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

## 2025 Legislative Session

Bill No.	CB-042-2025
Chapter No.	
Proposed and Presen	ted by Council Members Dernoga, Blegay, Oriadha
Introduced by	
Co-Sponsors	
Date of Introduction	
	ZONING BILL
AN ORDINANCE con	cerning
Application Prep	aration, Submission and Review Procedures and Decision Standards
For the purpose of ame	ending certain definitions; amending pre-application requirements to
require applicants to de	emonstrate the proposal's conformance with applicable Master Plans;
amending pre-applicati	on procedures to allow applicants to hold an informational consultation
with relevant Council r	nembers; amending pre-application procedures to make neighborhood
meeting notices public	ly searchable; amending pre-application procedures to allow
neighborhood meeting	participants to become persons of record; amending certain development
application submittal re	equirements to demonstrate the proposal's conformance with applicable
Master Plans; and ame	nding 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 reena	acting 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,

Maryland, si	itting as th	e District C	ouncil for	that part of	the Maryla	nd-Washing	ton Region	ıal
District in P	rince Geor	ge's County	, Maryland	d, that Section	ons 27-250	0, 27-3401,	37-3402, 2	27-3604
and 27-3605	of the Zo	ning Ordina	nce of Prin	nce George's	s County, I	Maryland, be	eing also Sı	ubtitle
27 of the Pri	nce Georg	ge's County	Code, be a	nd the same	are hereby	repealed a	nd reenacte	d with
the followin	g amendm	ents:						
			SUBTITI	LE 27. ZOI	NING.			
	PA	RT 27-2. IN	NTERPRE	ETATION A	AND DEF	INITIONS		
		SEC	TION 27-	-2500. DEF	INITIONS	S		
Sec. 27-250	0. Definiti	ons						
*	*	*	*	*	*	*	*	*
Person of re	ecord (par	ty of recor	<b>d</b> )					
(A) In any	zoning cas	se, a person	or party of	record incl	udes:			
(1) Th	e owner, a	applicant, an	d correspo	ondent; [and	]			
(2) Ar	ny municip	pality, civic	association	n, or other p	erson whic	h requests, l	y writing o	or
testimony, to	become a	a person or j	party of rec	cord on or b	efore the d	ate the Zoni	ng Hearing	,
Examiner ta	kes the cas	se under adv	visement[.]	<u>; and</u>				
(3) Ar	ny participa	ant in a neig	hborhood	meeting wh	o provides	the contact	<u>informatio</u>	<u>n</u>
specified in	Section 27	7-3402(c)(3)	<u>(B).</u>					
<b>(B)</b> In any	other appli	ication not l	neard by th	e Zoning H	earing Exa	miner, a per	son or part	y of
record inclu	des:							
(1) Th	e owner, a	applicant, an	d correspo	ondent of a p	pending ap	plication; [a	nd]	
(2) A	municipali	ity, civic ass	sociation, o	or other pers	son which,	in writing o	r in testimo	ny
before the D	istrict Cou	ıncil, Planni	ng Board,	or other boo	dy, request	s to be made	a person c	or party
of record, pr	ior to the	closing of th	e hearing	record on th	e matter[.]	<u>; and</u>		
(3) Ar	y participa	ant in a neig	hborhood	meeting wh	o provides	the contact	informatio	<u>n</u>
specified in	Section 27	7-3402(c)(3)	(B).					
*	*	*	*	*	*	*	*	*
		PAI	RT 27-3. A	ADMINIST	CRATION	•		
	SECT	TION 27-34	00. STAN	DARD RE	VIEW PR	OCEDURE	ES	
Sec. 27-340	1. Pre-Apj	plication C	onference					
(a) C	morol							

2 (1) The applicant to determine the submission requirements, procedures, and 3 standards applicable to an anticipated development application; and (2) Staff to become familiar with, and offer the applicant preliminary comments 4 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 Plans for the subject property and its surrounding area as required by Sections 27-3604 and 27-8 9 3605, respectively). 10 11 (c) Procedure 12 (1) Pre-Application Consultation (A) Prior to submitting any development application identified in Subsection 13 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 submitting the materials required under paragraph (2), below, to the Planning Director and 16 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 engagement plan for each application. 25 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

A pre-application conference provides an opportunity for:

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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	* * * * * * * *							

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 applic	<u>able</u>					
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 Mast	er					
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 P	lan,					
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	<u>:t</u>					
16	property and its surrounding area; and						
17	(ii) The age of the comprehensive plan but recognizing that comprehensive	<u>sive</u>					
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	<u>.h</u>					
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 Gene						
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 c	of	, 2025	<b>5.</b>				
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ATTEST:			Ec	lward P. Bu nair	rroughs ]	III		
Donna J. Brow Clerk of the Co								
KEY: <u>Underscoring</u> i [Brackets] indi Asterisks *** i	cate langua	age deleted fro	om existi	ng law.	that rem	ain unchang	ed.	
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