

**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 PRE-APPLICATION REQUIREMENTS TO REQUIRE  
5 APPLICANTS TO DEMONSTRATE THE PROPOSAL CONFORMS WITH THE GENERAL  
6 PLAN AND APPLICABLE MASTER PLANS; AMENDING CERTAIN DEVELOPMENT  
7 APPLICATION SUBMITTAL REQUIREMENTS TO DEMONSTRATE THE  
8 PROPOSAL CONFORMS WITH THE GENERAL PLAN AND APPLICABLE MASTER  
9 PLANS; amending the decision standards for approval of detailed site plan and special exception  
10 applications to include master plan conformity as a required standard for site plan approval;  
11 AND PROVIDING FOR A PRE-APPLICATION CONFERENCE BETWEEN THE  
12 APPLICANT AND RELEVANT COUNCIL MEMBER.

13 BY repealing and reenacting with amendments:

14 Sections 27-3041, 27-3402, 27-3404, 27-3604 and 27-3605,  
15 The Zoning Ordinance of Prince George's County, Maryland,  
16 being also  
17 SUBTITLE 27. ZONING.  
18 The Prince George's County Code  
19 (2023 Edition; 2024 Supplement).

20 SECTION 1. BE IT ENACTED by the 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, that Sections 27-3401, 37-3402, 27-3404, 27-3604 and 27-3605 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**

**PART 27-3. ADMINISTRATION.**

**SECTION 27-3400. STANDARD REVIEW PROCEDURES**

**Sec. 27-3401. Pre-Application Conference**

(a) General

A pre-application conference provides an opportunity for:

- (1) The applicant to determine the submission requirements, procedures, and standards applicable to an anticipated development application; and
- (2) Staff to become familiar with, and offer the applicant preliminary comments about the scope, features, and impacts of the proposed development as it relates to the standards in this Ordinance (INCLUDING HOW THE DEVELOPMENT PROPOSAL CONFORMS WITH THE GENERAL PLAN AND TO THE RELEVANT GOALS, POLICIES, AND STRATEGIES OF THE AREA MASTER PLAN OR SECTOR PLAN, OR APPLICABLE FUNCTIONAL MASTER PLANS FOR THE SUBJECT PROPERTY AND ITS SURROUNDING AREA AS REQUIRED BY SECTION 27-3604(E) AND SECTION 27-3605(E)).

\* \* \* \* \*

**(E) CONFERENCE WITH DISTRICT COUNCIL MEMBER**

- (1) AN APPLICANT MAY SEEK A PRE-APPLICATION CONFERENCE WITH THE COUNCIL MEMBER FOR THE DISTRICT WHERE THE SUBJECT PROPERTY IS LOCATED. A PRE-APPLICATION CONFERENCE PROVIDES AN OPPORTUNITY FOR THE COUNCIL MEMBER AND THEIR STAFF TO BECOME FAMILIAR WITH, AND OFFER THE APPLICANT PRELIMINARY COMMENTS ABOUT THE SCOPE, FEATURES, AND IMPACTS OF THE PROPOSED DEVELOPMENT AS IT RELATES TO THE STANDARDS IN THIS ORDINANCE (INCLUDING HOW THE DEVELOPMENT PROPOSAL CONFORMS WITH THE GENERAL PLAN AND TO THE RELEVANT

GOALS, POLICIES, AND STRATEGIES OF THE AREA MASTER PLAN OR SECTOR PLAN, OR APPLICABLE FUNCTIONAL MASTER PLANS FOR THE SUBJECT PROPERTY AND ITS SURROUNDING AREA AS REQUIRED BY SECTION 27-3604(E) AND SECTION 27 3605(E)).

(2) FOR DETAILED SITE PLANS, IF A COUNCIL MEMBER EXPECTS TO QUESTION WHETHER THE DEVELOPMENT PROPOSAL CONFORMS WITH THE GENERAL PLAN AND TO THE RELEVANT GOALS, POLICIES, AND STRATEGIES OF THE AREA MASTER PLAN OR SECTOR PLAN, OR APPLICABLE FUNCTIONAL MASTER PLANS, THE COUNCIL MEMBER SHOULD SUBMIT THEIR CONCERNS TO THE PLANNING DIRECTOR PRIOR TO THE DETERMINATION OF COMPLETENESS OF THE APPLICATION.

\* \* \* \* \*

**Sec. 27-3402. Pre-Application Neighborhood Meeting**

\* \* \* \* \*

**(c) Procedure**

If a pre-application neighborhood meeting is conducted, it shall comply with the following requirements:

\* \* \* \* \*

**(3) Conduct of Meeting and Summary**

\* \* \* \* \*

**(B) Project Materials**

\* \* \* \* \*

(iii) A development fact sheet or summary that includes, but is not limited to, the size of the proposed project, proposed land uses, proposed number of dwelling units and/or amount of gross square footage, proposed density and intensity of the project, proposed building heights, and anticipated parking need;

(IV) AN EXPLANATION OF HOW THE DEVELOPMENT PROPOSAL CONFORMS WITH THE GENERAL PLAN AND TO THE RELEVANT GOALS, POLICIES, AND STRATEGIES OF THE AREA MASTER PLAN OR SECTOR PLAN, OR APPLICABLE FUNCTIONAL MASTER PLANS FOR THE SUBJECT PROPERTY AND ITS SURROUNDING AREA AS REQUIRED BY SECTION 27-3604(E) AND SECTION 27-

3605(E));

[(iv)] (V) Information explaining the development review process and how members of the public may participate; and

[(v)] (VI) Sign-in sheets including the meeting date and time, meeting address, project address, property owner name, applicant name and contact information, and space for participants to include their name, organization, address, phone number, and email address.

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**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 CONFORM with the General Plan and TO 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]; PROVIDED THAT, IN CONSIDERING WHETHER A PROPOSED DETAILED SITE PLAN CONFORMS WITH THE GENERAL PLAN AND TO THE RELEVANT GOALS, POLICIES, AND STRATEGIES OF THE AREA MASTER PLAN OR SECTOR PLAN, OR APPLICABLE FUNCTIONAL MASTER PLANS FOR THE SUBJECT PROPERTY AND ITS SURROUNDING AREA, THE FOLLOWING FACTORS SHALL BE CONSIDERED:

(I) THE SPECIFICITY OF THE COMPREHENSIVE PLAN WITH RESPECT TO THE SUBJECT PROPERTY AND ITS SURROUNDING AREA;

(II) THE AGE OF THE COMPREHENSIVE PLAN, BUT RECOGNIZING THAT COMPREHENSIVE PLANS TYPICALLY HAVE A 20- TO 25-

YEAR DEVELOPMENT HORIZON; AND

(III) GENERAL PLAN POLICIES SHOULD TAKE PRECEDENCE OVER  
POLICIES IN AREA MASTER PLANS OR SECTOR PLANS ADOPTED PRIOR TO THE  
GENERAL PLAN.

\* \* \* \* \*

**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 CONFORM with the General Plan and 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); PROVIDED THAT, IN CONSIDERING WHETHER A PROPOSED DETAILED SITE PLAN CONFORMS WITH THE GENERAL PLAN AND TO THE RELEVANT GOALS, POLICIES, AND STRATEGIES OF THE AREA MASTER PLAN OR SECTOR PLAN, OR APPLICABLE FUNCTIONAL MASTER PLANS FOR THE SUBJECT PROPERTY AND ITS SURROUNDING AREA, THE FOLLOWING FACTORS SHALL BE CONSIDERED:

(A) THE SPECIFICITY OF THE COMPREHENSIVE PLAN WITH RESPECT TO THE SUBJECT PROPERTY AND ITS SURROUNDING AREA;

(B) THE AGE OF THE COMPREHENSIVE PLAN, BUT RECOGNIZING THAT COMPREHENSIVE PLANS TYPICALLY HAVE A 20- TO 25-YEAR DEVELOPMENT HORIZON; AND

(C) GENERAL PLAN POLICIES SHOULD TAKE PRECEDENCE OVER

POLICIES IN AREA MASTER PLANS OR SECTOR PLANS ADOPTED PRIOR TO THE  
GENERAL 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: \_\_\_\_\_  
Edward P. Burroughs III

Chair

ATTEST:

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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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