

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2000 Legislative Session**

Bill No. \_\_\_\_\_ CB-89-2000 \_\_\_\_\_

Chapter No. \_\_\_\_\_ 75 \_\_\_\_\_

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

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

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

Date of Introduction \_\_\_\_\_ October 24, 2000 \_\_\_\_\_

**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 (1999 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 27-442(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15 be and the same is repealed and reenacted with the following amendments:

16 **SUBTITLE 27. ZONING.**

17 **PART 5. RESIDENTIAL ZONES.**

18

**DIVISION 4. REGULATIONS.**

**Sec. 27-442. Regulations.**

**(b) TABLE I – NET LOT AREA (Minimum in Square Feet)<sup>2,19</sup>**

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
<b>One-family detached dwellings:</b>									
In general	871,200	217,800	87,120	40,000	20,000 <sup>22</sup>	9,500	6,500	6,500	6,500
Lot shown on a plat recorded after February 1, 1970	-	20,000 <sup>4</sup>	20,000 <sup>4</sup>	20,000 <sup>4</sup>	-	-	-	-	-
Lot shown on a plat recorded on or before February 1, 1970	-	15,000 <sup>4</sup>	15,000 <sup>4</sup>	15,000 <sup>4</sup>	15,000	-	-	-	-
Lot shown on a plat recorded on or before July 1, 1966	-	10,000 <sup>3,4</sup>	10,000 <sup>3,4</sup>	10,000 <sup>3,4</sup>	10,000 <sup>3,14</sup>	-	-	-	-
Lot shown on a valid preliminary plat of subdivision filed with the Commission on or before July 1, 1966, and subdivision plat recorded on or before July 1, 1967	-	10,000 <sup>3,4</sup>	10,000 <sup>3,4</sup>	10,000 <sup>3,4</sup>	10,000 <sup>3</sup>	-	-	-	-
* * *	*	*	*	*	*	*	*	*	*

**22** If the original lot size was greater than or equal to twenty thousand (20,000) square feet but reduced in size due to a right-of-way taking or for a stormwater management pond, the minimum lot size may be reduced to no less than ten thousand (10,000) square feet. Such reduction is not permitted where an adjacent lot in the same ownership may be combined with the lot under twenty-thousand (20,000) square feet to reduce or eliminate the area deficiency.

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

Adopted this 21st day of November, 2000.

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: \_\_\_\_\_  
Dorothy F. Bailey  
Chair

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.