

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

2025 Legislative Session

Bill No. CB-066-2025

Chapter No. 37

Proposed and Presented by Council Members Olson and Dernoga

Introduced by Council Members Olson, Dernoga, Watson, Blegay, Hawkins, Ivey, Fisher and Oriadha

Co-Sponsors

Date of Introduction 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 27-3. ADMINISTRATION.

SECTION 27-3600. APPLICATION-SPECIFIC REVIEW PROCEDURES AND DECISION STANDARDS.

Sec. 27-3602. Planned Development (PD) Zoning Map Amendment.

(b) Planned Development (PD) Zoning Map Amendment Procedure

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(11) Post-Decision Actions

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(E) [Completion of Necessary Agreements and Recordation] Subsequent Development Applications and Recordation Requirements

[Prior to the submission of any subsequent development application having as its subject any land in the PD zone, the applicant shall file with the Land Records of Prince George's County, the following:

(i) Copies of the PD Basic Plan and PD Conditions of Approval; and
(ii) Any deed restrictions or other restrictive covenants required by the District Council in its approval of the PD zone, as well as any completed agreements with the County that are necessary for the County to become a party to the deed restrictions or other restrictive covenants.]

(i) Subsequent development applications may be submitted following the Zoning Hearing Examiner's issuance of its decision in Section 27-3602(b)(7)(B) but may not be accepted prior to the District Council's order acknowledging the applicant's acceptance of the conditions in Section 27-3602(b)(8)(D).

(ii) Any deed restrictions or other restrictive covenants required by the District Council in its approval of the PD zone, as well as any completed agreements with the County that are necessary for the County to become a party to the deed restrictions or other restrictive covenants, shall be recorded as directed in the Council's order or as otherwise required by any subsequent approval.

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date it becomes law.

Adopted this 28th day of October, 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:


Edward P. Burroughs III
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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