

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2022 Legislative Session**

Bill No. CB-077-2022

Chapter No. 48

Proposed and Presented by Council Member Franklin

Introduced by Council Members Franklin, Hawkins, Harrison, and Streeter

Co-Sponsors \_\_\_\_\_

Date of Introduction September 20, 2022

**ZONING BILL**

1 AN ORDINANCE concerning

2 Zoning—General Provisions—Transitional Provisions

3 For the purpose of clarifying and updating the scope of the Transitional Provisions of the Zoning  
4 Ordinance of Prince George’s County, being also Chapter 37, 2018 Laws of Prince George’s  
5 County, Maryland (CB-013-2018), as amended by Chapter 53, 2021 Laws of Prince George’s  
6 County, Maryland (CB-098-2021).

7 BY adding:

8 Section 27-1706,  
9 The Zoning Ordinance of Prince George's County, Maryland,  
10 being also  
11 **SUBTITLE 27. ZONING.**  
12 The Prince George's County Code  
13 (2019 Edition; 2021 Supplement).

14 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
15 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
16 District in Prince George's County, Maryland, that Section 27-1706 of the Zoning Ordinance of  
17 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
18 be and the same is hereby added:

19 **SUBTITLE 27. ZONING.**

20 **PART 27-1. GENERAL PROVISIONS.**

**SECTION 27-1700 TRANSITIONAL PROVISIONS.**

**Sec. 27-1706. Projects Which Are Developed and Constructed Pursuant to the Prior Ordinance.**

For projects which have been developed and constructed pursuant to the prior Ordinance, or projects which have an application for a building permit, preliminary subdivision plan or a site plan of any type filed and accepted by April 1, 2024, an applicant may proceed to the next steps in the approval process and may be reviewed, approved and constructed under the prior Zoning Ordinance and Subdivision Ordinance. All of such projects shall indefinitely be entitled to utilize the provisions of the prior Ordinance for any purpose including, but not limited to, site modifications, expansions or reconstruction, changes in use, occupancy or ownership. This shall also include the right to utilize the processes and procedures for development approvals (not to include a rezoning) and the use tables of the prior Ordinance. The rights under this Section shall not be affected by changes in ownership or tenancy. The right to utilize the provisions of the prior Ordinance established by this section shall not be limited or affected by Sections 27-1703, 27-1704, and 27-1900 of this Ordinance.

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

Adopted this 25<sup>th</sup> day of October, 2022.

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: \_\_\_\_\_  
Calvin S. Hawkins, II  
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.