

Transitioning to the New Zoning Ordinance

How Pending Applications will be Impacted or Transitioned After April 1, 2022

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, Subdivision Regulations, Landscape Manual, and Official Zoning Map took effect on April 1, 2022.

Applicants may choose to develop under either the prior requirements or the new requirements for a period of two years; any application accepted by the close of business of March 31, 2024 may be processed under the prior requirements.

REVIEW PROCEDURES FOR DEVELOPMENT APPLICATIONS ACCEPTED PRIOR TO APRIL 1, 2022

Any development application that was filed and accepted prior to April 1, 2022 may be reviewed and decided according to the requirements of the prior Zoning Ordinance and Subdivision Regulations. 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 APRIL 1, 2022

Most development entitlements and applications (for applications prior to April 1, 2022) 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, or comprehensive design plan (CDP), will remain valid for twenty years whereas the former ordinance allowed

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HOW TO GET INVOLVED

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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.

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, 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.



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