



DEVELOPMENT REVIEW BULLETIN

Bulletin No: 3-2026

Subject: Zoning Ordinance Transitional Provisions

Resource: Planning Director's Office

Date: 3/27/2026

EFFECTIVE DATE: March 27, 2026

Purpose

The Prince George's County Planning Department, under the authority of The Maryland-National Capital Park and Planning Commission, has issued Zoning Ordinance Interpretation ZOI-2026-002 to provide formal clarification on the application and intent of the Transitional Provisions (Sections 27-1701 through 27-1707) of the Prince George's County Zoning Ordinance.

This bulletin is intended to guide applicants, developers, and stakeholders in understanding how projects may proceed under the prior or current Zoning Ordinance during the transition period.

Background

The current Zoning Ordinance, effective April 1, 2022, replaced the prior ordinance following a multi-year update process. Recognizing the complexity of transitioning to a new regulatory framework, the County adopted Transitional Provisions to:

- Protect previously approved development rights
- Allow projects in progress to continue under prior regulations
- Provide a structured and time-limited path toward full implementation of the current ordinance

ZOI-2026-002 was initiated by the Planning Board to address increased inquiries and ensure consistent application of these provisions across all development review functions.

Key Clarifications

The interpretation clarifies that projects with qualifying approvals or applications submitted prior to April 1, 2022—or during the transition window—may continue through all phases of development review under the prior Zoning Ordinance and Subdivision Regulations,



preserving the full “chain of entitlements” for the originally approved scope of development. Upon completion, these projects are deemed legal and conforming, even if they do not meet current standards, and may benefit from continued flexibility, including the ability to obtain Use and Occupancy permits for uses permitted as of March 31, 2022, through April 1, 2032, as well as re-tenant and continue operations. In addition, property owners will have access to the prior Use Tables until April 1, 2032.

The interpretation also allows for amendments to approved projects under the prior ordinance, while giving applicants the option to transition to the current ordinance at any stage. At the same time, it establishes clear limits, specifying that only projects with valid prior approvals qualify, while new development must comply with the current ordinance, and that all transitional rights are subject to expiration timelines tied to approval validity, April 1, 2032, or earlier rezoning actions. Overall, this provides applicants with greater certainty, flexibility, continuity, and efficiency in completing approved developments.

Applicants are encouraged to consult with Planning Department staff early to confirm eligibility under the Transitional Provisions. Please use the website below to access a copy of the Zoning Ordinance Interpretation:

https://pgplan.org/ZOI_2026_002

Please direct questions to DRDApplications@ppd.mncppc.org