

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

Bill No. CB-014-2023

Chapter No. 7

Proposed and Presented by Council Members Dernoga, Belgay, Burroughs, Ivy, Olson, Oriadha

Introduced by Council Members Dernoga, Blegay, Burroughs, Ivey, Olson and Oriadha

Co-Sponsors \_\_\_\_\_

Date of Introduction December 12, 2022

**ZONING BILL**

1 AN ORDINANCE concerning

2 Zoning—General Provisions—Transitional Provisions

3 For the purpose of repealing CB-77-2022, including Section 27-1706, of the Zoning Ordinance  
4 of Prince George’s County.

5 BY repealing:

6 Section 27-1706,

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

8 being also

9 **SUBTITLE 27. ZONING.**

10 The Prince George's County Code

11 (2019 Edition; 2022 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
14 District in Prince George's County, Maryland, that Section 27-1706 of the Zoning Ordinance of  
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
16 be and the same is hereby repealed:

17 **SUBTITLE 27. ZONING.**

18 **PART 27-1. GENERAL PROVISIONS**

19 **SECTION 27-1700. TRANSITIONAL PROVISIONS.**

1 **[Sec. 27-1706 Projects Which Are Developed and Constructed Pursuant to the Prior**  
2 **Ordinance.]**

3 [For projects which have been developed and constructed pursuant to the prior Ordinance, or  
4 projects which have an application for a building permit, preliminary subdivision plan or a site  
5 plan of any type filed and accepted by April 1, 2024, an applicant may proceed to the next steps  
6 in the approval process and may be reviewed, approved and constructed under the prior Zoning  
7 Ordinance and Subdivision Ordinance. All of such projects shall indefinitely be entitled to utilize  
8 the provisions of the prior Ordinance for any purpose including, but not limited to, site  
9 modifications, expansions or reconstruction, changes in use, occupancy or ownership. This shall  
10 also include the right to utilize the processes and procedures for development approvals (not to  
11 include a rezoning) and the use tables of the prior Ordinance. The rights under this Section shall  
12 not be affected by changes in ownership or tenancy. The right to utilize the provisions of the  
13 prior Ordinance established by this section shall not be limited or affected by Sections 27-1703,  
14 27-1704, and 27-1900 of this Ordinance.]

15 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five  
16 (45) calendar days after its adoption.

Adopted this 31<sup>st</sup> 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.