

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2018 Legislative Session**

Bill No. CB-76-2018

Chapter No. \_\_\_\_\_

Proposed and Presented by Council Members Franklin and Harrison

Introduced by \_\_\_\_\_

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

Date of Introduction \_\_\_\_\_

**ZONING BILL**

1 AN ORDINANCE concerning

2 Outdoor Advertising Signs

3 For the purpose of permitting the reconstruction, extension, or relocation of Outdoor Advertising  
4 Signs (“Billboards”) that have been certified as Nonconforming Uses in Prince George’s County,  
5 under certain specified circumstances.

6 BY repealing and reenacting with amendments:

7 Section 27-243,

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 (2015 Edition, 2017 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 27-243 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17 be and the same is hereby repealed and reenacted with the following amendments: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 3. ADMINISTRATION.**

20 **DIVISION 6. NONCONFORMING BUILDINGS, STRUCTURES, AND USES.**

1                   **SUBDIVISION 1. GENERAL REQUIREMENTS AND PROCEDURES.**

2       **Sec. 27-243. Reconstruction, reestablishment, and restoration.**

3           (a) Without enlargement, extension, or relocation.

4               (1) The restoration, reconstruction, or reestablishment of a nonconforming building or  
5 structure, or a certified nonconforming use, which has either been unintentionally destroyed by  
6 fire or other calamity, has temporarily ceased operation for the sole purpose of correcting Code  
7 violations, or has temporarily ceased operation due to the seasonal nature of the use, may be  
8 permitted without relocation, enlargement, or extension, provided that:

9                   (A) Where the building, structure, or use has been unintentionally destroyed by  
10 fire or other calamity, a building permit for restoration or reconstruction shall be issued within  
11 one (1) calendar year from the destruction date, and construction pursuant to the permit has  
12 begun within six (6) calendar months after the date of issuance (or lawful extension) of the  
13 permit, and proceeds to completion in a timely manner. If it has been destroyed for more than  
14 one (1) calendar year, the reconstruction, reestablishment, or restoration may only be permitted  
15 upon approval of a Special Exception in accordance with Part 4 of this Subtitle.

16                  (B) Where a certified nonconforming use has temporarily ceased operation, either  
17 for the sole purpose of correcting Code violations or because the nature of the nonconforming  
18 use is seasonal, such use shall be reestablished within one (1) calendar year from the date upon  
19 which operation last ceased.

20               (2) The intentional demolition and reconstruction, reestablishment, or restoration of a  
21 certified nonconforming use on the same lot, which does not involve relocation, enlargement, or  
22 extension, is prohibited within the Safety Zones of the Military Installation Overlay Zone, but  
23 may be permitted outside of the Safety Zones of the Military Installation Overlay Zone only  
24 upon approval of a Special Exception in accordance with Part 4 of this Subtitle.

25               (3) The restoration, reconstruction, or reestablishment of a certified nonconforming  
26 Outdoor advertising sign use which has been removed from a property may be permitted without  
27 relocation, enlargement, or extension, provided that a building permit application is filed and  
28 accepted within One Hundred Eighty (180) days after the removal of the Outdoor advertising  
29 sign use or, if said use was removed prior to December 31, 2018, then not later than June 30,  
30 2019.

31           (b) With enlargement, extension, or relocation.

1           (1) The reconstruction or restoration of a nonconforming building or structure, or a  
2 certified nonconforming use, which has been unintentionally destroyed by fire or other calamity  
3 and which involves an enlargement, extension, or relocation, may be permitted only upon  
4 approval of a Special Exception in accordance with Part 4 of this Subtitle.

5           (2) The intentional demolition and reconstruction of a certified nonconforming use on  
6 the same lot, which involves relocation, enlargement, or extension, is prohibited within the  
7 Safety Zones of the Military Installation Overlay Zone, but may be permitted outside of the  
8 Safety Zones of the Military Installation Overlay Zone only upon approval of a Special  
9 Exception in accordance with Part 4. The requirement for a Special Exception shall not apply to  
10 the replacement of a mobile home, provided the new mobile home does not exceed one thousand  
11 and fifty (1,050) square feet in size.

12           (3) Notwithstanding any other provision within this Section, the reconstruction or  
13 restoration of a nonconforming building or structure, or a certified nonconforming use involving  
14 an enlargement, extension, or relocation of uses, buildings, or structures considered non-  
15 conforming pursuant to the provisions of Section 27-548.53 of this Subtitle is prohibited.

16           (4) A certified nonconforming Outdoor advertising sign use which has been removed  
17 from property may be replaced with a Digital billboard use, provided that a building permit  
18 application is filed and accepted within One Hundred Eighty (180) days after the removal of the  
19 Outdoor advertising sign use or, if said use was removed prior to December 31, 2018, then not  
20 later than June 30, 2019. The installation of the Digital billboard sign use may include the  
21 relocation, alteration, reconstruction, enlargement, or extension of the Outdoor advertising sign  
22 use that was removed, provided that said use conforms with the requirements of Section 27-  
23 630.03 of this Subtitle.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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: \_\_\_\_\_  
Dannielle M. Glaros  
Chair

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.