



Prince George's County Council

Agenda Item Summary

Meeting Date: 10/7/2025

Effective Date: 9/3/2024

Reference No.: CB-015-2024

Chapter Number: 18

Draft No.: 4

Public Hearing Date: 10/07/2025 @ 10:00 AM

Proposer(s): Dernoga

Sponsor(s): Dernoga, Ivey, Blegay, Olson and Oriadha

Item Title: AN ORDINANCE CONCERNING THE ZONING ORDINANCE OF PRINCE GEORGE'S COUNTY-OMNIBUS BILL for the purpose of reconciling certain terms, procedures, and other language of the new Zoning Ordinance, being Chapter 27, 2019 Laws of Prince George's County; revising certain procedures and regulations; and adding clarification language to further effectuate successful implementation of the County's new, modern, streamlined Zoning Ordinance.

Drafter: Karen T. Zavakos, Associate Council Administrator
Colette R. Gresham, Deputy Council Administrator

Resource Personnel: Michelle Garcia, Chief of Staff, Council District One
Chad Williams, M-NCPPC

LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
01/30/2024	Clerk of the Council	transmitted	
	Action Text: The Clerk of the Council transmitted LDR-40-2024 to the Planning Director.		
02/01/2024		Support proposed legislative amendment	
	Action Text: The Technical Staff Report recommended to support proposed legislative amendment		
03/01/2024	M-NCPPC Planning Board	Support proposed legislative amendment with amendments	
	Action Text: The Planning Board transmitted their recommendation to support the proposed legislative amendment with amendments		
03/05/2024	County Council	presented and referred	PHED

Action Text:

This Council Bill was presented by Council Member Dernoga and referred to the Planning, Housing and Economic Development Committee.

03/21/2024 PHED amended (1)

Action Text:

A motion was made by Vice Chair Ivey, seconded by Council Member Hawkins, that this Council Bill be amended (1). The motion carried by the following vote:

Aye: 3 Ivey, Franklin and Hawkins

Nay: 2 Dernoga and Olson

03/21/2024 PHED amended (2)

Action Text:

A motion was made by Council Member Franklin, seconded by Council Member Hawkins, that this Council Bill be amended (2). The motion carried by the following vote:

Aye: 3 Ivey, Franklin and Hawkins

Nay: 2 Dernoga and Olson

04/18/2024 PHED amended (1)

Action Text:

A motion was made by Chair Dernoga, seconded by Council Member Olson, that this Council Bill be amended (1). The motion carried by the following vote:

Aye: 5 Dernoga, Ivey, Franklin, Hawkins and Olson

04/18/2024 PHED amended (2)

Action Text:

A motion was made by Chair Dernoga, seconded by Council Member Olson, that this Council Bill be amended (2). The motion carried by the following vote:

Aye: 5 Dernoga, Ivey, Franklin, Hawkins and Olson

04/18/2024 PHED amended (3)

Action Text:

A motion was made by Council Member Hawkins, seconded by Vice Chair Ivey, that this Council Bill be amended (3). The motion carried by the following vote:

Aye: 3 Ivey, Franklin and Hawkins

Abstain: 2 Dernoga and Olson

04/18/2024 PHED amended (4)

Action Text:

A motion was made by Council Member Olson, seconded by Vice Chair Ivey, that this Council Bill be amended (4). The motion carried by the following vote:

Aye: 5 Dernoga, Ivey, Franklin, Hawkins and Olson

04/18/2024 PHED amended

Action Text:

A motion was made by Council Member Olson, seconded by Vice Chair Ivey, that this Council Bill be amended (5). The motion carried by the following vote:

Aye: 5 Dernoga, Ivey, Franklin, Hawkins and Olson

04/18/2024 PHED amended

Action Text:

A motion was made by Council Member Franklin, seconded by Council Member Hawkins, that this Council Bill be amended (6). The motion carried by the following vote:

Aye: 3 Ivey, Franklin and Hawkins

Nay: 2 Dernoga and Olson

05/16/2024 PHED amended (1)

Action Text:

A motion was made by Council Member Olson, seconded by Vice Chair Ivey, that this Council Bill be amended (1). The motion carried by the following vote:

Aye: 5 Dernoga, Ivey, Franklin, Hawkins and Olson

05/16/2024 PHED amended (2)

Action Text:

A motion was made by Council Member Olson, seconded by Vice Chair Ivey, that this Council Bill be amended (2). The motion carried by the following vote:

Aye: 5 Dernoga, Ivey, Franklin, Hawkins and Olson

05/16/2024 PHED amended (3)

Action Text:

A motion was made by Council Member Olson, seconded by Vice Chair Ivey, that this Council Bill be amended (3). The motion carried by the following vote:

Aye: 5 Dernoga, Ivey, Franklin, Hawkins and Olson

05/16/2024 PHED amended (4)

Action Text:

A motion was made by Vice Chair Ivey, seconded by Council Member Hawkins, that this Council Bill be amended (4). The motion carried by the following vote:

Aye: 4 Ivey, Franklin, Hawkins and Olson

Abstain: 1 Dernoga

05/16/2024 PHED Favorably County Council
recommended with
amendments

Action Text:

A motion was made by Vice Chair Ivey, seconded by Council Member Hawkins, that this Council Bill be Favorably recommended with amendments to the County Council. The motion carried by the following vote:

Aye: 5 Dernoga, Ivey, Franklin, Hawkins and Olson

06/18/2024 County Council amended (1)

Action Text:

A motion was made by Council Member Dernoga, seconded by Council Member Olson, that this Council Bill be amended. The motion carried by the following vote: (At-Large Vacant)

Aye: 6 Ivey, Dernoga, Blegay, Burroughs, Olson and Oriadha

Nay: 3 Harrison, Hawkins and Watson

Absent: 1 Franklin

Abstain: 1 Fisher

06/18/2024 County Council amended (2)

Action Text:

A motion was made by Council Member Dernoga, seconded by Council Member Olson, that this Council Bill be amended. The motion carried by the following vote: (At-Large Vacant)

Aye: 6 Ivey, Dernoga, Blegay, Burroughs, Olson and Oriadha

Absent: 3 Harrison, Franklin and Hawkins

Abstain: 2 Fisher and Watson

06/18/2024 County Council introduced

Action Text:

This Council Bill was introduced by Council Members Dernoga, Ivey, Blegay, Olson and Oriadha.

06/18/2024 County Council rules suspended

Action Text:

A motion was made by Council Member Olson, seconded by Council Member Dernoga, that the rules be suspended for this Council Bill. The motion carried by the following vote: (At-Large Vacant)

Aye: 8 Ivey, Dernoga, Blegay, Burroughs, Fisher, Olson, Oriadha and Watson

Absent: 3 Harrison, Franklin and Hawkins

07/16/2024 County Council public hearing held

Action Text:

The public hearing for this Council Bill was held.

07/16/2024 County Council motion failed

Action Text:

A motion was made by Council Member Olson, seconded by Council Member Blegay, that this Council Bill be amended. The motion failed by the following vote:

Aye: 5 Dernoga, Blegay, Burroughs, Olson and Oriadha

Nay: 4 Ivey, Harrison, Hawkins and Watson

Abstain: 1 Fisher

07/16/2024 County Council amended

Action Text:

A motion was made by Vice Chair Harrison, seconded by Council Member Hawkins, that this Council Bill be amended. The motion carried by the following vote:

Aye: 6 Ivey, Harrison, Fisher, Hawkins, Olson and Watson

Nay: 4 Dernoga, Blegay, Burroughs and Oriadha

07/16/2024 County Council motion failed

Action Text:

A motion was made by Chair Ivey, seconded by Council Member Fisher, that the rules be suspended for this Council Bill. The motion failed by the following vote:

Aye: 6 Ivey, Harrison, Fisher, Hawkins, Olson and Watson

Nay: 4 Dernoga, Blegay, Burroughs and Oriadha

07/16/2024 County Council amended

Action Text:

A motion was made by Vice Chair Harrison, seconded by Council Member Fisher, that this Council Bill be amended. The motion carried by the following vote:

Aye: 6 Ivey, Harrison, Fisher, Hawkins, Olson and Watson

Nay: 4 Dernoga, Blegay, Burroughs and Oriadha

07/16/2024 County Council enacted

Action Text:

A motion was made by Vice Chair Harrison, seconded by Council Member Fisher, that this Council Bill be enacted. The motion carried by the following vote:

Aye: 6 Ivey, Harrison, Fisher, Hawkins, Olson and Watson

Nay: 4 Dernoga, Blegay, Burroughs and Oriadha

08/05/2024 filed

Person of Record

Action Text:

A Petition for Judicial Review was filed in Circuit Court for Prince George's County challenging the adoption of CB-15-2024

06/30/2025

filed

Action Text:

Circuit Court affirmed CB-15-2024 except as to Amendments 5 and 15. Circuit Court stuck down Amendment 5 because it violated Section 27-3501(d) of the Zoning Ordinance which prohibits a legislative amendment to create different standards for a subset of properties within a zone. Circuit Court found that Amendment 15 was a substantive amendment, and it was required to be transmitted to the Planning Board for comments, and a second public hearing.

08/26/2025

transmitted

Clerk of the Council

Action Text:

The Clerk of the Council transmitted the Referral of Substantive Floor Amendment (Amendment 15) of CB-015-2024 to the Planning Board Pursuant to Court Order.

09/15/2025

Support proposed
legislative amendment

Action Text:

The Planning Department's legislative team recommended support for Amendment 15 to CB-15-2024.

09/19/2025

Support proposed
legislative amendment

M-NCPPC Planning
Board

Action Text:

The Planning Board supported Amendment 15 to CB-015-2024.

10/07/2025

County Council public hearing held

Action Text:

The public hearing for this Council Bill was held.

11/18/2025

County Council motion failed

Action Text:

A motion was made by Council Member Harrison, seconded by Council Member Ivey, that Amendment No.15 to CB-015-2024 be enacted. The motion failed by the following vote:

Aye: 5 Fisher, Harrison, Hawkins, Watson and Ivey

Nay: 6 Blegay, Dernoga, Olson, Burroughs, Oriadha and Adams-Stafford

AFFECTED CODE SECTIONS:

27-1903 27-1905 27-1401 27-1406 27-1601 27-1602 27-1603 27-1604 27-1605 27-1607
 27-1701 27-1702 27-1703 27-1704 27-11001 27-2400 27-2500 27-3200 27-3303 27-3304
 27-3305 27-3306 27-3307 27-3308 27-3402 27-3404 27-3406 27-3407 27-3408 27-3409
 27-3412 27-3414 27-3415 27-3501 27-3502 27-3503 27-3601 27-3602 27-3604 27-3605
 27-3611 27-3613 27-3614 27-3615 27-3617 27-3618 27-3619 27-4106 27-4201 27-4202
 27-4203 27-4204 27-4205 27-4301 27-4302 27-4303 27-4304 27-4402 27-5101 27-5102
 27-5201 27-5202 27-5203 27-5402 27-6206 27-6302 27-6305 27-6306 27-6307 27-6310
 27-6404 27-6406 27-6603 27-6610 27-6706 27-6709 27-61102 27-61201 27-61202
 27-61203 27-61502 27-61504 27-61505 27-61506 27-61603 27-7101 27-7102 27-7103
 27-7104 27-7105 27-7106 27-7107 27-7201 27-7403 27-8101 27-8202 27-8204 27-8301

BACKGROUND INFORMATION/FISCAL IMPACT:

On April 1, 2022, the County's new Zoning Ordinance, Subdivision Regulations, and Landscape Manual took effect. These codes were initially adopted on October 23, 2018, with the approval of CB-13-2018, CB-14-2018, and CB-15-2018. The Zoning Ordinance was subsequently amended with omnibus technical corrections bills via CB-98-2021 and CB-68-2022. A prior version of this first omnibus substantive corrections bill was transmitted to the Council during the 2023 Legislative Year (CB-073-2023), but review was not completed in time for enactment during the 2023 legislative year. This bill incorporates the changes put forth in CB-073-2023, along with additional necessary updates and revisions to the new County Zoning Ordinance, drawing on staff, decision-maker, and stakeholder comments and observations since April 1, 2022. As with the 2023 iteration of the omnibus zoning corrective bill, this legislation is intended to implement clarifying language, corrections, and targeted additions and deletions to ensure the new Zoning Ordinance is functioning as intended when it was adopted and took effect. A correction was made affecting Sections 27-7102, 27-7103, and 27-1707 in accordance with Council Rule 14.3 in preparation of code supplements.

Document(s): CB-015-2024 - signed, B2024015, CB-015-2024 Summary, CB-015-2024 Amendment 15 Planning Board Recommendation, CB-015-2024 Amendment 15 Technical Staff Report, CB-015-2024 Amendment 15 PGCPB Transmittal, CB-015-2024 Amendment No.15 Legal Advertisement for Public Hearing, 08262025 Clerk Referral of Substantive Floor Amendment (Amendment 15) to CB-015-2024, CB-015-2024 Circuit Court Order 06302025, CB-015-2024 Circuit Court Order Exhibit D Petitioners' Memo List of Amendments, CB-015-2024 (DR-3), CB-015-2024 Amendment 15 Public Comments CC 10.07.2025