
By: Prince George's County and Montgomery County Delegations

Introduced and read first time: February 1, 1996

Assigned to: Commerce and Government Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Prince George's County - Zoning - Municipal Corporations**
3 **PG/MC 15-96**

4 FOR the purpose of authorizing the District Council for Prince George's County to
5 provide that certain zoning powers of the District Council may be exercised by the
6 governing body of a municipal corporation within the Maryland-Washington
7 Regional District in Prince George's County under certain conditions; providing
8 that the exercise of certain powers by the governing body of a municipal corporation
9 does not affect certain rights of appeal to the circuit court; limiting the scope of
10 certain delegated authority; and generally relating to the authorized delegation of
11 certain zoning powers to municipal corporations within the Maryland-Washington
12 Regional District in Prince George's County.

13 BY repealing and reenacting, without amendments,
14 Article 28 - Maryland-National Capital Park and Planning Commission
15 Section 8-112.3
16 Annotated Code of Maryland
17 (1993 Replacement Volume and 1995 Supplement)

18 BY adding to
19 Article 28 - Maryland-National Capital Park and Planning Commission
20 Section 8-112.4
21 Annotated Code of Maryland
22 (1993 Replacement Volume and 1995 Supplement)

23 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
24 MARYLAND, That the Laws of Maryland read as follows:

25 **Article 28 - Maryland-National Capital Park and Planning Commission**

26 8-112.3.

27 (a) This section applies to revitalization overlay zones created by the District
28 Council for Prince George's County.

29 (b) (1) Subject to paragraphs (2) and (3) of this subsection, for any portion of a
30 revitalization overlay zone situated within a municipal corporation, the District Council

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1 may provide that the governing body of the municipal corporation may exercise the
2 powers of the District Council in regard to:

3 (i) Design standards;

4 (ii) Parking and loading standards;

5 (iii) Sign design standards;

6 (iv) Variances for lot size, setback requirements, and similar
7 requirements; and

8 (v) Landscaping requirements.

9 (2) When exercising powers delegated to it by the District Council, the
10 governing body of a municipal corporation shall be subject to the substantive and
11 procedural requirements and standards established by the District Council for a
12 revitalization overlay zone.

13 (3) (i) When exercising authority delegated under paragraph (1) of this
14 subsection, the governing body of a municipal corporation may not impose any standard
15 or requirement stricter than standards or requirements that would apply had the District
16 Council not delegated its authority to the municipal corporation.

17 (ii) A delegation under paragraph (1) of this subsection may not
18 impede a development that meets requirements set by the District Council for the
19 revitalization overlay zone.

20 (c) For any portion of a revitalization overlay zone not within a municipal
21 corporation, the District Council may provide that the power to approve departures from
22 parking and loading standards, design standards, and any variance from the zoning
23 ordinance may be exercised by the planning board.

24 (d) Any party to an action of the governing body of a municipal corporation or the
25 planning board under this section shall have the same right of appeal to the circuit court
26 as the party would have if the action had been taken by the District Council.

27 8-112.4.

28 (A) THIS SECTION APPLIES TO ANY LAND WITHIN THE CORPORATE LIMITS OF
29 A MUNICIPAL CORPORATION IN THE MARYLAND-WASHINGTON REGIONAL
30 DISTRICT IN PRINCE GEORGE'S COUNTY.

31 (B) (1) SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION, THE DISTRICT
32 COUNCIL MAY PROVIDE THAT THE GOVERNING BODY OF A MUNICIPAL
33 CORPORATION MAY EXERCISE THE POWERS OF THE DISTRICT COUNCIL IN REGARD
34 TO:

35 (I) DESIGN STANDARDS;

36 (II) PARKING AND LOADING STANDARDS;

37 (III) SIGN DESIGN STANDARDS;

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1 (IV) VARIANCES FOR LOT SIZE, SETBACK REQUIREMENTS, AND
2 SIMILAR REQUIREMENTS; AND

3 (V) LANDSCAPING REQUIREMENTS.

4 (2) WHEN EXERCISING AUTHORITY DELEGATED UNDER PARAGRAPH
5 (1) OF THIS SUBSECTION, THE GOVERNING BODY OF A MUNICIPAL CORPORATION
6 SHALL BE SUBJECT TO THE SUBSTANTIVE AND PROCEDURAL REQUIREMENTS AND
7 STANDARDS ESTABLISHED BY THE DISTRICT COUNCIL.

8 (3) WHEN EXERCISING AUTHORITY DELEGATED UNDER PARAGRAPH
9 (1) OF THIS SUBSECTION, THE GOVERNING BODY OF A MUNICIPAL CORPORATION
10 MAY NOT IMPOSE ANY STANDARD OR REQUIREMENT STRICTER THAN STANDARDS
11 OR REQUIREMENTS THAT WOULD APPLY HAD THE DISTRICT COUNCIL NOT
12 DELEGATED ITS AUTHORITY TO THE MUNICIPAL CORPORATION.

13 (C) ANY PARTY TO AN ACTION OF THE GOVERNING BODY OF A MUNICIPAL
14 CORPORATION UNDER THIS SECTION SHALL HAVE THE SAME RIGHT OF APPEAL TO
15 THE CIRCUIT COURT AS THE PARTY WOULD HAVE IF THE ACTION HAD BEEN TAKEN
16 BY THE DISTRICT COUNCIL.

17 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
18 October 1, 1996.