



Prince George's County

Overview of 2023 Zoning Ordinance Omnibus Bill

Prince George's County Council
September 26, 2023



Purposes

- First substantive omnibus revisions to the new Zoning Ordinance
- Clarification of grandfathering and transition provisions
- Technical and administrative reconciliation



A Success Story

- Significant interest in the new Zoning Ordinance (and Subdivision Regulations)
- Between April 1, 2022 and May 30, 2023:
 - 59 preliminary plans of subdivision assigned – 4 approved, 1 pending
 - 132 certificates of adequacy assigned – 20 approved, 13 pending
 - 32 detailed site plans assigned – 2 approved, 1 pending
 - 23 special exceptions assigned
 - 6 zoning map amendments assigned – 2 pending
 - Hundreds of zoning interpretation letters issued
- Many accolades received; many find the new laws easier to use (goal met!)



Zoning Ordinance Omnibus Bill– Highlights of Substantive and Technical Changes to the Adopted Zoning Ordinance



Part 27-1: General Provisions

- Clarifies transitioning and grandfathering provisions



Part 27-2: Interpretation and Definitions

- Revisions to definitions for clarity, to assist in interpretation, and to capture final two uses that were undefined



Part 27-3: Administration

- Technical reconciliation and clarification throughout
- Clarification and consistency revisions made to the comprehensive planning and sectional map amendment procedures, including the incorporation of major plan amendment references
- Extension of plan preparation timeframe



Part 27-4: Zones and Zone Regulations

- Technical revisions and reconciliation made to multiple zone intensity and dimensional standards and to PD zone language; inclusion of new PD Public Benefits requirements
- Multiple revisions made to Transit-Oriented/Activity Center zones:
 - Clarification of sidewalk width requirements
 - Inclusion of new locational standards for base zones
 - Clarification of build-to line requirements along Freeways and Expressways
 - Significant increase of base zone maximum residential density permitted by-right; corresponding height adjustments
 - Technical revisions to reconcile uses and regulations



Part 27-5: Use Regulations

- Revisited the IE Zone uses and suggested numerous revisions to restore many former I-1 uses
- Numerous use table reconciliation tweaks to ensure consistency across tables
- Outdoor dining flexibility made permanent through addition of use-specific standards



Part 27-6: Development Standards

- Technical clarifications added in multiple sections and in the parking schedule



Part 27-7: Nonconforming Buildings, Structures, Uses, Lots, and Signs

- Technical revisions



Part 27-8: Enforcement

- Addition of suggested fees for zoning certification letters, deferred parking requests, and Board of Appeals applications
- Clarification that applicants will be responsible for all costs associated with sign posting requirements (from printing to posting)



Thank You

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