

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

**2002 Legislative Session**

Bill No. \_\_\_\_\_ CB-53-2002

Chapter No. \_\_\_\_\_ 37

Proposed and Presented by \_\_\_\_\_ The Chairman (by request – County Executive)

Introduced by \_\_\_\_\_ Council Member Scott

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

Date of Introduction \_\_\_\_\_ May 21, 2002

**ZONING BILL**

1 AN ORDINANCE concerning

2 Minor Residential Permits

3 For the purpose of authorizing the county Department of Environmental Resources to perform  
 4 administrative review and approval of certain residential permits of a minor nature.

5 BY repealing and reenacting with amendments:

6 Section 27-255,

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 (1999 Edition, 2001 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 27-255 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 16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 3. ADMINISTRATION.**

19 **DIVISION 7. BUILDING, GRADING, AND USE AND OCCUPANCY PERMITS.**

20 **Subdivision 2. Procedures.**

**Sec. 27-255. Referral to Planning Board.**

(a) No grading, building, or use and occupancy permit, except as provided in (c), below, shall be issued by the Department of Environmental Resources until the application has been referred to the Planning Board (or its authorized representative) for:

(1) Its review and recommendations with respect to the requirements of this Subtitle, Subtitle 24, the Regional District Act, and any conditions placed on the property in a zoning or subdivision matter; and

(2) A determination as to whether the application is in conformance with any approved Conceptual Site Plan, Detailed Site Plan, Transit District Development Plan, or any other site or development plan applicable to development of the property.

(b) Any permit issued without the review and recommendation or determination of the Planning Board, or its authorized representative, is invalid. No permit shall be recommended for approval until after the expiration of the specified appeal period from a Planning Board decision concerning the subject property of the permit, unless the right of appeal has been waived; nor shall any permit be recommended for approval during the pendency of any appeal to, or review by, the District Council.

(c) This Section shall not apply to:

(1) Temporary permits issued in accordance with Subdivision 3 of this Division (unless otherwise specified in this Subtitle), except in cases of property in a Transit District Overlay Zone, which shall be governed by Section 27-260(d); and

(2) Permits of a minor nature, which types of permits shall be approved by the District Council upon the recommendation of the Planning Board and the Director of the Department of Environmental Resources, and shall be maintained on a list available for public inspection in each of these offices. Any permits issued pursuant to these provisions shall not be subject to the requirements of this Subtitle. This exception shall not apply to any property which is located within a historic district or listed on the Master Plan for historic preservation as a historic resource.

(3) Certain permits of a minor residential nature, which types of permits:

(A) Shall be approved by the District Council upon the recommendation of the Planning Board and the Director of the Department of Environmental Resources; and

(B) Shall be subject to review by the Director of the Department of

1 Environmental Resources or the Director's designee for conformance to the requirements of this  
2 Subtitle, Subtitle 24, the Regional District Act and any conditions placed on the property in a  
3 zoning or subdivision matter, and for conformance to any approved Conceptual Site Plan,  
4 Detailed Site Plan, Transit District Development Plan, or any other site or development plan  
5 applicable to development of the property.

6 (4) The permits as described in subsection (3) above shall be subject to the  
7 requirements of the Zoning Ordinance and shall be maintained on a list available for public  
8 inspection in the Department of Environmental Resources office.

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

Adopted this 18th day of June, 2002

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: \_\_\_\_\_  
Peter A. Shapiro  
Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Acting Clerk of the Council

KEY:  
Underscoring indicates language added to existing law.