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

2025 Legislative Session

Bill No.	Bill No. CB-042-2025						
Chapter No.							
Proposed and Presented by Council Members Dernoga, Blegay, Oriadha							
Introduced by Council Members Dernoga, Blegay and Oriadha							
Co-Sponsors							
Date of Introduction	October 7, 2025						
	ZONING BILL						
AN ORDINANCE co	oncerning						
Application Preparation, Submission and Review Procedures and Decision Standards							
For the purpose of am	nending certain definitions; amending pre-application requirements to						
require applicants to o	demonstrate the proposal's conformance with applicable Master Plans;						
amending pre-applica	tion procedures to allow applicants to hold an informational consultation						
with relevant Council	members; amending pre-application procedures to make neighborhood						
meeting notices publi	cly searchable; amending pre-application procedures to allow						
neighborhood meeting	g participants to become persons of record; amending certain development						
application submittal	requirements to demonstrate the proposal's conformance with applicable						
Master Plans; and amending the decision standards for approval of detailed site plan and special							
exception applications to include Master Plan consistency as a required standard for site plan							
approval.							
BY repealing and ree	nacting with amendments:						
	Sections 27-2500, 27-3401, 27-3402, 27-3604 and 27-3605,						
	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. BE IT ENACTED by the County Council of Prince George's County,

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1	Maryland, sitting as the District Council for that part of the Maryland-Washington Regional							
2	District in Prince George's County, Maryland, that Sections 27-2500, 27-3401, 37-3402, 27-360							
3	and 27-3605 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle							
4	27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with							
5	the following amendments:							
6	SUBTITLE 27. ZONING.							
7	PART 27-2. INTERPRETATION AND DEFINITIONS							
8	SECTION 27-2500. DEFINITIONS							
9	Sec. 27-2500. Definitions							
10	* * * * * * * * *							
11	Person of record (party of record)							
12	(A) In any zoning case, a person or party of record includes:							
13	(1) The owner, applicant, and correspondent; [and]							
14	(2) Any municipality, civic association, or other person which requests, by writing or							
15	testimony, to become a person or party of record on or before the date the Zoning Hearing							
16	Examiner takes the case under advisement[.]; and							
17	(3) Any participant in a neighborhood meeting who provides the contact information							
18	specified in Section 27-3402(c)(3)(B).							
19	(B) In any other application not heard by the Zoning Hearing Examiner, a person or party of							
20	record includes:							
21	(1) The owner, applicant, and correspondent of a pending application; [and]							
22	(2) A municipality, civic association, or other person which, in writing or in testimony							
23	before the District Council, Planning Board, or other body, requests to be made a person or party							
24	of record, prior to the closing of the hearing record on the matter[.]; and							
25	(3) Any participant in a neighborhood meeting who provides the contact information							
26	specified in Section 27-3402(c)(3)(B).							
27	* * * * * * * * *							
28	PART 27-3. ADMINISTRATION.							
29	SECTION 27-3400. STANDARD REVIEW PROCEDURES							
30	Sec. 27-3401. Pre-Application Conference							
31	(a) General							

1	A pre-application conference provides an opportunity for:							
2	(1) The applicant to determine the submission requirements, procedures, and							
3	standards applicable to an anticipated development application; and							
4	(2) Staff to become familiar with, and offer the applicant preliminary comments							
5	about the scope, features, and impacts of the proposed development as it relates to the standards							
6	in this Ordinance (including how the development proposal conforms with the relevant goals,							
7	policies, and strategies of the Area Master Plan or Sector Plan, or applicable Functional Master							
8	Plans for the subject property and its surrounding area as required by Sections 27-3604 and 27-							
9	3605, respectively).							
10	* * * * * * * * *							
11	(c) Procedure							
12	(1) Pre-Application Consultation							
13	(A) Prior to submitting any development application identified in Subsection							
14	(b)(1) above, the applicant shall submit the materials required under paragraph (2), below, to the							
15	Clerk of the Council. The preceding submission requirement does not preclude an applicant from							
16	submitting the materials required under paragraph (2), below, to the Planning Director and							
17	participating in a pre-application conference. The Clerk of the Council shall distribute the							
18	materials to the County Council member(s) in whose Council District the proposed development							
19	will be located. The County Council member(s) in whose district the proposed development will							
20	be located may request a pre-application consultation with the applicant.							
21	(B) The pre-application consultation is an informational meeting which provides							
22	an opportunity for the County Council member(s) to become more familiar with the scope,							
23	features, and impacts of the proposed development.							
24	(C) The County Council Member(s) and the applicant shall develop a public							
25	engagement plan for each application.							
26	[(1)] (2) Submission of Materials Prior to Conference							
27	Before a pre-application conference is held, the applicant shall submit to the							
28	Planning Director a narrative describing the scope of the proposed development, a conceptual							
29	site drawing of the development proposed in the application, and any other information							
30	reasonably requested by the Planning Director.							
31	[(2)] <u>(3)</u> Scheduling							

1 Within fourteen (14) days after receipt of a request for a pre-application 2 conference, the Planning Director shall schedule the pre-application conference and notify the 3 applicant of the conference time and location. 4 [(3)] (4) Conference Proceedings 5 The Planning Director shall review the materials submitted by the applicant prior 6 to the conference. At the conference, the Planning Director shall seek any needed clarification 7 from the applicant regarding the proposed application and identify any concerns, problems, or 8 other factors the applicant should consider regarding the proposed application. 9 10 Sec. 27-3402. Pre-Application Neighborhood Meeting 11 12 (c) Procedure 13 If a pre-application neighborhood meeting is conducted, it shall comply with the 14 following requirements: 15 (2) Notification 16 17 (A) Informational Mailing 18 19 (iii) As to residents, an applicant complies with this Section by providing 20 the Planning Department with an electronic version of the informational mailing, which shall 21 comply with Americans with Disabilities Act (ADA) guidance on web accessibility, more than 22 thirty (30) days before the Planning Department accepts an application. The applicant may also notify any person or entity registered in accordance with Subsection (d)(2)(B) of this Section. 23 24 The Planning Department shall be responsible for emailing informational mailings to residents 25 on the email registry. * 26 27 (D) Searchable Database 28 The Planning Department shall maintain a publicly-accessible database of the pre-application neighborhood meeting notifications, as provided by the applicant in 29 30 accordance with this Subsection (A) above. The Planning Department shall publish this searchable database in a 31 (i)

1	clear and conspicuous location on the Department's website.							
2	(ii) The Planning Department shall post each meeting notification to the							
3	database within one week of receipt of the electronic mailing from the applicant; and							
4	(iii) This database must permit users to search meeting notifications by							
5	street address and Council District.							
6	(3) Conduct of Meeting and Summary							
7	(A) Generally							
8	The pre-application neighborhood meeting shall be open to the public. Any							
9	participant at the pre-application meeting who provides the contact information specified in							
10	Section 27-3402(c)(3)(B) shall be considered a person of record. At the meeting, the applicant							
11	shall explain the development proposal and application, inform attendees about the application							
12	review process, respond to reasonable questions or concerns neighbors raise about the proposed							
13	application, and discuss ways to resolve reasonable conflicts or concerns.							
14	(B) Project Materials							
15	The applicant shall ensure the following materials are available for review							
16	and discussion at the pre-application neighborhood meeting:							
17	* * * * * * * * *							
18	(iv) An explanation of how the development proposal conforms with the							
19	relevant goals, policies, and strategies of the Area Master Plan or Sector Plan, or applicable							
20	Functional Master Plans for the subject property and its surrounding area as required by Sections							
21	27-3604 and 27-3605, respectively;							
22	[(iv)] (v) Information explaining the development review process and how							
23	members of the public may participate; and							
24	[(v)] (vi) Sign-in sheets including the meeting date and time, meeting address,							
25	project address, property owner name, applicant name and contact information, and space for							
26	participants to include their name, organization, address, phone number, and email address.							
27	* * * * * * * * *							
28	SECTION 27-3600. APPLICATION-SPECIFIC REVIEW PROCEDURES AND							
29	DECISION STANDARDS.							
30	Sec. 27-3604. Special Exception.							
31	* * * * * * * * *							
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1	(e) Required Findings							
2	(1) A special exception may only be approved if:							
3	(A) The proposed use and site plan are in harmony with the purpose of this							
4	Subtitle;							
5	(B) The proposed use is in conformance with all the applicable requirements and							
6	regulations of this Subtitle;							
7	(C) The proposed use and site plan [will not substantially impair the integrity of							
8	any validly approved] shall conform with relevant goals, policies, and strategies of the applicable							
9	Area Master Plan, Sector Plan, or Functional Master Plan for the subject property and its							
10	surrounding area[, or, in the absence of an Area Master Plan, Sector Plan, or Functional Master							
11	Plan, the General Plan]; provided that, in considering whether a proposed detailed site plan							
12	conforms with the relevant goals, policies, and strategies of the Area Master Plan or Sector Plan,							
13	or applicable Functional Master Plans for the subject property and its surrounding area, the							
14	following factors shall be considered:							
15	(i) The specificity of the comprehensive plan with respect to the subject							
16	property and its surrounding area; and							
17	(ii) The age of the comprehensive plan but recognizing that comprehensive							
18	plans typically have a 20- to 25-year development horizon.							
19	* * * * * * * * *							
20	Sec. 27-3605. Detailed Site Plan.							
21	* * * * * * * * * *							
22	(e) Detailed Site Plan Decision Standards							
23	A detailed site plan may only be approved upon a finding that all of the following							
24	standards are met:							
25	* * * * * * * * *							
26	(5) The proposed development conforms to an approved Tree Conservation Plan, if							
27	applicable;							
28	(6) The development in the detailed site plan (minor and major) shall conform with							
29	the relevant goals, policies, and strategies of the Area Master Plan or Sector Plan, applicable							
30	Functional Master Plans, and the Growth Policy Map as it relates to centers in the 2014 General							
31	Plan, Plan Prince George's 2035, for the subject property and its surrounding area (unless the							
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subject property has been rezoned pursuant to a Zoning Map Amendment subsequent to the adoption of the relevant Area Master Plan, Sector Plan, or Functional Master Plan); provided that, in considering whether a proposed detailed site plan conforms with the relevant goals, policies, and strategies of the Area Master Plan or Sector Plan, or applicable Functional Master Plans for the subject property and its surrounding area, the following factors shall be considered:

- (A) The specificity of the comprehensive plan with respect to the subject property and its surrounding area; and
- (B) The age of the comprehensive plan but recognizing that comprehensive plans typically have a 20- to 25-year development horizon.

Notwithstanding any other provision, this paragraph shall not apply to any overlay zone enacted subsequent to March 31, 2025, nor shall it apply to any applicable Area Master Plans, Sector Plans, or Functional Master Plans approved before January 1, 2010.

- [(6)] (7) The development proposed in a detailed site plan for infrastructure complies with applicable regulations of PART 27-6: Development Standards, prevents offsite property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare, and economic well-being for grading, reforestation, woodland conservation, drainage, erosion, and pollution discharge;
- [(7)] (8) Places of worship located on a lot between one (1) and two (2) acres in size shall also meet the following standards:
- (A) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;
- **(B)** When possible, there should be no parking or loading spaces located in the front yard; and
- **(C)** The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.
- [(8)] (9) Notwithstanding any other provision in this Section to the contrary, in determining whether to approve an alteration, extension, or enlargement of a legal conforming building, structure, or use filed in conformance with Section 27-1707(c), the Planning Board shall find that the proposed alteration, extension, or enlargement will benefit the development and will not substantially impair implementation of any applicable area master plan or sector plan.

1	SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five								
2	(45) calendar days after its adoption.								
	Adopted this day of, 20				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				
	ATTEST:			BY:	Edward P. Chair	Burroughs	III		
	Donna J. Bro								
	KEY: <u>Underscorin</u> [Brackets] in Asterisks **	ndicate lang	uage delete	ed from ex	isting law.	ons that ren	nain unchan	ged.	
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