Countywide Map Amendment

Mapping the New Zoning Ordinance for Prince George’s County
On July 23, 2019, the Prince George’s County Council authorized The Maryland-National Capital Park and Planning Commission (through Council Resolution CR-27-2019) to prepare a comprehensive update to the County’s zoning map or Countywide Map Amendment (CMA) to implement the zones contained in a new Zoning Ordinance for the County adopted by the Council through Council Bill CB-13-2018 on October 23, 2018. The CMA is the second phase of the Zoning Ordinance Rewrite project and the last integral component for Prince George’s County to begin using its new Zoning Ordinance and Subdivision Regulations. The new development codes cannot be used until the new zones are applied to properties throughout the County.

WHAT IS THE COUNTYWIDE SECTIONAL MAP AMENDMENT?
The CMA is the second phase of the Zoning Ordinance Rewrite project that will apply the new zones to properties in the County. The CMA covers all of Prince George’s County except for the City of Laurel. It will apply the new zoning regulations to land in the County and transition the existing zones to the most similar zones contained in the new Zoning Ordinance.
The CMA is a technical, non-substantive mapping procedure that will replace the current zone on each property in the County with a similar new zone and ensure zoning conversions are objective, transparent, fair, and consistent. The CMA is NOT an opportunity to make drastic changes, NOT a free-for-all, NOT a substitute for comprehensive planning and zoning, NOT an amendment to Plan 2035. It will also not impact properties that are within the City of Laurel.
The CMA process is expected to take 16 months to complete and will include many options for Prince George’s County residents, homeowners, business owners, and property owners to speak with Planning Department staff to learn about the proposed changes.

HOW WILL THE COUNTYWIDE MAP AMENDMENT IMPACT ME?
In most circumstances, properties within Prince George’s County will only experience very minor changes to their zoning. The most common change to single-family residential zones is that the name of the zone may change. Most requirements of these zones and the uses that are allowed in these zones remain the same as current laws. For example, if you live in a single-family house today, your property is most likely in a single-family zone under current regulations. Your new zone will

HOW TO GET INVOLVED
Visit zoningpgc.pgpplanning.com to learn more about the project, view project documents, watch tutorial videos, and obtain notification of future meetings. You can also contact our project team at 301-952-4944 or send emails to zoningpgc@ppd.mncppc.org.

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also be a single-family zone under the new regulations. Multifamily, commercial, industrial, and mixed-use properties are likely to experience more changes, most typically to expand flexibility in terms of the types of uses these zones will permit in the future.

The CMA will not affect the permitting or development review process for most applications that are submitted prior to the effective date of the new Zoning Ordinance (expected to occur in late 2020). Permit applications and most development applications submitted prior to the effective date of the new Zoning Ordinance will continue to adhere to the regulations that are currently in place and processing will continue. Certain rezoning applications filed as a Zoning Map Amendment request will be held if they are still pending at the time the Planning Board transmits its zoning recommendations to the District Council.

WHERE CAN I FIND...
Planning Department staff developed a comprehensive document titled the New Zoning Ordinance and Subdivision Regulations which highlights the major changes of the new Zoning Ordinance compared to the existing one. In addition, you can also review the Visual Guide to New Zoning Categories which summarizes each of the purposes, dimensional regulations, and proposed uses for each zone category. This information can be found on the project’s website at zoningpgc.pgplanning.com.

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.