

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2021 Legislative Session

Bill No. CB-55-2021

Chapter No. 41

Proposed and Presented by Council Members Hawkins

Introduced by Council Members Hawkins, Davis, Franklin, Glaros, and Harrison

Co-Sponsors _____

Date of Introduction October 5, 2021

ZONING BILL

1 AN ORDINANCE concerning

2 R-55 Zone - Regulations

3 For the purpose of modifying certain regulations related to single family development in the R-
4 55 zone on transit-oriented properties.

5 BY repealing and reenacting with amendments:

6 Section 27-442,

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 (2019 Edition; 2020 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 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16 be and the same is hereby repealed and reenacted with the following amendments: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.

(b) TABLE I – NET LOT AREA (Minimum in Square Feet)^{2,19}.

USE	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 ²³	20,000 ²²	9,500	6,500	6,500	6,500
* * * * *	*	*	*	*	*	*	*	*	*
<u>Lot, included in a subdivision for property located within the Southern Green Line Station D-D-O Zone</u>	-	-	-	-	-	-	<u>4,000</u>	-	-
* * * * *	*	*	*	*	*	*	*	*	*

(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
Lot Coverage (Maximum % of Net Lot Area):									
One-family detached, in general	2	5 ¹²	10 ¹²	20	25 ⁹	30	30	30	30
* * * * *	*	*	*	*	*	*	*	*	*
<u>Lot, included in a subdivision for property located within the Southern Green Line Station D-D-O Zone.</u>	-	-	-	-	-	-	<u>50</u>	-	-
* * * * *	*	*	*	*	*	*	*	*	*

(d) TABLE III – LOT/WIDTH FRONTAGE (Minimum in Feet)^{12, 21}

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
At Front Building Line:									
One-Family detached dwellings, in general ¹³	300	300 ¹	150	150 ^{14,19}	100 ^{2,14,} 20	75 ¹⁴	65 ^{4, 14}	65	65
* * * * *	*	*	*	*	*	*	*	*	*
<u>Lot, included in a subdivision for property located within the Southern Green Line Station D-D-O Zone.</u>	-	-	-	-	-	-	<u>40</u>	-	-
* * * * *	*	*	*	*	*	*	*	*	*
At Front Street Line (Existing or Proposed):¹⁸									
One-family detached dwellings, in general ¹³	25	25	25	50 ¹⁵	70 ^{3, 15,20}	50 ¹⁵	45 ^{4,15}	45	45
* * * * *	*	*	*	*	*	*	*	*	*
<u>Lot, included in a subdivision for property located within the Southern Green Line Station D-D-O Zone.</u>	-	-	-	-	-	-	<u>25</u>	-	-
* * * * *	*	*	*	*	*	*	*	*	*

(e) TABLE IV – YARDS (Minimum Depth/Width in Feet)^{23, 24, 25}

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Front: ⁷									
One-Family detached dwellings, in general	50	50	50 ¹	25 ¹	25 ²⁰	25 ^{1, 20}	25 ²⁰	25	25
* * * * *	*	*	*	*	*	*	*	*	*
<u>Lot, included in a subdivision for property located within the Southern Green Line Station D-D-O Zone.</u>	-	-	-	-	-	-	<u>20</u>	-	-
* * * * *	*	*	*	*	*	*	*	*	*
Side: ⁹									
Total of Both Yards/Minimum of Either Yard:									
One-Family detached dwellings, in general ²²	40/20	40/20	35/17	35/17	17/8 ^{6, 21}	17/8 ²¹	17/8 ^{6, 8, 21}	17/8 ^{6, 8}	17/8 ^{6, 8}
* * * * *	*	*	*	*	*	*	*	*	*
<u>Lot, included in a subdivision for property located within the Southern Green Line Station D-D-O Zone.</u>	-	-	-	-	-	-	<u>9/4</u>	-	-
* * * * *	*	*	*	*	*	*	*	*	*
Rear:									
One-Family detached dwellings, in general									
* * * * *	*	*	*	*	*	*	*	*	*
<u>Lot, included in a subdivision for property located within the Southern Green Line Station D-D-O Zone.</u>	-	-	-	-	-	-	<u>20</u>	-	-

	ZONE								
USE	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
* * * * *	*	*	*	*	*	*	*	*	*

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

Adopted this 16th day of November, 2021.

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: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
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.

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