

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

2025 Legislative Session

Bill No. CB-040-2025

Chapter No. _____

Proposed and Presented by Council Member Blegay

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 LCD Zone

3 For the purpose of authorizing the issuance of grading permits in the LCD Zone under certain
4 circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-4205,

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 (2023 Edition; 2024 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 27-4205 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16 be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 27-4. ZONES AND ZONE REGULATIONS.

SECTION. 27-4200. BASE ZONES.

20 **Sec. 27-4205. Base Zones.**

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(c) Legacy Comprehensive Design (LCD) Zone

(1) The purpose of the Legacy Comprehensive Design (LCD) Zone is to recognize comprehensive design zones established prior to April 1, 2022 for which a Basic Plan, Comprehensive Design Plan (CDP), or Specific Design Plan (SDP) was approved prior to April 1, 2022 or for lands that were subject to a Zoning Map Amendment (ZMA) and Basic Plan for a comprehensive design zone that was pending prior to April 1, 2022, and was approved pursuant to Section 27-1700, Transition Provisions, after April 1, 2022.

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(6) Grading Permit

Notwithstanding any other provision of this Subtitle, a grading permit to support the development of uses permitted in the LCD Zone may be issued by the Department of Permitting, Inspections, and Enforcement so long as it is in conformance with an approved CDP. The grading permit shall be limited to activities related to the installation of utilities, streets, stormwater management facilities, and lot grading based on the approved limits of disturbance as shown on the approved CDP or the approved Type 1 Tree Conservation Plan. An SDP and a Final Plat is not required for issuance of a grading permit under this subsection.

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

Adopted this ____ day of _____, 2025.

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: _____
Jolene Ivey
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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