



Prince George's County Council

Agenda Item Summary

Meeting Date: 7/1/2025 **Effective Date:** 1/1/2026
Reference No.: CB-041-2025 **Chapter Number:** 21
Draft No.: 2 **Public Hearing Date:** 07/01/2025 @ 1:00 PM
Proposer(s): Ivey
Sponsor(s): Ivey, Hawkins, Watson and Fisher
Item Title: AN ORDINANCE CONCERNING GREEN BUILDING STANDARDS - UNIVERSAL DESIGN for the purpose of repealing Section 27-61603(b) Universal Design, The Zoning Ordinance of Prince George's County, Maryland, as universal design implementation is required, absent an exemption or waiver, pursuant to Subtitle 4. Building, Division 6. Universal Design for Housing, Prince George's County Code; providing for a certain effective date; and generally regarding zoning and universal design for housing.

Drafter: Kathy Canning, Legislative Attorney
Resource Personnel: John Sheridan, Policy Director, Office of Council Member At-Large Ivey

LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
03/18/2025		transmitted	
	Clerk of the Council		
	Action Text:		
	This Council Draft was transmitted		
04/01/2025		No position on proposed legislative amendment	
	Action Text:		
	This Council Draft was No position on proposed legislative amendment		
04/21/2025		No position on proposed legislative amendment	
	M-NCPPC Planning Board		
	Action Text:		
	This Council Bill was No position on proposed legislative amendment		
05/06/2025	County Council	presented and referred	PHED
	Action Text:		
	This Council Bill was presented by Council Member Ivey and referred to the Planning, Housing and Economic Development Committee.		

05/15/2025 PHED Favorably
recommended with
amendments

Action Text:

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

Aye: 4 Dernoga, Hawkins, Olson and Oriadha

Excused: 1 Harrison

05/27/2025 County Council introduced

Action Text:

This Council Bill was introduced by Council Members Ivey, Hawkins, Watson and Fisher.

07/01/2025 County Council public hearing held

Action Text:

The public hearing for this Council Bill was held.

07/01/2025 County Council enacted

Action Text:

A motion was made by Council Member Ivey, seconded by Council Member Watson, that this Council Bill be enacted. The motion carried by the following vote:

Aye: 11 Blegay, Dernoga, Fisher, Harrison, Hawkins, Olson, Watson, Ivey, Burroughs, Oriadha and Adams-Stafford

AFFECTED CODE SECTIONS:

27-61603

BACKGROUND INFORMATION/FISCAL IMPACT:

Prior universal design legislation required the use of specified universal design standards, with the exception of exemptions and waivers granted, to apply to all new single-family attached, single-family detached, two-family, two-over-two's, three-family, and multifamily residential dwelling units constructed in Prince George's County on and after January 1, 2026.

This zoning bill is needed to comport with the legislative requirement under prior universal design legislation that a developer may not be granted more than 50% of waivers from the universal design requirements and sets forth the specific universal design requirements. Table 27-61603(b), which awards points for electively implementing Green Building features, no longer furthers the goals of improving Green features if applicants are given credit for features they are otherwise required to implement under law. This bill removes the Universal Design Green Standard's Table from the Zoning Ordinance.

Document(s): CB-041-2025 - signed, B2025041, CB-041-2025 Report, LDR-58-2025 Planning Board Recommendation, LDR-58-2025 Technical Staff Report, LDR-58-2025 email_Transmittal of draft legislative amendments to the local zoning laws of the County -LDR-58-2025, LDR-58-2025 PGCPB Transmittal Pink Sheet, CB-041-2025 ZHE Comments, CB-041-2025 OOL Comments