

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2023 Legislative Session**

Bill No. CB-021-2023

Chapter No. 15

Proposed and Presented by Council Member Blegay

Introduced by Council Members Blegay, Dernoga, Ivey, Harrison, Hawkins, Franklin,  
Oriadha and Burroughs

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

Date of Introduction February 28, 2023

**ZONING BILL**

1 AN ORDINANCE concerning

2 Transitional Provisions – Use Tables of Prior Ordinance – IE Development Regulations

3 For the purpose of amending the Zoning Ordinance to provide a transitional period for  
4 development pursuant to authority in the prior Ordinance Use Tables, and providing a limited  
5 alternative development standard for property in the IE Zone.

6 BY repealing and reenacting with amendments:

7 Section 27-1704,

8 The Zoning Ordinance of Prince George's County, Maryland,

9 being also

10 SUBTITLE 27. ZONING.

11 The Prince George's County Code

12 (2019 Edition; 2022 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
15 District in Prince George's County, Maryland, that Section 27-1704 of the Zoning Ordinance of  
16 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
17 be and the same is hereby repealed and reenacted with the following amendments:

18 **SUBTITLE 27. ZONING.**

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

**SECTION 27-1700. TRANSITIONAL PROVISIONS.**

\* \* \* \* \*

**Sec. 27-1704. Projects Which Received Development or Permit Approval Prior to the Effective Date of this Ordinance.**

\* \* \* \* \*

(n) Any assemblage of properties abutting the inside of the Capital Beltway (I-95/I-495) that were rezoned from the M-X-T Zone to the IE (Industrial, Employment) Zone pursuant to the Countywide Sectional Map Amendment (CMA) may elect to develop under the provisions of this Ordinance for development in the CGO (Commercial, General and Office) Zone.

(o) Unless otherwise provided in this Subtitle, any use allowed on any property by the zoning classification that was in effect on March 31, 2022, may be permitted until April 1, 2032, or until the property is rezoned pursuant to a Zoning Map Amendment (section 27-3601) or Planned Development Zoning Map Amendment (section 27-3602), whichever occurs first.

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the  
2 date of its adoption.

Adopted this 4<sup>th</sup> day of April, 2023.

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: \_\_\_\_\_  
Thomas E. Dernoga  
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.