

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

Bill No. _____ CB-5-2023 _____
Chapter No. _____
Proposed and Presented by Council Members Dernoga, Ivey, Blegay, Burroughs, Olson,
Oriadha
Introduced by _____
Co-Sponsors _____
Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning
2 General Provisions- Development Authority Pursuant to the Prior Ordinance – Gas Station Uses
3 For the purpose of amending the time period in the Zoning Ordinance for development of Gas
4 Station principal uses pursuant to the prior Ordinance.
5 BY adding/repealing and reenacting with amendments:

6 Section 27-1903,
7 The Zoning Ordinance of Prince George's County, Maryland,
8 being also
9 SUBTITLE 27. ZONING.
10 The Prince George's County Code
11 (2019 Edition; 2022 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
14 District in Prince George's County, Maryland, that Section 27-1903 of the Zoning Ordinance of
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
16 be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE ZONING.

PART 24-1. GENERAL PROVISIONS.

SECTION 27-1900. DEVELOPMENT PURSUANT TO PRIOR ORDINANCE.

Sec. 27-1903. Applicability.

- (a) Development proposals for property within the LCD, LMXC, and LMUTC zones are ineligible for application of the prior Zoning Ordinance. All development proposed in the zones set forth in this Section shall develop in accordance with the requirements of this Ordinance, unless subject to the Transitional Provisions set forth in Section 27-1700, Transitional Provisions, of this Subtitle.
- (b) Notwithstanding procedures specified in Sections 27-548.09.01 and 27-548.26 of the prior Zoning Ordinance, development proposals within a Transit District Overlay Zone (TDOZ) or Development District Overlay Zone (DDOZ) may not include requests to change the boundary of the approved TDOZ or DDOZ or change the underlying zones.
- (c) Development proposals or permit applications of any type for properties in all other zones of the County may utilize the prior Zoning Ordinance or Subdivision Regulations for development of the subject property.
- (d) Notwithstanding the abrogation provisions in Section 27-1901, if an application that elects to utilize the prior ordinance for development of uses other than a gas station principal use is filed and accepted within 2 years from the effective date of this ordinance, the development project shall be reviewed in accordance with the prior Zoning Ordinance and Subdivision Regulations[in existence at the time of the acceptance of a development application]. For applications electing to utilize the prior ordinance for the development of a gas station principal use, if the application is filed and accepted within 1 year from the effective date of this ordinance, the development project shall be reviewed in accordance with the prior Zoning Ordinance and Subdivision Regulations.

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

3

Adopted this ____ day of _____, 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.

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