

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

Bill No. CB-067-2021

Chapter No. _____

Proposed and Presented by Council Member Glaros

Introduced by Council Member Glaros

Co-Sponsors _____

Date of Introduction October 12, 2021

ZONING BILL

1 AN ORDINANCE concerning

2 Appeals and Variances—Authority of Board of Appeals

3 For the purpose of amending the powers and duties of the County Board of Zoning Appeals to
4 authorize the consideration and disposition of applications for variances from the strict
5 application of the prohibition of front yard driveways for property in the R-55 (One Family
6 Detached Residential) and T-D-O (Transit District Overlay) Zones, and the R-55 (One Family
7 Detached Residential) and D-D-O (Development District Overlay) Zones of Prince George’s
8 County.

9 BY repealing and reenacting with amendments:

10 Sections 27-120.01 and 27-229,
11 The Zoning Ordinance of Prince George's County, Maryland,
12 being also
13 **SUBTITLE 27. ZONING.**
14 The Prince George's County Code
15 (2019 Edition; 2020 Supplement).

16 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
17 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
18 District in Prince George's County, Maryland, that Sections 27-120.01 and 27-229 of the Zoning
19 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
20 County Code, be and the same are hereby repealed and reenacted with the following

1 amendments:

2 **SUBTITLE 27. ZONING.**

3 **PART 2. GENERAL.**

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

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

6 **Sec. 27-120.01. Front yards of dwellings.**

7 * * * * *

8 (c) [No] Except as provided in Section 27-229(a) of this Subtitle, no parking space, parking
9 area, or parking structure other than a driveway no wider than its associated garage, carport, or
10 other parking structure may be built in the front yard of a dwelling, except a townhouse or
11 multifamily dwelling, in the area between the front street line and the sides of the dwelling. See
12 Figure 29.

13 * * * * *

14 **PART 3. ADMINISTRATION.**

15 **DIVISION 5. APPEALS AND VARIANCES.**

16 **SUBDIVISION 2. BOARD OF ZONING APPEALS.**

17 **Sec. 27-229. Powers and duties.**

18 (a) The Board of Zoning Appeals (known in this Division as the "Board") shall have the
19 following powers and duties:

20 (1) To hear and decide appeals involving variances from the strict application of this
21 Subtitle (commonly known and referred to in this Division as variances) , including the
22 provisions of Section 27-120.01(c) of this Subtitle as to front yard driveways for property located
23 in the R-55 (One-Family Detached Residential) and D-D-O (Development District Overlay)
24 Zones, and the R-55 (One-Family Detached Residential) and T-D-O (Transit District Overlay)
25 Zones ;

26 * * * * *

27 (b) The Board of Zoning Appeals shall not have the power or duty to:

28 * * * * *

29 (19) Except as provided in Subsection (a)(1) of this Section, grant a variance from any
30 provision of this Subtitle applicable to development within an Architectural Conservation
31 Overlay Zone, a Transit District Overlay Zone, a Development District Overlay Zone, or a

1 Mixed Use - Infill Zone, unless otherwise stated in the approved Master Plan or Sector Plan for a
2 specific Development District Overlay Zone;

3 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
4 (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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