COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2023 Legislative Session

Bill No. CB-015-2023
Chapter No. 3
Proposed and Presented by Council Members Dernoga, Blegay, Burroughs, Ivy, Olson, Oriadha
Introduced by Council Members Dernoga, Blegay, Burroughs, Ivy, Olson, Oriadha
Co-Sponsors
Date of Introduction December 12, 2022

ZONING BILL

AN ORDINANCE concerning

Zoning—Zones and Zone Regulations—Principal Uses—Split-Zoned Property

For the purpose of repealing CB-078-2022 and clarifying the development regulations and use tables applicable to the development of lots that were split zoned as a result of the Countywide Map Amendment by the District Council.

BY repealing:

Sections 27-4106(d) and 27-5101(c),
The Zoning Ordinance of Prince George's County, Maryland,
being also
SUBTITLE 27. ZONING.
The Prince George's County Code
(2019 Edition; 2022 Supplement).

SECTION 1. BE IT ENACTED by the 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, that Sections 27-4106(d) and 27-5101(c) of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed:

SUBTITLE 27. ZONING.

PART 27-4. ZONES AND ZONE REGULATIONS.

DIVISION 27-4100. GENERAL PROVISIONS.

Sec. 27-4106. Organization of Zone Regulations.

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[**(d) Applicability of Development Regulations to Split Zoned Property**

Where a Lot, as defined in this Subtitle, was wholly located within a single zone under the prior Zoning Ordinance and has been split zoned as a result of approval of the Countywide Map Amendment by the District Council, it shall be subject to the development regulations of the higher intensity zone unless an applicant elects to utilize the development regulations of the less intense zone.]

PART 27-5. USE REGULATIONS.

SECTION 27-5100 PRINCIPAL USES.

Sec. 27-5101. Principal Use Tables.

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[**(c) Applicability of Use Tables to Split Zoned Property**

Where a Lot, as defined in this Subtitle, was wholly located within a single zone under the prior Zoning Ordinance and has been split zoned as a result of approval of the Countywide Map Amendment by the District Council, it shall be subject to the use table of the higher intensity zone unless an applicant elects to utilize the use table of the less intense zone.]

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SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date of its adoption.

Adopted this 17th day of January, 2023.

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: _____
Thomas E. Dernoga
Chair

ATTEST:

_____
Donna J. Brown
Clerk of the Council

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.