COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2020 Legislative Session

Bill No. CB-41-2020
Chapter No. 40
Proposed and Presented by Council Member Harrison
Introduced by Council Members Harrison, Turner, Glaros, Taveras, Davis, Franklin, and Hawkins
Date of Introduction July 21, 2020

ZONING BILL

AN ORDINANCE concerning
Lot Coverage
For the purpose of amending lot coverage regulations in the Rural Residential under certain conditions
BY repealing and reenacting with amendments:
Section 27-442(c),
The Zoning Ordinance of Prince George's County, Maryland,
being also
SUBTITLE 27. ZONING.
The Prince George's County Code

SECTION 1. BE IT ENACTED by the 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, that Section 27-442(c) of the Zoning Ordinance of
Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 5. RESIDENTIAL ZONES.

DIVISION 4. REGULATIONS.
Sec. 27-442. Regulations.

(c) **TABLE II – LOT COVERAGE AND GREEN AREA**

<table>
<thead>
<tr>
<th>USE</th>
<th>ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R-O-S</td>
</tr>
<tr>
<td>Lot Coverage (Maximum % of Net Lot Area):</td>
<td></td>
</tr>
<tr>
<td>Dwellings (including all accessory uses, home occupations):²,⁸</td>
<td></td>
</tr>
<tr>
<td>One-family detached, in general</td>
<td>2</td>
</tr>
<tr>
<td>One-family detached, cluster development</td>
<td>-</td>
</tr>
<tr>
<td>One-family metropolitan dwellings</td>
<td>-</td>
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<tr>
<td>*</td>
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</tbody>
</table>

² Includes all accessory uses, home occupations.
³ In Reference (R) zone, the maximum percentage of net lot area for a single-family lot shall be 25%.
⁴ In Reference (R) zone, the maximum percentage of net lot area for a single-family lot shall be 30%.
⁵ In Reference (R) zone, the maximum percentage of net lot area for a single-family lot shall be 35%.
⁶ In Reference (R) zone, the maximum percentage of net lot area for a single-family lot shall be 40%.
⁷ In Reference (R) zone, the maximum percentage of net lot area for a single-family lot shall be 45%.
⁸ In Reference (R) zone, the maximum percentage of net lot area for a single-family lot shall be 50%.
SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date of adoption.

Adopted this 9th day of September, 2020.

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: ____________________________
    Todd M. Turner
    Council 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.

*   *   *   *   *   *   *   *   *   *   *