

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2022 Legislative Session

Bill No. CB-078-2022

Chapter No. 49

Proposed and Presented by Council Member Franklin

Introduced by Council Members Franklin, Hawkins, Harrison, Streeter, Turner, Medlock

Co-Sponsors _____

Date of Introduction September 20, 2022

ZONING BILL

1 AN ORDINANCE concerning

2 Zoning—Zones and Zone Regulations—Principal Uses—Split-Zoned Property

3 For the purpose of clarifying the development regulations and use tables applicable to the

4 development lots that were split zoned as a result of approval of the Countywide Map

5 Amendment by the District Council.

6 BY repealing and reenacting with amendments:

7 Sections 27-4106 and 27-5101,

8 The Zoning Ordinance of Prince George's County, Maryland,

9 being also

10 SUBTITLE 27. ZONING.

11 The Prince George's County Code

12 (2019 Edition; 2021 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
15 District in Prince George's County, Maryland, that Sections 27-4106 and 27-5101 of the Zoning
16 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's

1 County Code, be and the same are hereby repealed and reenacted, with the following
2 amendments:

3 **SUBTITLE 27. ZONING.**

4 **PART 27-4. ZONES AND ZONE REGULATIONS.**

5 **SECTION 27-4100 GENERAL PROVISIONS.**

6 **Sec. 27-4106. Organization of Zone Regulations.**

7 * * * * *

8 **(d) Applicability of Development Regulations to Split Zoned Property**

9 Where a Lot, as defined in this Subtitle, was wholly located within a single zone under the
10 prior Zoning Ordinance and has been split zoned as a result of approval of the Countywide Map
11 Amendment by the District Council, it shall be subject to the development regulations of the
12 higher intensity zone unless an applicant elects to utilize the development regulations of the less
13 intense zone.

14 **PART 27-5. USE REGULATIONS.**

15 **SECTION 27-5100 PRINCIPAL USES.**

16 **Sec. 27-5101. Principal Use Tables.**

17 * * * * *

18 **(c) Applicability of Use Tables to Split Zoned Property**

19 Where a Lot, as defined in this Subtitle, was wholly located within a single zone under the
20 prior Zoning Ordinance and has been split zoned as a result of approval of the Countywide Map
21 Amendment by the District Council, it shall be subject to the use table of the higher intensity
22 zone unless an applicant elects to utilize the use table of the less intense zone.

23 * * * * *

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

Adopted this 25th day of October, 2022.

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.