

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

Bill No. _____ CB-83-2003
Chapter No. _____ 68
Proposed and Presented by _____ Council Member Dernoga
Introduced by _____ Council Members Dernoga, Peters and Shapiro
Co-Sponsors _____
Date of Introduction _____ October 28, 2003

ZONING BILL

1 AN ORDINANCE concerning

2 Lot Coverage and Green Area in Residential Zones

3 For the purpose of providing lot coverage and green area ratios for uses in proximity to drinking
4 water reservoirs.

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 (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 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16 be and the same is hereby repealed and reenacted with the following amendments: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

	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Lot Coverage (Maximum % of Net Lot Area):									
Dwellings (including all accessory uses, home occupations):^{7,8}									
One-family detached, in general (CB-11-2002)	2	5	10	20	25 ⁹	30	30	30	30
One-family detached, cluster development (CB-54-1986; CB-84-1990)	-	-	-	-	30	30	30	-	-
One-family semidetached	-	-	-	-	50 ⁵	50 ⁵	50 ⁵	30	35 ¹
One-family triple-attached	-	-	-	-	-	-	-	-	40 ²
	-	-	-	-	-	-	-	-	30 ³
Townhouses	-	-	-	-	-	-	-	-	35 ¹
Two-family	-	-	-	-	-	-	-	30	-
Three-family	-	-	-	-	-	-	-	-	-
Multifamily	-	-	-	-	-	-	-	-	-
Agricultural preservation development	-	-	-	-	50	-	-	-	-
Churches or similar places of worship on lots between one (1) and two (2) acres in size (CB-76-1993)	-	50	50	50	50	50	50	50	50
<u>Other allowed uses within 2,500 feet of a drinking water reservoir</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>
Other allowed uses	10	50	50	60	60	60	60	60	60
Green Area Minimum % of Net Lot Area:									
Multifamily dwellings having 4 or more stories	-	-	-	-	-	-	-	-	-
Multifamily dwellings having less than 4 stories	-	-	-	-	-	-	-	-	-
Green Area Minimum % of Net Tract Area:									
Attached dwellings (other than multifamily dwellings)	-	-	-	-	-	-	-	-	-

Sec. 27-442. Regulations.**(c) TABLE II - LOT COVERAGE AND GREEN AREA**

	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
Lot Coverage (Maximum % of Net Lot Area):								
Dwellings (including all accessory uses, home occupations):⁷								
One-family detached, in general	30	30	30	30	30	-	30	30
One-family detached, cluster development (CB-54-1986; CB-84-1990)	-	-	-	-	-	-	-	-
One-family semidetached	35 ¹	35 ¹	35 ¹	35 ¹	35 ¹	-	-	-
One-family triple-attached	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Townhouses	35 ¹	35 ¹	35 ¹	35 ¹	35 ¹	-	-	-
Two-family	35 ¹	35 ¹	35 ¹	35 ¹	35 ¹	-	-	-
Three-family	35 ¹	35 ¹	35 ¹	35 ¹	35 ¹	-	-	-
Multifamily	-	20 ¹	20 ¹	30	30	50	50	12 ^{1,4}
Agricultural preservation development	-	-	-	-	-	-	-	-
Churches or similar places of worship on lots between one (1) and two (2) acres in size (CB-76-1993)	50	50	50	50	50	50	50	50
<u>Other allowed uses within 2,500 feet of a drinking water reservoir</u>	<u>10</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>
Other allowed uses (CB-4-2003)	60	60	60	60	60	50	60 ¹⁰	60
Green Area Minimum % of Net Lot Area:								
Multifamily dwellings having 4 or more stories	-	-	-	60	60	50	50	55
Multifamily dwellings having less than 4 stories	-	70	70	70	70	50	50	55
Green Area Minimum % of Net Tract Area:								
Attached dwellings (other than multifamily dwellings)	50 ⁶	50 ⁶	50 ⁶	50 ⁶	50 ⁶	-	-	-

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.