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

2025 Legislative Session

Bill No.	CB-077-2025							
Chapter No.								
Proposed and Prese	nted by Council Member Oriadha							
Introduced by	Council Members Oriadha, Olson, Dernoga and Watson							
Co-Sponsors								
Date of Introduction	October 14, 2025							
ZONING BILL								
AN ORDINANCE co	ncerning							
Municipalities	- County Use and Occupancy Permits - Application Documentation							
For the purpose of providing that the [Department of Permitting, Inspections and Enforcement]								
applicant is required at the time a County use and occupancy permit application is made to								
provide a certain municipality with certain documents; and generally regarding use and								
occupancy permits in	Prince George's County.							
BY repealing and reer	nacting with amendments:							
	Sections 27-3403 and 27-3608,							
The Zoning Ordinance of Prince George's County, Maryland,								
	being also							
	SUBTITLE 27. ZONING.							
	The Prince George's County Code							
	(2023 Edition; 2024 Supplement).							
SECTION 1. BI	E IT ENACTED by the County Council of Prince George's County,							
Maryland, sitting as th	ne District Council for that part of the Maryland-Washington Regional							
District in Prince Geo	rge's County, Maryland, that Sections 27-3403 and 27-3608 of the Zoning							
Ordinance of Prince O	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County Code, be and the same is hereby repealed and reenacted with the following amendments:

1						SUBT	ITLE 27.	ZONING.				
2					PA	ART 27-3	3. ADMIN	NISTRATI	ON.			
3	*		*		*	*	*	*	*	*	*	
4	Sec	tion 2'	7-3403	3. App	lication S	ubmittal	l					
5	*		*		*	*	*	*	*	*	*	
6		(f) A	pplica	tion S	Submittal	and Noti	ice					
7		(1)	All d	levelo	pment app	lications,	except the	ose identifi	ed below, s	hall be subr	mitted to the	
8			Plani	ning D	irector, al	ong with	the fees re	equired for	the applica	tion.		
9			(A)	The	following	g develop	oment app	lications s	hall be su	bmitted to	the District	
10			Council, along with the fees required for the application:									
11				(i)	Authoriz	ation of p	ermit with	in proposed	d right-of-w	ay (ROW)	(Section 27-	
12					3617); ar	nd						
13				(ii)	Reconsi	deration a	and amend	ment of de	cision.			
14			(B)	The	following	develop	ment appl	ications sh	all be sub	mitted to th	ne Board of	
15				App	eals, along	g with the	fees requi	red for the	application	ı:		
16				(i)	Variance	es (Sectio	on 27-3613	3);				
17				(ii)	Appeals	to the Bo	oard of Ap	peals (Sect	ion 27-361	6);		
18				(iii)	Zoning 6	enforcem	ent actions	s (PART 27	7-8); and			
19				(iv)	Extension	on of zoni	ing violation	on grace pe	riods (Sect	ion 27-8207	').	
20			(C)	The	following	g develop	pment app	plications	shall be s	ubmitted to	the DPIE	
21				Dire	ctor, along	g with the	fees requ	ired for the	application	ı:		
22				(i)	Sign per	mits (Sec	ction 27-36	506);				
23				(ii)	Tempora	ary use pe	ermits (Sec	ction 27-36	07);			
24				(iii)	Use and	occupano	cy permits	(Section 2	7-3608);			
25				(iv)	Grading	permits ((Section 2'	7-3610);				
26				(v)	Building	g permits	(Section 2	7-3611); aı	nd			
27				(vi)	Validati	ons of pe	rmits issue	ed in error (Section 27	-3615).		
28			(D)	The	following	develop	ment app	lications s	hall be su	bmitted to	the Zoning	
29				Hear	ring Exami	iner, alon	g with the	fees requir	ed for the a	pplication:		
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- (i) Expedited Enforcement Procedures (Section 27-8204)
- (E) The following development applications shall be submitted to the municipality from the [DPIE Director] applicant:
 - (i) Use and occupancy permits (Section 27-3608).
- (ii) [DPIE] The applicant is required at the time a County use and occupancy permit application is made to provide the municipality in which the building is located a copy of the County use and occupancy permit application and supporting documents provided no separate use and occupancy permit is required by the municipality. If the municipality requires a separate use and occupancy permit, the applicant shall file a municipal use and occupancy permit application.
- (2) The applicant shall obtain an application number from the Planning Department before sending an informational notice of application submittal. This information notice shall contain at least the following: the application number; a description of the property and its location; the nature of the applicant's request; the justification statement, if required with the application; the Planning Department section, with telephone number, to obtain more information about the application after it is filed; a statement to recipients that the applicant will meet, to explain the application; an applicant telephone number and email address, for persons willing to meet; an explanation of the procedures and the necessity for becoming a person of record in the pending application; and a statement that no government agency has reviewed the application. A municipality, civic association, or other party entitled to an informational mailing may request a copy of the site plan from the applicant. Information mailings required by this Section are in addition to all postings and notices required by law.

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Section 27-3608. Use and Occupancy Permit.

(d) Use and Occupancy Permit Procedure

This Subsection identifies additions or modifications to the standard review procedures in Section 27-3400, Standard Review Procedures, that apply to development applications for a use and occupancy permit. Figure 27-3608(c) identifies key steps in the use and occupancy permit procedure.

	F.	igure 27-3608(c): Use and Procedure (Illus		
1	27-3403	Application Submittal	To DPIE Director and [DPIE Director] the Applicant to Municipality	
1	27-3404	Determination of Completeness	DPIE Director makes determination	
1	27-3406	Staff Review and Action	DPIE Director makes decision (conditions allowed)	
1	27-3416	Notification	DPIE Director notifies	
-	→ 27-3417	Appeal	Optional (to BOA)	

(1) Application Submittal

See Section 27-3403, Application Submittal and 27-3608(c), Use and Occupancy Permit Submittal Requirements. Applications for use and occupancy permits shall be submitted to the DPIE Director. [DPIE] The applicant is required at the time a County use and occupancy permit application is made to provide the municipality in which the building is located a copy of the County use and occupancy permit application and supporting documents provided no separate use and occupancy permit is required by the municipality. If the municipality requires a separate use and occupancy permit, the applicant shall file a municipal use and occupancy permit application.

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	SECTION 2. BE			TED that th	is Ordina	ance sha	ll take eff	ect forty-f	ive
(45)	calendar days after	r its adoption							
	Adopted this	day of		, 2025.					
				COUNTY COUNTY, DISTRICT THE MAR DISTRICT MARYLA	MARYI COUNC YLAND IN PRIN	LAND, S CIL FOR -WASH	SITTING R THAT P IINGTON	AS THE ART OF REGION	AL
ATT	ΓEST:		BY:	Edward P. Chair		ns III			
II -	na J. Brown k of the Council								
[Bra	Y: lerscoring indicates ackets] indicate langerisks *** indicate	guage deletec	l from ex	isting law.	ons that r	emain u	nchanged.		
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