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

2025 Legislative Session

Bill No.	CB-066-2025								
Chapter No									
Proposed and Presented by Council Members Olson and Dernoga									
Introduced by Council Members Olson, Dernoga, Watson, Blegay, Hawkins, I									
and Oriadha									
Co-Sponsors									
Date of Introdu	ction October 2, 2025								
ZONING BILL									
AN ORDINANCE concerning									
Administration - Application-Specific Review Procedures and Standards –									
Planned Development Zoning Map Amendment									
For the purpose of streamlining land development administration in support of the County's									
affordable housing goals by amending Planned Development (PD) Zoning Map Amendments									
requirements to remove certain filing requirements and allow for the submission of subsequent									
development applications under certain circumstances.									
BY repealing and reenacting with amendments:									
	Section 27-3602,								
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,									
Maryland, sitting as the District Council for that part of the Maryland-Washington Regional									
District in Prince George's County, Maryland, that Section 27-3602 of the Zoning Ordinance of									
Prince 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be and the same is hereby repealed and reenacted with the following amendments:									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	SUBTITLE 27. ZONING.												
2	PART 27-3. ADMINISTRATION.												
3	SECTION 27-3600. APPLICATION-SPECIFIC REVIEW PROCEDURES AND												
4	DECISION STANDARDS.												
5	Sec. 27-3602. Planned Development (PD) Zoning Map Amendment.												
6	* * * * * * * *	*											
7	(b) Planned Development (PD) Zoning Map Amendment Procedure												
8	* * * * * * * *	*											
9	(11) Post-Decision Actions												
10	* * * * * * * *	*											
11	(E) [Completion of Necessary Agreements and Recordation] <u>Subseq</u>	<u>uent</u>											
12	Development Applications and Recordation Requirements												
13	[Prior to the submission of any subsequent development application having	g as its											
14	subject any land in the PD zone, the applicant shall file with the Land Records of Prince												
15	George's County, the following:												
16	(i) Copies of the PD Basic Plan and PD Conditions of Approval; a	nd											
17	(ii) Any deed restrictions or other restrictive covenants required by	the											
18	District Council in its approval of the PD zone, as well as any completed agreements with the												
19	County that are necessary for the County to become a party to the deed restrictions or oth	ier											
20	restrictive covenants.]												
21	(i) Subsequent development applications may be submitted follow	ing the											
22	Zoning Hearing Examiner's issuance of its decision in Section 27-3602(b)(7)(B) but may	not be											
23	accepted prior to the District Council's order acknowledging the applicant's acceptance of	of the											
24	conditions in Section 27-3602(b)(8)(D).												
25	(ii) Any deed restrictions or other restrictive covenants required by	the											
26	District Council in its approval of the PD zone, as well as any completed agreements with	n the											
27	County that are necessary for the County to become a party to the deed restrictions or oth	<u>ier</u>											
28	restrictive covenants, shall be recorded as directed in the Council's order or as otherwise												
29	required by any subsequent approval.												
30	SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect or	the											
31	date it becomes law.												

Adopte	ed this	day of		, 2025.				
				COUNTY, DISTRICT THE MAR	MARYLA COUNCIL YLAND-W IN PRINC	ND, SITT L FOR TH VASHING	CE GEORG ING AS TH AT PART O TON REGIO SE'S COUN	IE OF ONAL
ATTEST:			BY	: Edward P. : Chair	Burroughs	III		
Donna J. Br Clerk of the			_					
[Brackets] is	ndicate lar	s language adaguage deleted	d from ex	xisting law.	ons that rem	nain uncha	nged.	
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