COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

2026 Legislative Session

Bill No. CB-084-2026

Chapter No.

Proposed and Presented by Council Member Oriadha

Introduced by Council Member Oriadha

Co-Sponsors

Date of Introduction September 22, 2026

ZONING BILL

AN ORDINANCE concerning

Streamlining Site Plan Review Act of 2026

For the purpose of amending the Zoning Ordinance to allow simultaneous approval of certain applications reviewed simultaneously; and generally relating to development plan review.

BY repealing and reenacting with amendments:

Section 27-2300,
The Zoning Ordinance of Prince George's County, Maryland
being also
SUBTITLE 27. ZONING.
(2023 Edition; 2025 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 Section 27-2300 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same is hereby repealed and reenacted with amendment:

SUBTITLE 27. ZONING.

PART 27-2 INTERPRETATION AND DEFINITIONS.

Sec. 27-2300. Order of Approvals.

(a) Generally

Unless otherwise provided in this Subtitle, the following order of approvals shall be observed:

1. Zoning;

2. Preliminary plan of subdivision (minor or major);

3. Detailed site plan;

4. Final plat of subdivision (minor or major), except that a final plat of subdivision (minor or major) may be approved prior to a detailed site plan if technical staff determines that the site plan approval will not affect final plat approval;

5. Grading, building, and use and occupancy permits.

(b) Simultaneous approval

The general order of approvals set forth in Subsection (a) of this Section does not preclude applications processed simultaneously in accordance with Section 27-3403(e) from being approved simultaneously.

SECTION 2. BE IT FURTHER ENACTED that the provisions of this Act are hereby declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Act, since the same would have been enacted without the incorporation in this Act of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection, or section.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after it becomes law.

Adopted this 27th day of October, 2026.

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: _____
Krystal Oriadha
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.

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