

INTRO

NEW Zoning Ordinance and Subdivision Regulations for Prince George's County, MD

Background:

About the Zoning Ordinance and Subdivision Regulations Rewrite

On April 1, 2022, the new Zoning Ordinance, Subdivision Regulations, and zoning map for Prince George's County took effect.

The Zoning Ordinance and Subdivision Regulations determine where and how land can be developed, which helps 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.



WHAT IS ZONING?

Zoning is the law that shapes the look and feel of our neighborhoods. It helps determine what uses, or physical activities, can occur on specific pieces of land in a community—like shopping, housing, manufacturing, or agricultural and the height, width, and size of buildings.

Zoning works in two parts:

- **The Zoning Code or the Zoning Ordinance** establishes the written law and regulations that landowners must follow when building on their land and it establishes the procedures the government must follow for notifying or interacting with the public during the development review process.
- **The Zoning Map** places every property in one of the law's land use zones. These zones tell us what can and cannot happen on that property. The zoning map divides real land and legally applies the law to show what is permitted where, and how each property is zoned.

THE ZONING REWRITE PROCESS

Creating a 21st Century Zoning Ordinance and Subdivision Regulations for Prince George's County was a multi-phase process. The Zoning Ordinance and Subdivision Regulations, or the text of the law, were updated in 2018 with clarifications approved in 2021. A comprehensive update to the County's Zoning Map, or Countywide Map Amendment, was approved in November 2021 to geographically apply the new laws to real land in Prince George's County.

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HOW TO GET INVOLVED

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Phase 1 Zoning Ordinance Rewrite

In 2014, the Prince George's County Planning Department, working with the Prince George's County Council, launched an effort to comprehensively rewrite the County's Zoning Ordinance and Subdivision Regulations. The project team has held more than 450 (we're still counting!) meetings with community organizations, business owners, residents, and other community stakeholders. The purpose of the Zoning Ordinance Rewrite was to develop land use regulations that modernized the County's zoning code and subdivision laws into more user-friendly documents that are aligned with the County's vision for smart growth, economic development, and improved quality of life for Prince George's County residents. The new Zoning Ordinance and Subdivision Regulations were adopted October 23, 2018 and amended on November 29, 2021, by the Prince George's County Council.

Phase 2 Countywide Map Amendment

The second step toward creating a 21st Century Zoning Ordinance and Subdivision Regulations for Prince George's County was implementing a Countywide Map Amendment. The Countywide Map Amendment was the process of applying the new zoning categories onto geographic lands in the County. The Prince George's County Council formally initiated this process on July 23, 2019. The Countywide Map Amendment was the last step before the County can begin using its new Zoning Ordinance and Subdivision Regulations.

The Countywide Map Amendment was approved by the Prince George's County Council on November 29, 2021. The Council set the effective date of the new zoning map, Zoning Ordinance, and Subdivision Regulations for April 1, 2022.



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