

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 Presented by Council Members Dernoga, Blegay, Oriadha

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Application-Specific Review Procedures and Decision Standards – Detailed Site Plans and
 3 Special Exceptions

4 For the purpose of amending the decision standards for approval of detailed site plan and special
 5 exception applications to include master plan consistency as a required standard for site plan
 6 approval.

7 BY repealing and reenacting with amendments:

8 Sections 27-3604 and 27-3605,

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 (2023 Edition; 2024 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 Sections 27-3604 and 27-3605 of the Zoning
 17 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
 18 County Code, be and the same are hereby repealed and reenacted with the following
 19 amendments:

20 **SUBTITLE 27. ZONING.**

PART 27-3. ADMINISTRATION.

**SECTION 27-3600. APPLICATION-SPECIFIC REVIEW PROCEDURES AND
DECISION STANDARDS.**

Sec. 27-3604. Special Exception.

* * * * *

(e) Required Findings

(1) A special exception may only be approved if:

(A) The proposed use and site plan are in harmony with the purpose of this

Subtitle;

(B) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;

(C) The proposed use and site plan [will not substantially impair the integrity of any validly approved] shall be consistent with the General Plan and shall conform with relevant goals, policies, and strategies of the applicable Area Master Plan, Sector Plan, or Functional Master Plan for the subject property and its surrounding area[, or, in the absence of an Area Master Plan, Sector Plan, or Functional Master Plan, the General Plan];

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Sec. 27-3605. Detailed Site Plan.

* * * * *

(e) Detailed Site Plan Decision Standards

A detailed site plan may only be approved upon a finding that all of the following standards are met:

* * * * *

(5) The proposed development conforms to an approved Tree Conservation Plan, if applicable;

(6) The development in the detailed site plan (minor and major) shall be consistent with the General Plan and shall conform to the relevant goals, policies, and strategies of the Area Master Plan or Sector Plan, applicable Functional Master Plans, and the Growth Policy Map as it relates to centers in the 2014 General Plan, Plan Prince George's 2035, for the subject property and its surrounding area (unless the 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);

[(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.

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

Adopted this ____ day of _____, 2025.

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: _____
Jolene Ivey
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.

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