

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2002 Legislative Session**

Bill No. \_\_\_\_\_ CB-23-2002  
 Chapter No. \_\_\_\_\_ 19  
 Proposed and Presented by \_\_\_\_\_ Council Member Scott  
 Introduced by \_\_\_\_\_ Council Member Scott  
 Co-Sponsors \_\_\_\_\_  
 Date of Introduction \_\_\_\_\_ April 30, 2002

**ZONING BILL**

1 AN ORDINANCE concerning

2                                   Minor Amendments to Approved Basic Plans

3 For the purpose of authorizing the Planning Director to approve minor amendments to approved  
 4 Basic Plans, under certain circumstances.

5 BY repealing and reenacting with amendments:

6                                   Section 27-197(a),

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                                  (1999 Edition, 2001 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 27-197(a) 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 16 be and the same is repealed and reenacted with the following amendments:

17                                   **SUBTITLE 27. ZONING.**

18                                   **PART 3. ADMINISTRATION.**

19                                   **DIVISION 2. ZONING MAP AMENDMENTS.**

20                                   **Subdivision 3. Comprehensive Design Zones.**

**Sec. 27-197. Amendment of approved Basic Plan.**

(a) (1) If an amendment of an approved Basic Plan involves a change in land area or an increase in land use density or intensity for the overall area included in the approved Basic Plan, the Plan shall be amended only in accordance with all the provisions of this Subdivision which apply to the initial approval of the Basic Plan by Zoning Map Amendment application, except as provided in this Section.

(2) If an amendment to a Basic Plan involves adding new land to the Basic Plan and there is no increase in the number of dwelling units from that previously approved, any determinations or conditions of the approved Basic Plan regarding adequate public facilities or Moderately Priced Dwelling Units shall not be subject to another review.

(3) If an amendment to a Basic Plan involves adding new land to the Basic Plan and there is no increase in the number of dwelling units from that previously approved, part or all of the previously approved number of dwelling units may be placed on the new land, if the density on the new land is no greater than that shown on the approved Basic Plan, without being limited by the base or maximum densities for the zone.

(4) Until December 31, 2002, the Planning Director may approve administratively, as a minor amendment, an amendment to an approved Basic Plan for property zoned M-A-C which:

(A) Adds abutting property to the land covered by the Basic Plan, but does not increase total land area by more than 5% or five (5) acres, whichever is less, or changes the designated use from Office to Hotel;

(B) Creates a more logical and orderly configuration of the land area in the approved Basic Plan; and

(C) Does not increase the number of dwelling units or the square footage shown on the approved Basic Plan.

(5) Until June 30, 2002, the Planning Director may approve administratively, as a minor amendment, an amendment to an approved Basic Plan for property zoned R-L or R-S which:

(A) Deletes property from the land covered by the Basic Plan, by condemnation or threat of condemnation, but does not decrease total land area by more than 25% or sixty acres, whichever is greater.

(B) Creates a more logical and orderly configuration of the land area in the approved Basic Plan; and

(C) Does not increase the number of dwelling units or the square footage shown on the approved Basic Plan.

(6) If the Planning Director approves a minor amendment to an approved Basic Plan under Subsection (a)(4) or (a)(5), the owner shall submit, and the Planning Director may approve, amendments to approved Comprehensive Design Plans and Specific Design Plans, to bring them into conformance with the approved Basic Plan amendment. All existing conditions shall apply to the new Basic Plan area, excluding the deleted land area described in Subsection (a)(5).

\* \* \* \* \*

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

Adopted this 4th day of June, 2002.

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: \_\_\_\_\_  
Peter A. Shapiro  
Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Acting Clerk of the Council

KEY:  
Underscoring indicates language added to existing law.  
Asterisks \*\*\* indicate intervening existing Code provisions that remain unchanged.