

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2024 Legislative Session

Bill No. CB-022-2024

Chapter No. 6

Proposed and Presented by The Chair (by request – Planning Board)

Introduced by Council Members Harrison, Olson, Watson, Fisher, Dernoga,

Oriadha and Burroughs

Co-Sponsors _____

Date of Introduction April 2, 2024

BILL

AN ACT concerning

Subdivision Regulations' Environmental Strategy Area

For the purpose of removing environmental strategy area from definitions, and removing environmental strategy area from environmental standard and replacing with development location, and amending the required minimum stream buffer widths.

BY [adding/repealing/]repealing and reenacting with amendments:

SUBTITLE 24. SUBDIVISION REGULATONS.

Section 24-2300,

The Prince George's County Code

[(2019 Edition; 2020 Supplement)] (2023 Edition).

SUBTITLE 24. SUBDIVISION REGULATONS.

Section 24-4300,

The Prince George's County Code

[(2019 Edition; 2020 Supplement)] (2023 Edition).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Section 24-2300 of the Prince George's County Code be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 24. SUBDIVISION REGULATIONS.

PART 24-2 INTERPRETATION AND DEFINITIONS

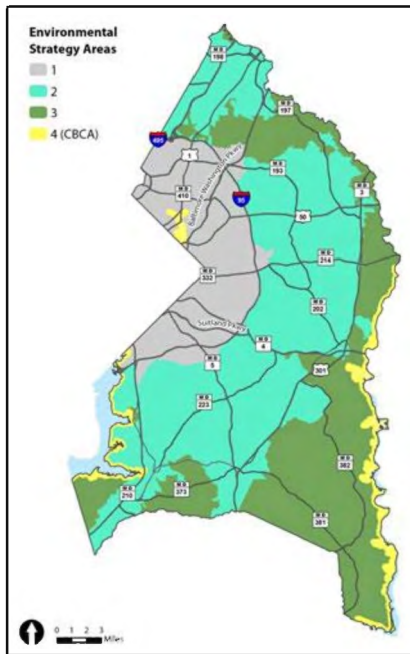
DIVISION 24-2300. DEFINITIONS.

Sec. 24-2300. Definitions.

* * * * *

[Environmental strategy areas (ESA)

Areas identified on the map below, which is available at a parcel level of detail in the Planning Department, in which regulated stream buffers are required in accordance with Section 24-4303, Stream, Wetland, and Water Quality Protection and Stormwater Management.



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SECTION 2. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Section 24-4300 of the Prince George's County Code be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 24. SUBDIVISION REGULATIONS.

PART 24-4 SUBDIVISION STANDARDS

DIVISION 24-4300. ENVIRONMENTAL STANDARDS

* * * * *

24-4303. Stream, Wetland, and Water Quality Protection and Stormwater Management

(a) Subdivisions shall be designed to minimize the effects of development on land, streams, and wetlands, to assist in the attainment and maintenance of water quality standards, and to preserve and enhance the environmental quality of stream valleys.

(b) A preliminary plan of subdivision (minor or major) shall not be approved until evidence is submitted that a stormwater management concept has been approved by DPIE or the municipality having approval authority, if the municipality has approval authority. Submittal materials shall include evidence that the applicable site development concept has been approved.

(c) Regulated stream buffers [in Environmental Strategy Areas] shall comply with the requirements in Table 24-4303(c): Regulated Stream Buffers [in Environmental Strategy Areas].

Table 24-4303(c): Regulated Stream Buffers [in Environmental Strategy Areas]	
[Environmental Strategy Area] Development Location	Required Minimum Buffer Width
Within Transit Oriented Centers *	75 feet
Outside Transit Oriented Centers	100 feet
*For purposes of this Table only, Transit Oriented Centers are defined in Subtitle 25.	
[1	60 feet
2	75 feet
3	100 feet]


* * * * *

SECTION 3. 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 4. BE IT FURTHER ENACTED that this Act shall take forty-five (45) calendar days after it becomes law.

Adopted this 7th day of May, 2024.


COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: 
Jolene Ivey
Chair

ATTEST:


Donna J. Brown
Clerk of the Council

APPROVED:

DATE: May 15, 2024 BY: 
Angela D. Alsobrooks
County Executive

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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