

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

2018 Legislative Session

Bill No. CB-95-2018

Chapter No. 59

Proposed and Presented by Council Members Glaros and Turner

Introduced by Council Members Glaros, Turner and Davis

Co-Sponsors _____

Date of Introduction September 25, 2018

ZONING BILL

1 AN ORDINANCE concerning

2 Administration--Procedures--Local Zoning Laws

3 For the purpose of amending the procedures in the Zoning Ordinance governing legislative
4 amendments to the local zoning laws by the District Council.

5 BY repealing and reenacting with amendments:

6 Sections 27-214, 27-215, 27-216, 27-217,

7 27-218, and 27-219,

8 The Zoning Ordinance of Prince George's County, Maryland,

9 being also

10 SUBTITLE 27. ZONING.

11 The Prince George's County Code

12 (2015 Edition, 2017 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
15 District in Prince George's County, Maryland, that Sections 27-214, 27-215, 27-216, 27-217,
16 27-218, and 27-219 of the Zoning Ordinance of Prince George's County, Maryland, being also
17 Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and
18 reenacted with the following amendments:

19 **SUBTITLE 27. ZONING.**

20 **PART 3. ADMINISTRATION.**

1 **DIVISION 3. [TEXT AMENDMENTS] LEGISLATIVE AMENDMENTS TO LOCAL**
 2 **ZONING LAWS.**

3 **Sec. 27-214. Form of Zoning Bills.**

4 All [text] legislative amendments to the local zoning laws shall be introduced as bills. All
 5 Zoning Bills shall be identified as such in the heading of the bill. The enacting clause shall
 6 identify the County Council as the "County Council of Prince George's County, Maryland,
 7 sitting as the District Council."

8 **Sec. 27-215. Rules of procedure.**

9 (a) Where not otherwise provided by law, the Rules of Procedure for the Prince George's
 10 County Council shall be applicable when the District Council acts on Zoning Ordinance [text]
 11 legislative amendments to the local zoning laws. Zoning Ordinance [text] amendments shall not
 12 be governed by provisions of the Rules of Procedure establishing effective dates for other bills.

13 (b) An amendment of a proposed [text] legislative amendment to the local zoning laws
 14 does not have to be readvertised, and no additional public hearing has to be held, provided the
 15 amendment falls within the action possible by the District Council under the original
 16 advertisement of the subject matter of the Zoning Bill.

17 **Sec. 27-216. Notice of public hearing.**

18 [Notice of the public hearing shall be in accordance with the procedures required for [bills
 19 introduced under Section 317 of the Prince George's County Charter. The hearing shall not be
 20 held less than fourteen (14) working days after the introduction of the bill. Unless directed
 21 otherwise by the Council, Zoning Bills shall be routinely scheduled by the Clerk for a hearing
 22 between thirty-five (35) and forty-five (45) days after introduction.]

23 Before the County Council of Prince George's County, sitting as the District Council for
 24 that portion of the Maryland-Washington Regional District within Prince George's County, may
 25 adopt a legislative amendment to the local zoning laws for the County, the Council shall conduct
 26 a duly advertised public hearing on the proposed law or amendment. The Council shall provide
 27 public notice of the time and place of the public hearing in at least one (1) newspaper of general
 28 circulation in the Regional District within Prince George's County, i.e., within the designated
 29 newspapers of record for the County, at least fourteen (14) calendar days prior to the scheduled
 30 public hearing on a proposed Zoning bill.

31 **Sec. 27-217. Referral to Planning Board.**

1 [When a Zoning Bill is introduced, a copy of the bill shall be transmitted to the Prince
 2 George's County Planning Board by the Clerk of the Council, along with a notice of the date,
 3 time, and place of the public hearing. The Board shall submit its comments on the bill prior to or
 4 at the public hearing. The failure to file its comments shall constitute Planning Board approval.
 5 At the request of the Planning Board, the District Council may keep the record open for Board
 6 comments.]

7 Proposed legislative amendments to the local zoning laws of the County shall be
 8 transmitted to the Planning Board by the Clerk of the Council and, thereafter, respective notice
 9 of the date, time, and location of the public hearing scheduled as to the proposed Zoning bill.
 10 Within five (5) days of the date of referral, the Planning Board shall submit comments and a
 11 recommendation as to the proposed zoning legislation to the Clerk of the Council. The
 12 respective standing committee of the County Council shall not schedule a public work session on
 13 the proposed legislative amendment to the local zoning laws prior to the conclusion of the five-
 14 day referral period. If the Planning Board is not in session within the prescribed referral
 15 timeframe, then the Planning Director may submit a recommendation on the proposed zoning
 16 legislation on behalf of Planning Board. The failure by the Planning Board to submit comments
 17 on a pending legislative amendment to the local zoning laws shall constitute a Planning Board
 18 recommendation of approval. Comments received on referral as to proposed zoning legislation
 19 shall be posted online for public access by the respective standing committee of the Council.

20 **Sec. 27-218. Adoption.**

21 The adoption of a [text] legislative amendment to the local zoning laws of Prince George's
 22 County shall be by majority of the full Council. Upon adoption, a copy of the adopted bill shall
 23 be transmitted to the Planning Board by the Clerk of the Council. The effective date of a [text
 24 amendment] legislative amendment to the local zoning laws may be the date of the enactment or
 25 a later date established in the legislation.

26 **Sec. 27-219. Reconsideration.**

27 After the effective date of the bill, the District Council shall only reconsider a Zoning
 28 Ordinance [text] amendment by introducing a new Zoning Bill.

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

Adopted this 23rd day of October, 2018.

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: _____
Dannielle M. Glaros
Chair

ATTEST:

Redis C. Floyd
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.