

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2015 Legislative Session**

Bill No. CB-35-2015

Chapter No. 17

Proposed and Presented by Council Member Taveras

Introduced by Council Member Taveras

Co-Sponsors _____

Date of Introduction June 2, 2015

ZONING BILL

1 AN ORDINANCE concerning

2 Approved Comprehensive Plans, Functional Plans and Development District Plans –
3 Minor Amendment Process

4 For the purpose of providing a minor plan amendment process for approved comprehensive
5 plans, functional plans, development district plans, and associated approved Development
6 District Overlay (D-D-O) Zones.

7 BY repealing and reenacting with amendments:

8 Section 27-548.26,
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 (2011 Edition; 2014 Supplement).

14 BY adding:

15 Section 27-642,
16 The Zoning Ordinance of Prince George's County, Maryland,
17 being also
18 SUBTITLE 27. ZONING.
19 The Prince George's County Code
20 (2011 Edition; 2014 Supplement).

1 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
2 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
3 District in Prince George's County, Maryland, that Section 27-548.26 of the Zoning Ordinance of
4 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
5 be and the same is hereby repealed and reenacted with the following amendments:

6 SUBTITLE 27. ZONING.

7 PART 10A. OVERLAY ZONES.

8 DIVISION 3. D-D-O (DEVELOPMENT DISTRICT OVERLAY) ZONE.

9 Sec. 27-548.26. Amendment of Approved Development District Overlay Zone.

10 (a) District Council.

11 (1) The following amendments to development requirements within the Development
12 District may be initiated and approved by the District Council through the minor plan and
13 Development District Overlay amendment procedure [and concurrent Sectional Map
14 Amendment process,] in accordance with [Part 13, Divisions 2, and Part 3, Division 4:] Section
15 27-642 of this Subtitle:

16 (A) Changes to the boundary of the D-D-O Zone; and

17 (B) Changes to the underlying zones, [or] the list of allowed uses, or [as
18 modified by]-the Development District Standards.

19 (2) [At] Notwithstanding the provisions of subsection (a), above, at the written
20 request of a municipality in which development district property is located, the District Council
21 may modify the Development District Standards under the following procedures. The District
22 Council shall direct the Planning Board to prepare the amendment and shall specify which
23 Development District Standards should be reviewed.

24 * * * * *

25 (b) Property Owner.

26 (1) [A] Notwithstanding the provisions of subsection (a), above, a property owner
27 may request that the District Council amend development requirements for the owner's property,
28 as follows:

29 * * * * *

30 SECTION 2. BE IT FURTHER ENACTED that the Section 27-642 of the Zoning
31 Ordinance be and the same is hereby added:

1 District Overlay Zone amendment and/or the Planning Board’s adoption of the plan amendment
2 within 30 days of the date of the joint public hearing.

3 (f) Within 90 days of receipt of the Planning Board’s recommendation, the District
4 Council shall approve, approve with revisions, or disapprove the proposed minor amendment.

5 SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect on the
6 date of its adoption.

Adopted this 7th day of July, 2015.

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: _____
Mel Franklin
Chairman

ATTEST:

Redis C. Floyd
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.