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 Pre	sented by Council Members Dernoga, Blegay, Oriadha							
Introduced by								
Co-Sponsors								
Date of Introducti	on							
	ZONING BILL							
AN ORDINANCE	concerning							
Application P	Application Preparation, Submission and Review Procedures and Decision Standards							
For the purpose of amending certain definitions; amending pre-application requirements to								
require applicants to demonstrate the proposal's conformance with applicable Master Plans;								
amending pre-application procedures to allow applicants to hold an informational consultation								
with relevant Counc	il members; amending pre-application procedures to make neighborhood							
meeting notices pub	licly searchable; amending pre-application procedures to allow							
neighborhood meeti	ng participants to become persons of record; amending certain development							
application submitta	al requirements to demonstrate the proposal's conformance with applicable							
Master Plans; and a	mending the decision standards for approval of detailed site plan and special							
exception application	ns to include Master Plan consistency as a required standard for site plan							
approval.								
BY repealing and reenacting with amendments:								
	Sections 27-2500,27-3401, 27-3402, 27-3604 and 27-3605,							
	The Zoning Ordinance of Prince George's County, Maryland,							
	being also							
	SUBTITLE 27. ZONING.							
	The Prince George's County Code							
	(2023 Edition; 2024 Supplement).							

SECTION 1. BE IT ENACTED by the County Council of Prince George's County,

Maryland, s	itting as th	e District C	ouncil for	that part of	the Maryla	nd-Washing	gton Region	ıal
District in P	rince Geor	rge's County	, Marylan	d, that Secti	ons 27-250	0, 27-3401,	37-3402, 2	27-3604
and 27-3605	of the Zo	ning Ordina	nce of Pri	nce George's	s County, I	Maryland, b	eing also Si	ubtitle
27 of the Pri	ince Georg	ge's County	Code, be a	nd the same	are hereby	y repealed a	nd reenacte	d with
the followin	g amendm	ents:						
			SUBTITI	LE 27. ZOI	NING.			
	PA	RT 27-2. II	NTERPRI	ETATION A	AND DEF	INITIONS		
		SEC	CTION 27	-2500. DEF	INITIONS	S		
Sec. 27-250	0. Definiti	ions						
*	*	*	*	*	*	*	*	*
Person of re	ecord (par	rty of recor	d)					
(A) In any	zoning cas	se, a person	or party of	record incl	udes:			
(1) Th	ne owner, a	applicant, ar	d correspo	ondent; [and]			
(2) Ar	ny municip	pality, civic	association	n, or other p	erson whic	h requests, l	oy writing o	or
testimony, to	o become a	a person or	party of re	cord on or b	efore the d	ate the Zoni	ng Hearing	5
Examiner ta	kes the cas	se under adv	visement[.]	; and				
(3) <u>A</u> 1	ny participa	ant in a neig	hborhood	meeting wh	o provides	the contact	informatio	<u>n</u>
specified in	Section 27	7-3402(c)(3)	(<u>B</u>).					
(B) In any	other appli	ication not l	neard by th	e Zoning H	earing Exa	miner, a per	son or part	y of
record inclu	des:							
(1) Th	ne owner, a	applicant, ar	d correspo	ondent of a p	pending ap	plication; [a	nd]	
(2) A	municipali	ity, civic ass	sociation, o	or other pers	son which,	in writing o	r in testimo	ony
before the D	istrict Cou	ıncil, Planni	ng Board,	or other boo	dy, request	s to be made	e a person c	or party
of record, pr	rior to the	closing of th	e hearing	record on th	e matter[.]	<u>; and</u>		
(3) A1	ny participa	ant in a neig	ghborhood	meeting wh	o provides	the contact	informatio	<u>n</u>
specified in	Section 27	7-3402(c)(3)	(<u>B</u>).					
*	*	*	*	*	*	*	*	*
		PAI	RT 27-3.	ADMINIST	RATION			
	SECT	ΓΙΟΝ 27-34	00. STAN	DARD RE	VIEW PR	OCEDURE	ES	
Sec. 27-340	1. Pre-Ap	plication C	onference					
(a) C	onorol							

1 A pre-application conference provides an opportunity for: 2 (1) The applicant to determine the submission requirements, procedures, and 3 standards applicable to an anticipated development application; and (2) Staff to become familiar with, and offer the applicant preliminary comments 4 5 about the scope, features, and impacts of the proposed development as it relates to the standards 6 in this Ordinance (including how the development proposal conforms with the relevant goals, 7 policies, and strategies of the Area Master Plan or Sector Plan, or applicable Functional Master 8 Plans for the subject property and its surrounding area as required by Sections 27-3604 and 27-9 3605, respectively). 10 11 (c) Procedure 12 (1) Pre-Application Consultation 13 (A) Prior to submitting any development application identified in Subsection (b)(1) above, the applicant shall submit the materials REQUIRED UNDER PARAGRAPH (2), 14 15 BELOW, to the Clerk of the Council. THE PRECEDING SUBMISSION REQUIREMENT DOES NOT PRECLUDE AN APPLICANT FROM SUBMITTING THE MATERIALS 16 17 REQUIRED UNDER PARAGRAPH (2), BELOW, TO THE PLANNING DIRECTOR AND PARTICIPATING IN A PRE-APPLICATION CONFERENCE. The Clerk of the Council shall 18 19 distribute the materials to the County Council member(s) in whose Council District the proposed 20 development will be located. The County Council member(s) in whose district the proposed 21 development will be located may request a pre-application consultation with the applicant. 22 (B) The pre-application consultation is an informational meeting which provides an opportunity for the County Council member(s) to become more familiar with the scope, 23 24 features, and impacts of the proposed development. 25 (C) The County Council Member(s) and the applicant shall develop a public 26 engagement plan for each application. 27 [(1)] (2) Submission of Materials Prior to Conference 28 Before a pre-application conference is held, the applicant shall submit to the 29 Planning Director a narrative describing the scope of the proposed development, a conceptual 30 site drawing of the development proposed in the application, and any other information 31 reasonably requested by the Planning Director.

1 [(2)] <u>(3)</u> Scheduling 2 Within fourteen (14) days after receipt of a request for a pre-application 3 conference, the Planning Director shall schedule the pre-application conference and notify the applicant of the conference time and location. 4 5 [(3)] (4) Conference Proceedings 6 The Planning Director shall review the materials submitted by the applicant prior 7 to the conference. At the conference, the Planning Director shall seek any needed clarification 8 from the applicant regarding the proposed application and identify any concerns, problems, or 9 other factors the applicant should consider regarding the proposed application. 10 Sec. 27-3402. Pre-Application Neighborhood Meeting 11 12 13 (c) Procedure 14 If a pre-application neighborhood meeting is conducted, it shall comply with the 15 following requirements: 16 (2) Notification 17 18 (A) Informational Mailing 19 20 (iii) As to residents, an applicant complies with this Section by providing 21 the Planning Department with an electronic version of the informational mailing, which shall 22 comply with Americans with Disabilities Act (ADA) guidance on web accessibility, more than 23 thirty (30) days before the Planning Department accepts an application. The applicant may also 24 notify any person or entity registered in accordance with Subsection (d)(2)(B) of this Section. 25 The Planning Department shall be responsible for emailing informational mailings to residents on the email registry. 26 27 28 (D) Searchable Database 29 The Planning Department shall maintain a publicly-accessible database of 30 the pre-application neighborhood meeting notifications, as provided by the applicant in accordance with this Subsection (A) above. 31

1	(i) The Planning Department shall publish this searchable database in a
2	clear and conspicuous location on the Department's website.
3	(ii) The Planning Department shall post each meeting notification to the
4	database within one week of receipt of the electronic mailing from the applicant; and
5	(iii) This database must permit users to search meeting notifications by
6	street address and Council District.
7	(3) Conduct of Meeting and Summary
8	(A) Generally
9	The pre-application neighborhood meeting shall be open to the public. Any
10	participant at the pre-application meeting who provides the contact information specified in
11	Section 27-3402(c)(3)(B) shall be considered a person of record. At the meeting, the applicant
12	shall explain the development proposal and application, inform attendees about the application
13	review process, respond to reasonable questions or concerns neighbors raise about the proposed
14	application, and discuss ways to resolve reasonable conflicts or concerns.
15	(B) Project Materials
16	The applicant shall ensure the following materials are available for review
17	and discussion at the pre-application neighborhood meeting:
18	* * * * * * * * *
19	(iv) An explanation of how the development proposal conforms with the
20	relevant goals, policies, and strategies of the Area Master Plan or Sector Plan, or applicable
21	Functional Master Plans for the subject property and its surrounding area as required by Sections
22	27-3604 and 27-3605, respectively;
23	[(iv)] (v) Information explaining the development review process and how
24	members of the public may participate; and
25	[(v)] (vi) Sign-in sheets including the meeting date and time, meeting address,
26	project address, property owner name, applicant name and contact information, and space for
27	participants to include their name, organization, address, phone number, and email address.
28	* * * * * * * * * * *
29	SECTION 27-3600. APPLICATION-SPECIFIC REVIEW PROCEDURES AND
30	DECISION STANDARDS.
31	Sec. 27-3604. Special Exception.
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1	*	*	*	*	*	*	*	*	*
2	(e) Red	quired Fir	ndings						
3	(1)	A specia	ıl exception	n may only	be approve	ed if:			
4		(A) The	e proposed	use and site	e plan are i	n harmony	with the pu	rpose of this	3
5	Subtitle;								
6		(B) The	e proposed	use is in co	onformance	with all the	e applicable	requiremen	ıts and
7	regulations of	f this Subt	itle;						
8		(C) The	e proposed	use and site	e plan [wil	l not substa	ntially impa	ir the integr	ity of
9	any validly a _l	oproved] s	shall confor	m with rele	evant goals	, policies, a	nd strategie	s of the app	<u>licable</u>
10	Area Master	Plan, Sect	or Plan, or	Functional	Master Pla	n for the su	<u>bject proper</u>	rty and its	
11	surrounding a	area[, or, i	n the absen	ce of an Ar	ea Master	Plan, Sector	Plan, or Fu	inctional Ma	aster
12	Plan, the General Plan]; provided that, in considering whether a proposed detailed site plan								
13	conforms with the relevant goals, policies, and strategies of the Area Master Plan or Sector Plan,								
14	or applicable	Functiona	ıl Master P	lans for the	subject pro	operty and i	<u>ts surroundi</u>	ng area, the	<u> </u>
15	following fac	tors shall	be consider	red:					
16		<u>(i)</u>	The spec	cificity of th	ne compreh	ensive plan	with respec	et to the sub	<u>ject</u>
17	property and	<u>its surrour</u>	nding area;	and					
18		<u>(ii)</u>	The age	of the comp	orehensive	plan, but re	cognizing tl	<u>hat</u>	
19	comprehensiv	ve plans ty	pically hav	e a 20- to 2	25-year dev	elopment h	orizon.		
20	*	*	*	*	*	*	*	*	*
21	Sec. 27-3605	. Detailed	Site Plan.						
22	*	*	*	*	*	*	*	*	*
23	(e) Det	ailed Site	Plan Deci	sion Stand	ards				
24	A d	etailed sit	e plan may	only be app	proved upo	on a finding	that all of th	he following	or S
25	standards are	met:							
26	*	*	*	*	*	*	*	*	*
27	(5)	The prop	posed deve	lopment co	nforms to a	an approved	Tree Conse	ervation Pla	n, if
28	applicable;								
29	<u>(6)</u>	The dev	elopment i	n the detaile	ed site plan	(minor and	major) sha	ll conform v	with
30	the relevant g	oals, polic	cies, and st	rategies of t	the Area M	laster Plan c	r Sector Pla	ın, applicab	<u>le</u>
31	Functional M	aster Plan	s, and the	Growth Poli	icy Map as	it relates to	centers in t	he 2014 Ge	<u>neral</u>
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- 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 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; and
- (B) The age of the comprehensive plan, but recognizing that comprehensive plans typically have a 20- to 25-year development horizon.
- [(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	da	y of	, 202	25.						
			COUNTY COUNCIL OF PRINCE GEORGE' COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGION DISTRICT IN PRINCE GEORGE'S COUNTY MARYLAND							
ATTEST:]	Edward P. Bu Chair	rroughs I	II				
Donna J. Bro Clerk of the C			_							
KEY: <u>Underscoring</u> [Brackets] ind Asterisks ***	dicate lang	guage deleted	from exis	sting law.	that rem	ain unchanş *	ged. *	*		