



MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

“Transitional Provisions”

Proposed Amendments

Prince George's County Council

Committee of the Whole

October 17, 2023

PRESENTER

David Warner, Principal Counsel

ZONING APPROVALS



- In order to obtain a building permit, a property owner may have to first obtain certain development approvals under the County's Zoning Ordinance (e.g., zoning amendment, site plan, etc.)
- In order to obtain a use and occupancy permit, a property owner may have to first obtain certain use approvals under the County's Zoning Ordinance (e.g., special exception, certification of a nonconforming use)



There is only one Zoning Ordinance in Prince George's County

Sec. 27-1700 Transitional Provisions

27-1701. Effective Date

This Ordinance shall become effective on April 1, 2022, and repeals and replaces Subtitle 27. Zoning, Prince George's County Code, 2019 Edition, as amended from time to time.

Therefore, the processes for obtaining the development and use approvals necessary to acquire building and use/occupancy permits are contained only in the (current) Zoning Ordinance



THREE SECTIONS*

Three Sections in the Zoning Ordinance are designed to allow property owners to submit development applications for review and approval using the procedures and processes in the prior Zoning Ordinance

- **27-1703** – Property owners with development or permit applications filed and accepted prior to the effective date of the Ordinance
- **27-1704** – Property owners that received development approvals or permits prior to April 1, 2022
- **27-1900** – Proposals or permit applications of any type (during available two-year window)

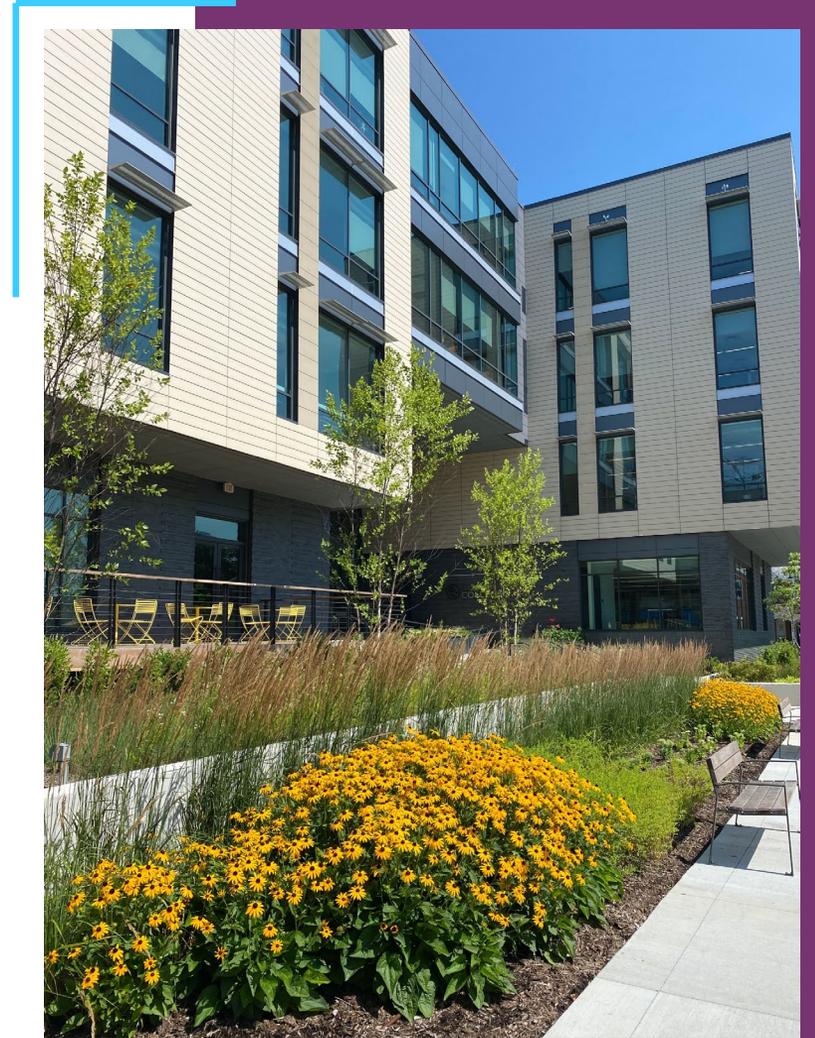


* Section 27-1700 is entitled “Transitional Provisions” but Section 27-1900 is commonly included within that term.



Section 27-1704

1. **What “development approvals” or “permits” qualify?**
 - The terms are undefined
 - The language excludes approvals granted after April 1, 2022
2. **What “amendments” to the approvals or permits are allowed?**
 - Can an owner add property?
 - To what degree can the project change?
3. **If an owner elects to use the (current) Zoning Ordinance, what happens to approvals granted under the provisions of the prior Zoning Ordinance?**
4. **When does the right to use Section 27-1704 expire?**



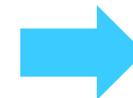
MNCPPC PROPOSAL

Prior Zoning Ordinance

Property with zoning (or subdivision) approval to construct buildings, structures, or site elements



Prior Zoning Ordinance



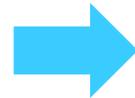
Current Zoning Ordinance

Future Development (e.g., tear-down, rebuild) subject to current Zoning Ordinance with grandfather provisions

LAND USE BAR PROPOSAL

Prior Zoning Ordinance

Property with development approvals or permits of any type



Prior Zoning Ordinance



Prior Zoning Ordinance

Future Development (e.g., tear-down, rebuild) eligible for prior Zoning Ordinance until development approval or permit expires



THANK YOU

