



How Pending Applications will be Impacted or Transitioned Once the New Zoning Ordinance is Enacted

The new Zoning Ordinance expands the transitional provisions that clarify how to handle pending development applications, approvals, and permits once the new Zoning Ordinance takes effect. Generally, applications submitted and accepted as complete prior to the day the new codes take effect will be processed under the codes that were in place at the time of submission of the application. Simply, if an application was accepted, or a development application or permit was approved, prior to the effective date of the new Zoning Ordinance, the application will be processed to conform to all requirements of the old ordinance.



THE EFFECTIVE DATE OF THE NEW ZONING ORDINANCE

The new Zoning Ordinance cannot be made effective until a Countywide Map Amendment (CMA) is approved. It is likely that the new Zoning Ordinance will be made effective the same day that the CMA is approved by the Prince George's County Council. The CMA is expected to be adopted in November 2020 with the new ordinance taking effect immediately after adoption.

REVIEW PROCEDURES FOR DEVELOPMENT APPLICATIONS ACCEPTED PRIOR TO THE EFFECTIVE DATE OF THE NEW ORDINANCE

Any development application that is filed and accepted prior to the effective date of the new ordinance may be reviewed and decided according to the requirements of the existing Zoning Ordinance. Additionally, the review must also conform with the timeframes that have been established by the old ordinance. Applicants have the option of choosing if they would like their proposal to be reviewed under the requirements of the new Zoning Ordinance.

VALIDITY THRESHOLDS OF DEVELOPMENT APPLICATIONS ACCEPTED OR APPROVED PRIOR TO THE EFFECTIVE DATE OF THE NEW ORDINANCE

Most development entitlements and applications (for applications prior to the effective date of the new Zoning Ordinance) will keep the same validity timeframes that are currently present in the old ordinance. Applicants of these projects can apply for the same timeframe extensions that are available in the old Zoning Ordinance. However, approvals for conceptual site plans (CSP), special permits, comprehensive sketch plans,

Continued on back

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or comprehensive design plan (CDP), will remain valid for twenty years whereas today's process permits these to be valid indefinitely.

DEVELOPMENT APPROVALS IN LEGACY ZONES

Property in the Legacy Comprehensive Design (LCD) Zone and Legacy Mixed-Use Community (LMXC) Zone will be able to proceed to develop in accordance with the standards and procedures of the Zoning Ordinance in existence prior to the effective date of the new ordinance, subject to the terms and conditions of the development approvals which it has received. Properties in the Legacy Mixed-Use Town Center (LMUTC) Zone will be able to proceed with development in accordance with the guidelines, standards, and procedures of the specific Mixed-Use Town Center Development Plan in which the property is located as may be modified by the new Zoning Ordinance. Additionally, the design review committees will also remain active. If a building permit that was authorized by an approved special exception and was issued prior to October 16, 1975,

the development may continue, and new development may proceed in accordance with that special exception approval.

ABOUT THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS REWRITE

On October 23, 2018, the Prince George's County Council adopted a new Zoning Ordinance and Subdivision Regulations, completing a four-year journey to update the County's land use regulations. The Zoning Ordinance and Subdivision Regulations determine where and how land can be developed, helping shape how communities grow. The new 21st Century zoning code is aligned with Plan Prince George's 2035, the shared vision for the future of our County. Updating the County's development codes was necessary to create regulations that support the County's vision for smart growth, economic development, and improved quality of life. The next step of the process is to comprehensively update the County's Zoning Map, which geographically applies the new laws to the County.



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