\_\_\_ CB-34-2002 \_\_\_\_\_

Chapter No. \_\_\_\_\_ 30 \_\_\_\_\_

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

Introduced by \_\_\_\_\_ Council Member Shapiro \_\_\_\_\_

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

Date of Introduction \_\_\_\_\_ May 21, 2002 \_\_\_\_\_

**ZONING BILL**

1 AN ORDINANCE concerning

2 Front Yards of Dwellings

3 For the purpose of designating, in Revitalization Tax Credit Districts only, an area in the front  
4 yards of dwellings where construction of parking areas is not permitted, after September 1, 2002,  
5 and making related amendments to the Zoning Ordinance.

6 BY repealing and reenacting with amendments:

7 Section 27-442(e),

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

9 being also

10 SUBTITLE 27. ZONING.

11 The Prince George's County Code

12 (1999 Edition, 2001 Supplement).

13 BY adding:

14 Section 27-120.01,

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

16 being also

17 SUBTITLE 27. ZONING.

18 The Prince George's County Code

19 (1999 Edition, 2001 Supplement).

20 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,

1 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
2 District in Prince George's County, Maryland, that Section 27-442(e) of the Zoning Ordinance of  
3 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
4 be and the same are hereby repealed and reenacted with the following amendments:

5 \* \* \* \* \*

6 **PART 5. RESIDENTIAL ZONES.**

7 **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	-	-	-
<b>Side:<sup>9</sup></b>									
<b>Total of Both Yards/Minimum of Either Yard:</b>									
One-family detached dwellings, in general <sup>22</sup> (CB-54-1986)	40/20	40/20	35/17	35/17	17/8 <sup>6,21</sup>	17/8 <sup>21</sup>	17/8 <sup>6,8,21</sup>	17/8 <sup>6,8</sup>	17/8 <sup>6,8</sup>
One-family detached dwellings, cluster development (CB-54-1986)	-	-	-	-	17/8 <sup>6,21</sup>	17/8 <sup>21</sup>	17/8 <sup>6,21</sup>	-	-
One-family semidetached dwellings	-	-	-	-	-	-	-	9 <sup>6,10</sup>	9 <sup>6,10</sup>
One-family triple-attached dwellings	-	-	-	-	-	-	-	-	20/10 <sup>12</sup>
Townhouses	-	-	-	-	-	-	-	-	<sup>12</sup>
Two-family dwellings	-	-	-	-	-	-	-	18/9 <sup>6</sup>	-

Three-family dwellings	-	-	-	-	-	-	-	-	-
Multifamily dwellings	-	-	-	-	-	-	-	-	-
Other allowed uses <sup>6,8</sup>	40/20	40/20	35/17	35/17	17/8 <sup>6,21</sup>	17/8 <sup>21</sup>	17/8 <sup>6,8,21</sup>	17/8 <sup>6,8</sup>	17/8 <sup>6,8</sup>
If a corner lot, the side yard along the street <sup>7</sup>	50	50	50 <sup>5</sup>	25	25 <sup>5,6,20</sup>	25 <sup>6,20</sup>	25 <sup>5,6,20</sup>	25 <sup>5,6</sup>	25 <sup>6</sup>
	-	-	-	-	-	-	-	-	-
<b>Rear:</b>									
One-family detached dwellings, in general (CB-54-1986)	20	20	35	25	20	20	20	20	20
One-family detached dwellings, cluster development (CB-54-1986)	-	-	-	-	20	20	20	-	-
One-family semidetached dwellings	-	-	-	-	-	-	-	20	20
One-family triple-attached dwellings	-	-	-	-	-	-	-	-	45 <sup>18</sup>
Townhouses	-	-	-	-	-	-	-	-	<u>          </u> <sup>12</sup>
Two-family dwellings	-	-	-	-	-	-	-	20	-
Three-family dwellings	-	-	-	-	-	-	-	-	-
Multifamily dwellings	-	-	-	-	-	-	-	-	-
Other allowed uses (CB-114-1989)	20	20	35	25	20	20	20	20	20

	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>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	-	-	-
One-family triple-attached dwellings	-	-	-	-	-	-	-	-
Townhouses	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	-	-	-
Two-family dwellings	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	-	-	-
Three-family dwellings	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	-	-	-
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>
<b>Side:<sup>9</sup></b>								
<b>Total of Both Yards/Minimum of Either Yard:</b>								
One-family detached dwellings, in general <sup>22</sup> (CB-54-1986)	17/8 <sup>6,8</sup>	17/8 <sup>6,8</sup>	17/8 <sup>6,8</sup>	17/8 <sup>6,8</sup>	17/8 <sup>6,8</sup>	-	17/8 <sup>6,8</sup>	17/8 <sup>6,8</sup>
One-family detached dwellings, cluster development (CB-54-1986)	-	-	-	-	-	-	-	-
One-family semidetached dwellings	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	-	-	-
One-family triple-attached dwellings	-	-	-	-	-	-	-	-
Townhouses	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	-	-	-
Two-family dwellings	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	-	-	-
Three-family dwellings	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	-	-	-
Multifamily dwellings	-	30/10	30/10	30/10 <sup>19</sup>	30/10 <sup>19</sup>	30/10 <sup>4</sup>	30/10 <sup>4</sup>	50/20 <sup>3</sup>
Other allowed uses <sup>6,8</sup>	17/8 <sup>6,8</sup>	30/10	30/10	30/10 <sup>19</sup>	30/10 <sup>19</sup>	30/10 <sup>4</sup>	30/10 <sup>4</sup>	50/20 <sup>3</sup>

If a corner lot, the side yard along the street <sup>7</sup>	25 <sup>5,6,11</sup>	30 <sup>13,16</sup>	30 <sup>13,16</sup>	30 <sup>13,16,19</sup>	30 <sup>13,16,19</sup>	30 <sup>4,16</sup>	30 <sup>4,16,17</sup>	50 <sup>3,13,15,17</sup>
	-	25 <sup>14</sup>	25 <sup>14</sup>	25 <sup>14</sup>	25 <sup>14</sup>	-	25 <sup>14</sup>	25 <sup>14</sup>
<b>Rear:</b>								
One-family detached dwellings, in general (CB-54-1986)	20	20	20	20	20	-	20	20
One-family detached dwellings, cluster development (CB-54-1986)	-	-	-	-	-	-	-	-
One-family semidetached dwellings	_____ <sup>2</sup>	_____ <sup>2</sup>	_____ <sup>2</sup>	_____ <sup>2</sup>	_____ <sup>2</sup>	-	-	-
One-family triple-attached dwellings	-	-	-	-	-	-	-	-
Townhouses	_____ <sup>2</sup>	_____ <sup>2</sup>	_____ <sup>2</sup>	_____ <sup>2</sup>	_____ <sup>2</sup>	-	-	-
Two-family dwellings	_____ <sup>2</sup>	_____ <sup>2</sup>	_____ <sup>2</sup>	_____ <sup>2</sup>	_____ <sup>2</sup>	-	-	-
Three-family dwellings	_____ <sup>2</sup>	_____ <sup>2</sup>	_____ <sup>2</sup>	_____ <sup>2</sup>	_____ <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	20	30	30	30 <sup>19</sup>	30 <sup>19</sup>	30 <sup>4</sup>	30 <sup>4</sup>	50 <sup>3</sup>

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

1       SECTION 2. BE IT ENACTED by the County Council of Prince George's County,  
 2 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
 3 District in Prince George's County, Maryland, that Section 27-120.01 of the Zoning Ordinance of  
 4 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
 5 be and the same is hereby added:

6                               **SUBTITLE 27. ZONING.**

7                               **PART 2. GENERAL.**

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

9                               **SUBDIVISION 4. YARDS AND OPEN SPACES.**

10       **Sec. 27-120.01. Front Yards of Dwellings.**

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

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

18       SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five  
 19 (45) calendar days after its adoption.

Adopted this 18th day of June, 2002

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

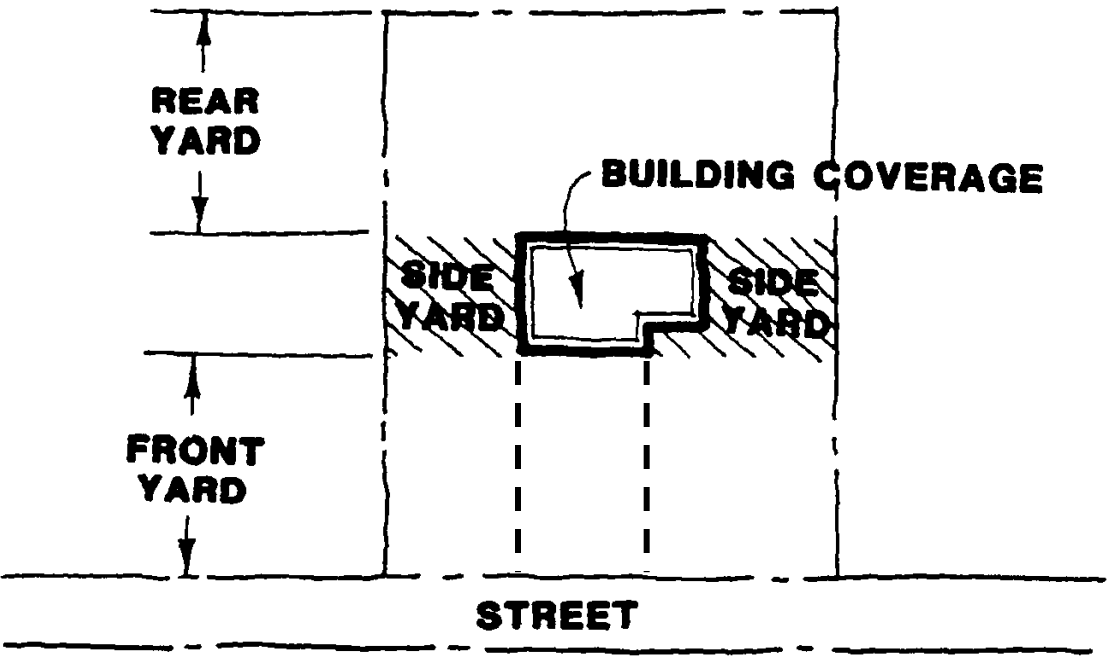
BY: \_\_\_\_\_  
Peter A. Shapiro  
Chair

ATTEST:

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



FIGURE 29.



Front yard area  
with no parking  
structures (except  
driveway).