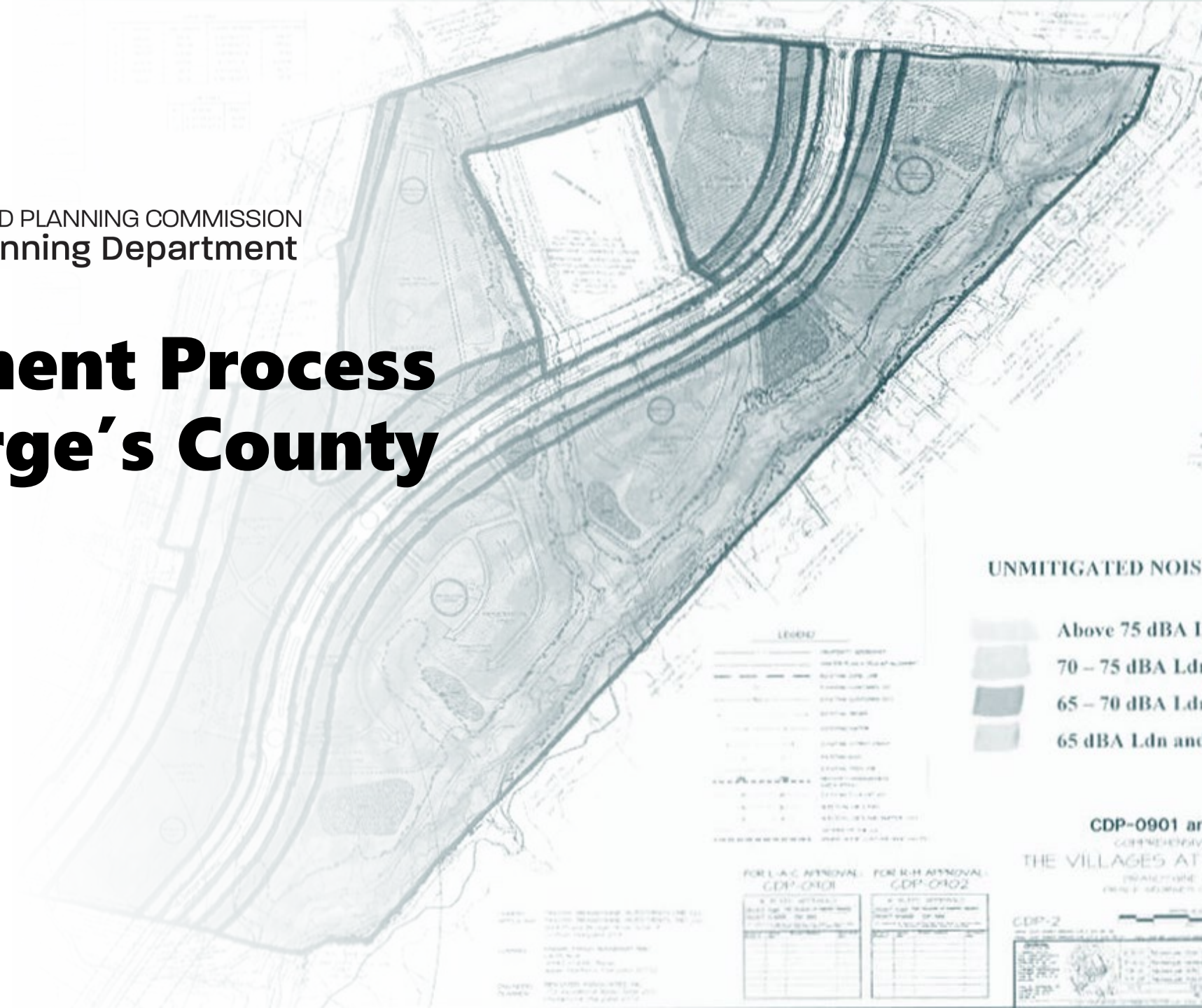




Session 3

Prince George's County
Neighborhood Planning Academy

March 14, 2026



SESSION 3



AGENDA

● Introductions

● Primary elements of the process:

- Zoning
- Subdivision
- Site Plans
- Final Plat
- Permits
- Enforcement

INTRODUCTIONS

PRESENTER/GUEST SPEAKER



Sherri Conner

Planning Division Chief
Development Review Division

DEVELOPMENT REVIEW PROCESS



↓
Fosters
"responsible"
development



↓
Positive
physical and
social impacts
on community



↓
Evaluates design,
density, use, and
other factors



↓
County Council,
Planning Board,
County Planning Staff
and other officials
work with residents

The Relationship Between Planning & Development



Plan Vision and Goal



Final Development

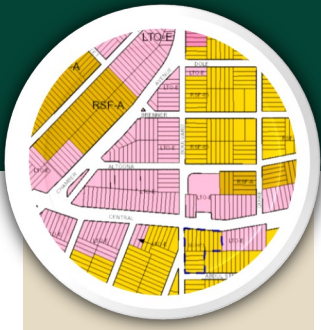
DEVELOPMENT PROCESS

Seven major elements



1

Master
Planning



2

Zoning



3

Subdivision



4

Site plans



5

Final Plat



6

Permits



7

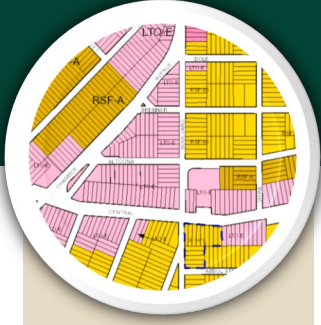
Enforcement

»»» 1. MASTER PLANNING



1

Master
Planning



2

Zoning



3

Subdivision



4

Site plans



5

Final Plat



6

Permits



7

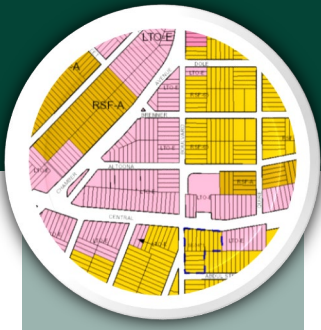
Enforcement

»»» 2. ZONING



1

Master
Planning



2

Zoning



3

Subdivision



4

Site plans



5

Final Plat



6

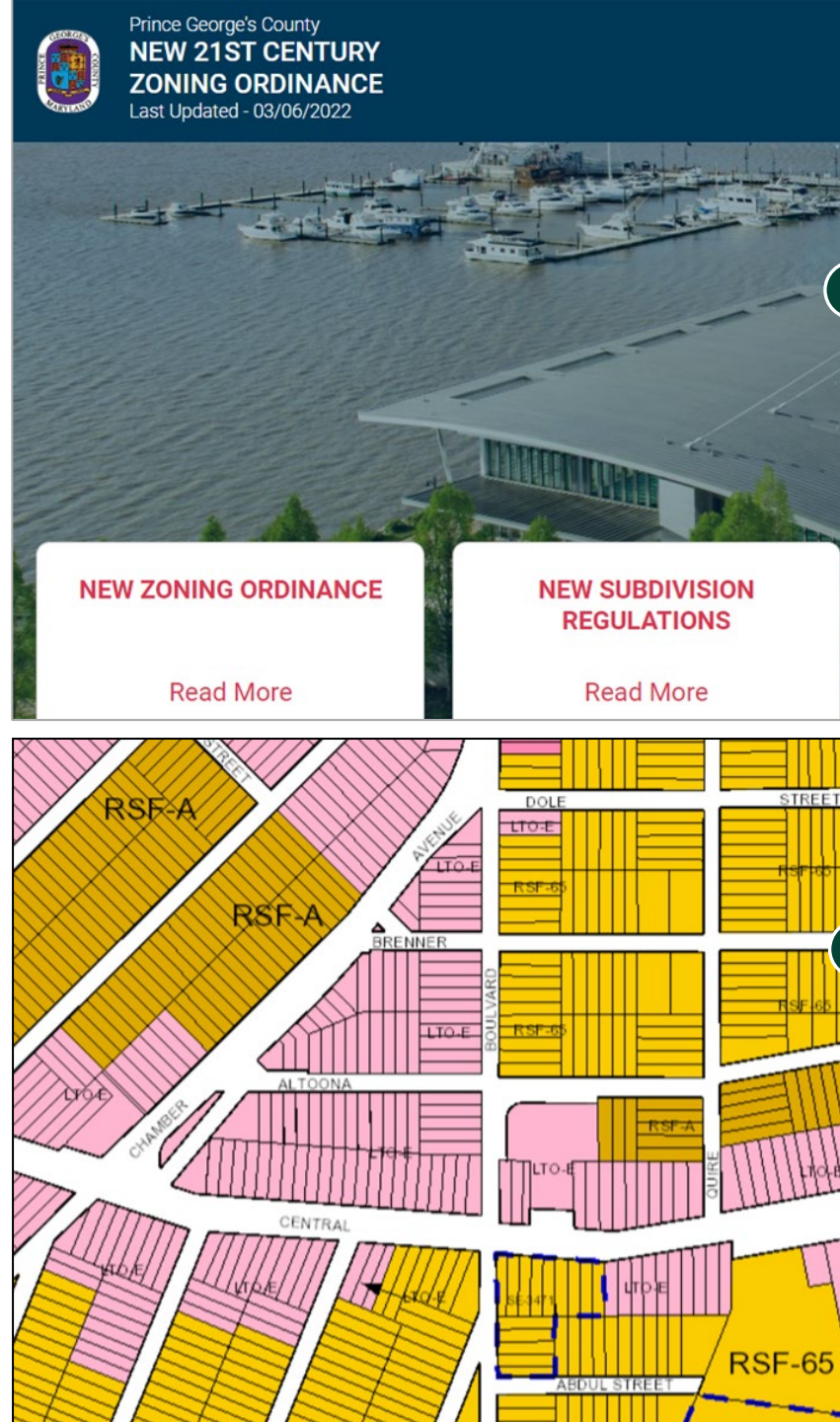
Permits



7

Enforcement

HOW DOES ZONING WORK?



Zoning Ordinance
sets the rules

Zoning Map
shows where the
rules apply

TYPES OF ZONES



↓
Residential



↓
Mixed-Use



↓
Non-
Residential



↓
Transit-
Oriented/
Activity
Center



↓
MIO Zone

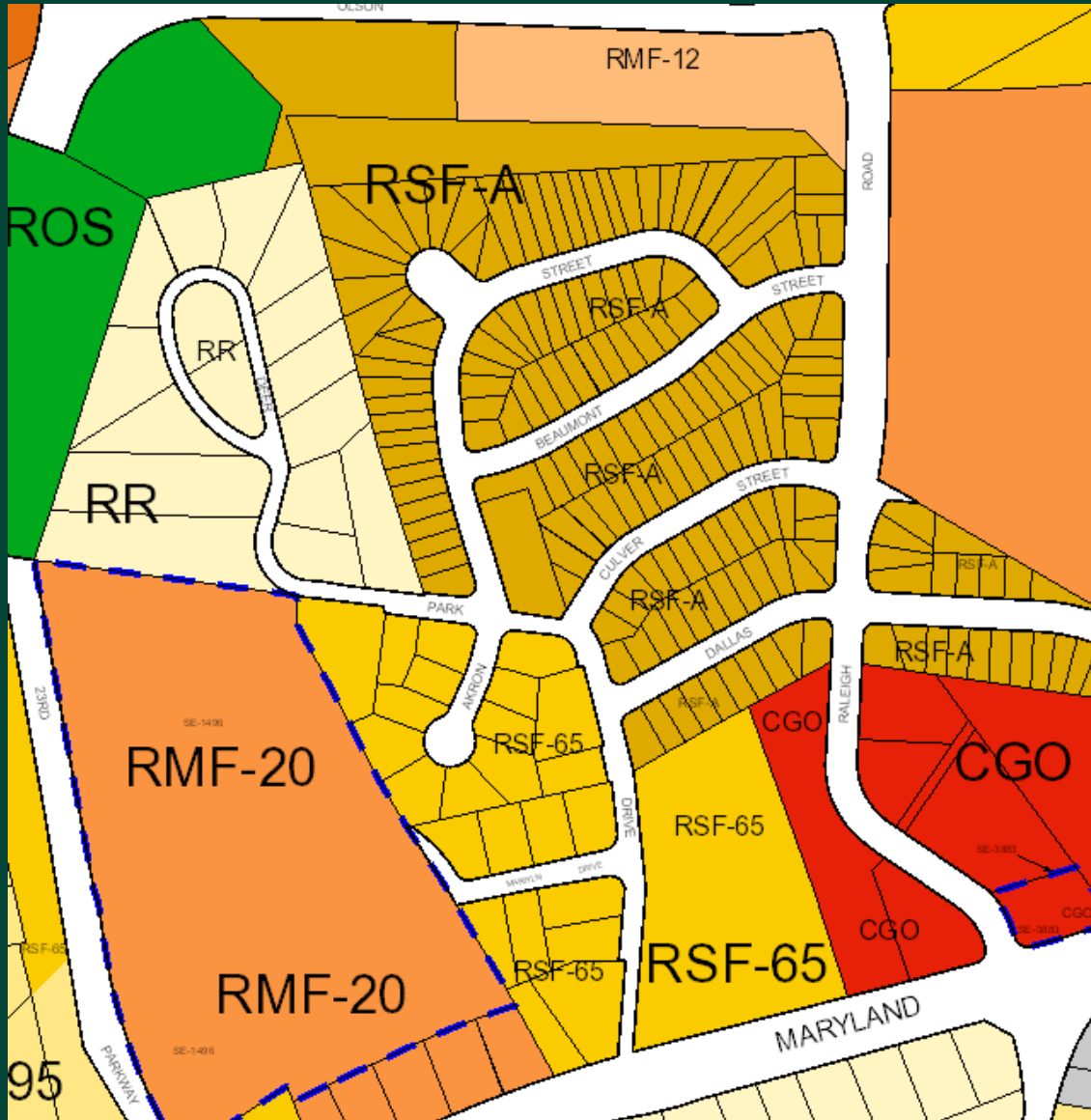
ZONING ORDINANCE

The Rules of The Land



Determines:

- Land use
- Zone districts
- Building form
- Floor area ratio
- Density
- **NOTIFICATION** to neighbors
- Types of **DOCUMENTS** need to be reviewed



Marlow Heights Zoning Map

Zoning Map

The Lay of the Land

- Shows the geographic location of where each zone is applied
- Shows where each type of zone can be found in the county
- Shows us which rules apply to properties
- Legally binding
- PGAtlas.com



Prince George's County
**NEW 21ST CENTURY
ZONING ORDINANCE**
Last Updated - 03/06/2022



View



Tables



Land Use Lookup



Search



Maps



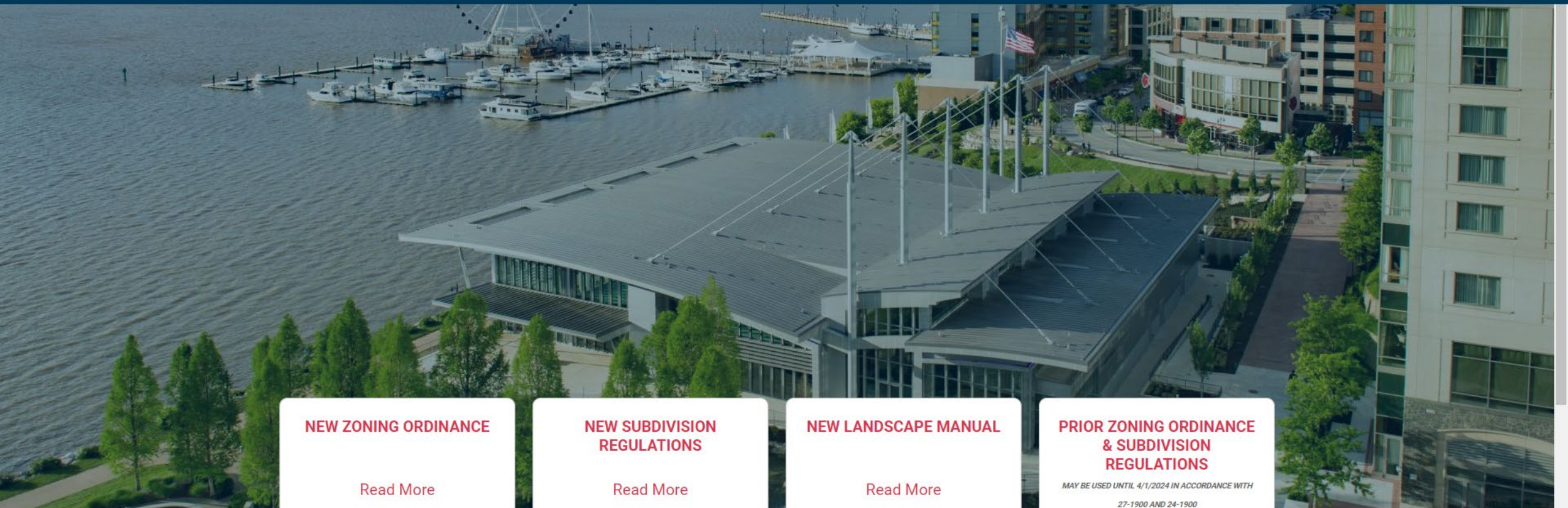
Calculators



Archives



Quick Links



NEW ZONING ORDINANCE

[Read More](#)

**NEW SUBDIVISION
REGULATIONS**

[Read More](#)

NEW LANDSCAPE MANUAL

[Read More](#)

**PRIOR ZONING ORDINANCE
& SUBDIVISION
REGULATIONS**

MAY BE USED UNTIL 4/1/2024 IN ACCORDANCE WITH
27-1900 AND 24-1900

[Read More](#)

Zoning Example: Hunt's Burger Joint



A fast-food restaurant falls under the “**Restaurant, quick-service (with drive-through)**” use in the Zoning Ordinance

An eating or drinking establishment that has any one or more of the following characteristics:

- [illegible]



Principal Use Table for Non-Residential Base Zones: Table 27-5101(c)

Permitted by Right

CS, CGO, IE, TAC-e

Permitted with a Special Exception

None

Prohibited

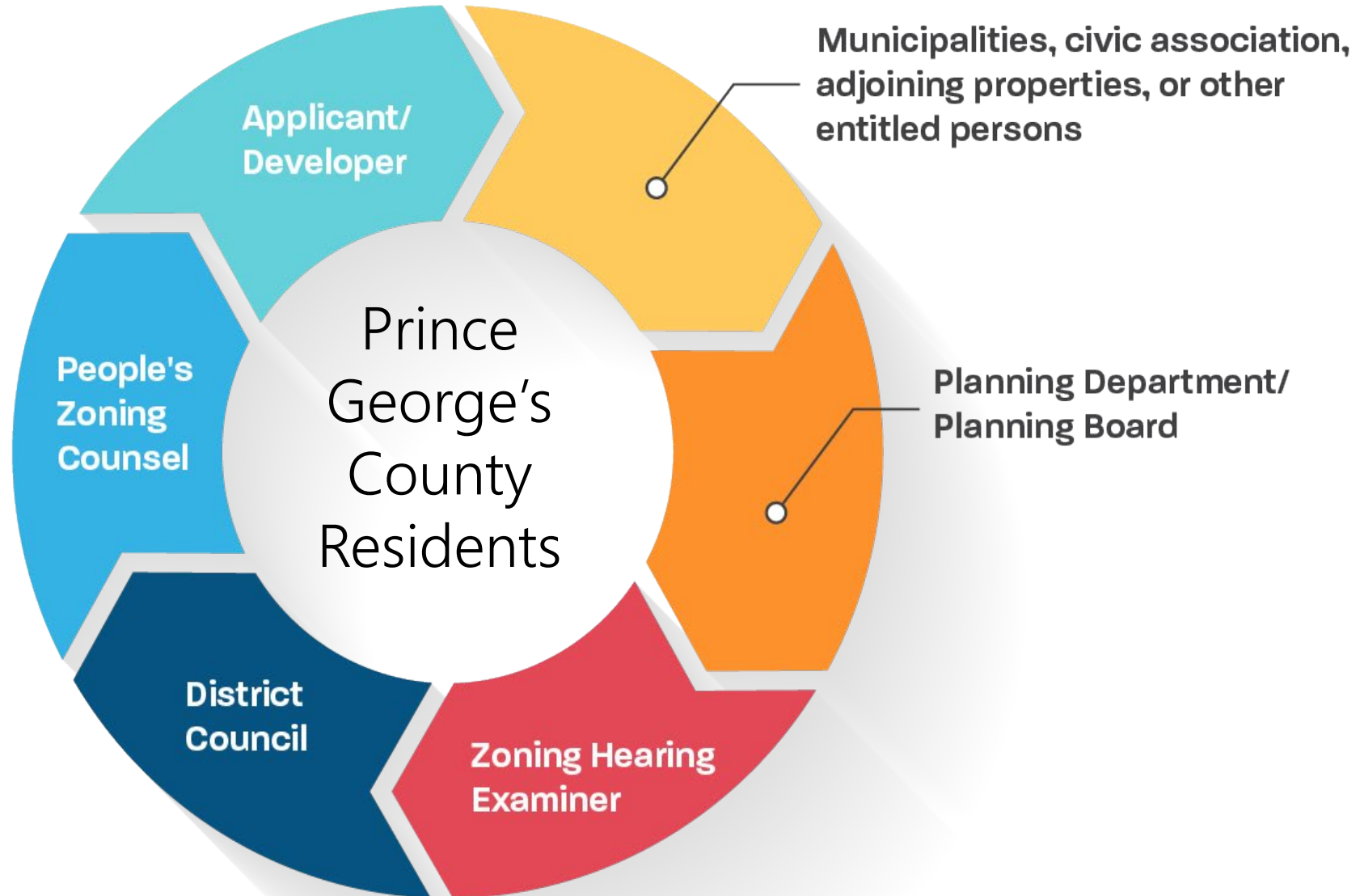
CN, IH, NAC, TAC-c, LTO-c, LTO-e, RTO-L-c, RTO-L-e, RTO-H-c, RTO-H-e, & RMH

Ways to Change a Zoning Designation in Prince George's County

- Zoning Map Amendments ("Change or Mistake" rule)
- Countywide Map Amendment
- Sectional Map Amendment



Who is involved in the Zoning Map Amendment Review and Approval?



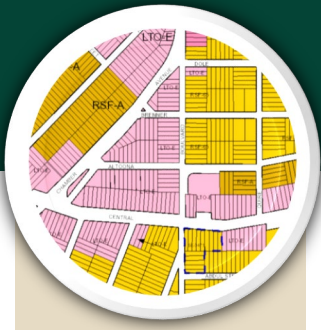
QUESTIONS?

»»» 3. SUBDIVISION



1

Master
Planning



2

Zoning



3

Subdivision



4

Site plans



5

Final Plat



6

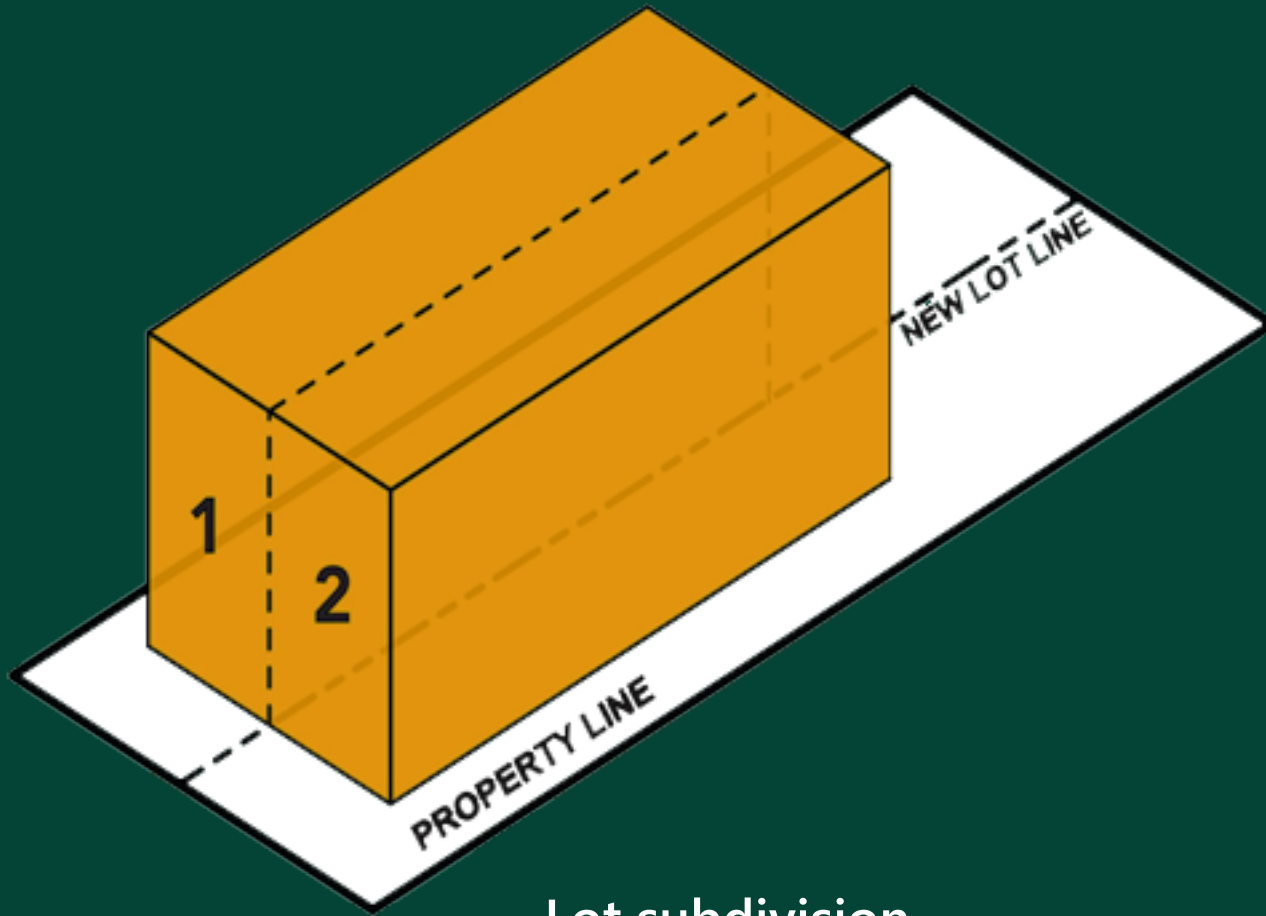
Permits



7

Enforcement

What is Subdivision?



Lot subdivision

- The process and configuration of land by which one or more lots, tracts, or parcels of land are divided, consolidated, or established as one or more lots or parcels, or other divisions of land. Subdivision also occurs when land is converted from residential to nonresidential uses or nonresidential to residential uses, or from residential or nonresidential uses to mixed-use development, and one or more lots, tracts, or parcels of land are divided, consolidated, or established.
- Addresses adequate public facilities and infrastructure to serve new development

PURPOSE OF SUBDIVISIONS



Design of internal streets and utilities of the subdivision and the resulting layout of lots and blocks.



Relationship of the streets and utilities in the subdivision to those of the larger community.



Determine the location of infrastructure and other improvements.

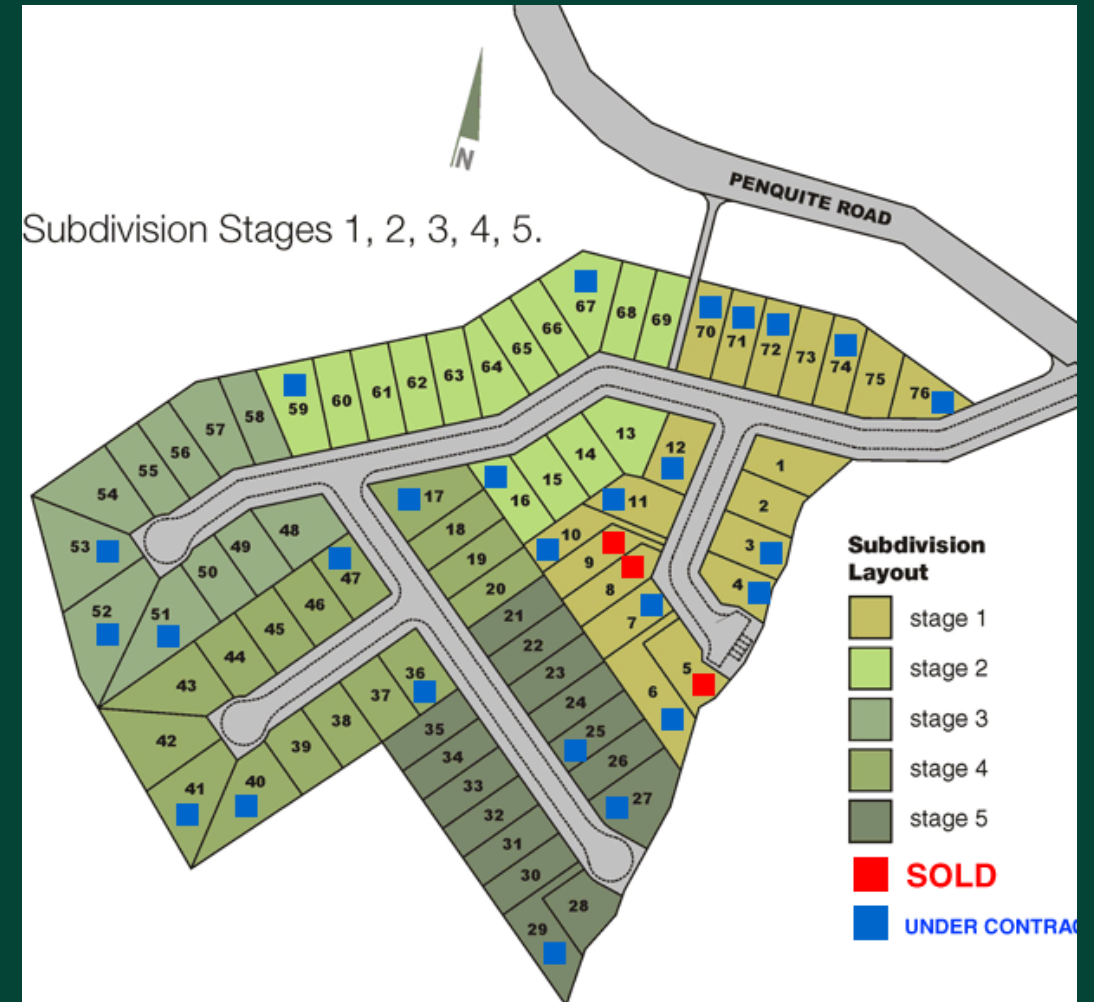
What public facility standards are being reviewed?

- Transportation (Bike/ Pedestrian/ Traffic)
- Parks and Recreation
- Police Response Times
- Fire Response Times
- Impacts to Public Schools



Subdivision in Prince George's

- County Council adopt Subdivision Regulations
- Planning Board has Final Authority
- Includes these types of applications:
 - Preliminary Plans
 - Final Plats
 - Certificates of Adequacy
 - Vacation Petitions (Abandonment of Recorded Plats)

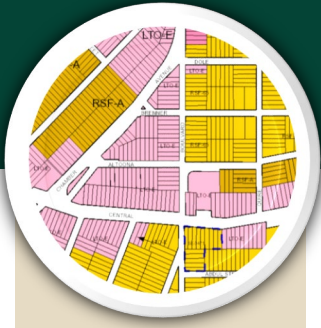


»»» 4. SITE PLANS



1

Master
Planning



2

Zoning



3

Subdivision



4

Site plans



5

Final Plat



6

Permits



7

Enforcement

SITE PLAN REVIEW



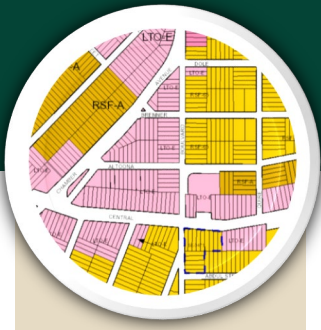
- Integrates the details of development, such as:
 - Architecture
 - Landscaping
 - Stormwater management
 - Woodland conservation
 - Parking facilities
 - Lighting
 - Signs
- Includes these types of applications:
 - Conceptual Site Plans
 - Comprehensive Design Plans
 - Detailed Site Plans
 - Specific Design Plans

»»» 5. FINAL PLAT



1

Master
Planning



2

Zoning



3

Subdivision



4

Site plans



5

Final Plat



6

Permits



7

Enforcement

WHAT IS A PLAT?

- Map of a parcel of land that shows features such as lot lines, streets, stormwater management facilities, easements, topography, and building restriction lines
- Verifies a subdivision as an official, legally valid area
- Includes all data necessary to locate every street, lot, block, and boundary line
- Approved by the Planning Board at regularly scheduled meetings

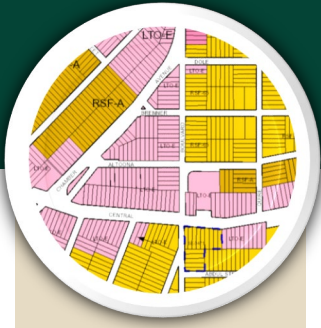


»»» 6. PERMITS



1

Master
Planning



2

Zoning



3

Subdivision



4

Site plans



5

Final Plat



6

Permits



7

Enforcement

PERMITS

- Ensures conformance with development regulations, including any conditions imposed during previous approvals
- DPIE Issues Permits
 - M-NCPPC is a referral agency only
- Required for these types of applications:
 - Grading
 - Building
 - Use and Occupancy
 - Signs

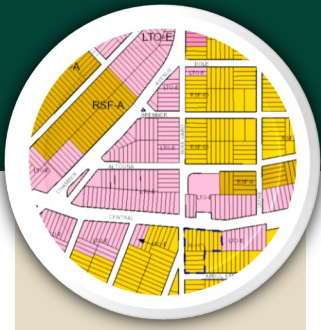


»»» 7. ENFORCEMENT



1

Master
Planning



2

Zoning



3

Subdivision



4

Site plans



5

Final Plat



6

Permits



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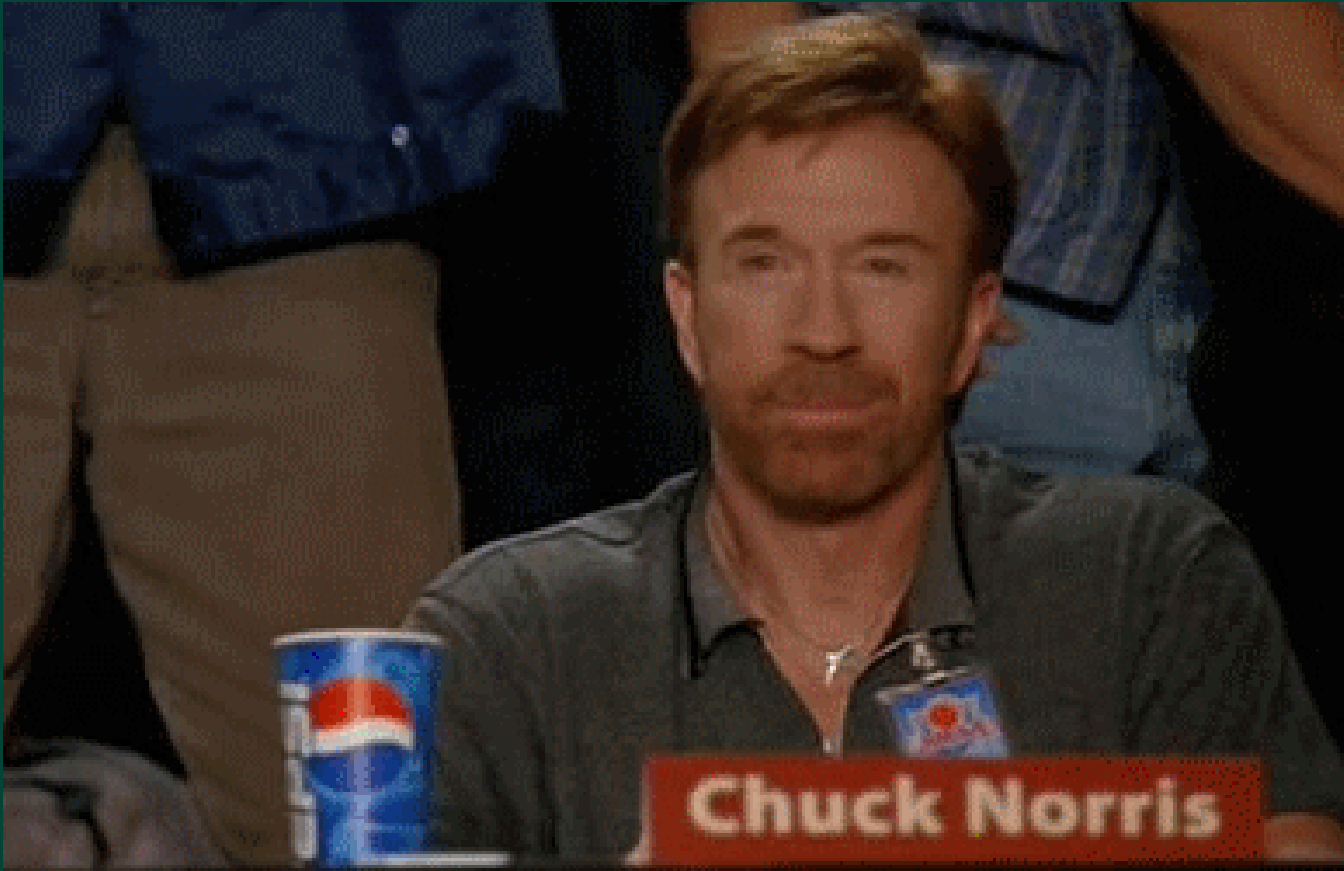
Enforcement

ENFORCEMENT

- Department of Permitting, Inspections, and Enforcement (DPIE)
- Ensuring compliance with requirements of Zoning Ordinance and Subdivision Regulations
- Things commonly enforced:
 - Setbacks
 - Types of building



GET INVOLVED



Things you can do at **any time** to be a part of the process:

- Citizen Registry at pgplan.org/record
- Civic Association Registration at pgplan.org/association
- Weekly Development Activity Notification at notify.pgatlasc.com
- Join our email lists at pgplan.org/email
- Contact DPIE at: 301.636.2000
- Follow us on social media @PGPlanningMD



GET INVOLVED EARLY



Sign posting of Pre-Application

- Pre-Application Neighborhood Meetings

Application submittal

- Register to become a Person of Record
pgplan.org/record
- Contact Staff (email or call)
PPD-InfoCounter@ppd.mncppc.org
- Contact the Peoples' Zoning Counsel at
attorney@StanBrown.law

SPEAK AT A MEETING



Planning Board

- Register to speak by **noon** Tuesday before the weekly Thursday meeting at pgplan.org/speak

Join us virtually or in person at Largo Headquarters the day of the meeting.

Joint Public Hearing

Register to speak by 3 p.m. the day prior to the meeting at pgccouncil.us/Speak

SDRC Meetings

Virtual, every other Friday at 9:30 a.m. Meetings are open to the public, but not for public comment. Please contact staff directly with comments/questions. Attend the meeting at pgplan.org/sdrc

Wrap-Up

Master planning

Determines community goals and aspirations

Zoning

Establishes the rules and what can be built where



Wrap-Up

Subdivision process

Establishes lot(s) for development; divides large properties divided to smaller properties; evaluates adequate infrastructure to support the development.

Site plan

Architectural illustration of the site and improvements, (buildings, parking facilities, landscaping, etc)



PRINCE GEORGE'S
SOIL CONSERVATION DISTRICT



Wrap-Up

Final plats

A subdivision is legal and has all data necessary to locate every street, lot, block, and boundary line

Permits

Conformance with development regulations



Wrap-Up

Enforcement

Compliance with Zoning Ordinance and Subdivision Regulations



QUESTIONS?

Welcome to DARTS! If you need assistance, please contact the Prince George's County Planning Department at DRDApplications@ppd.mnccpc.org or 301-952-4198.

Development Application Tracking System



Apply

This tool can be used to submit an application.



Map

Explore the map to see the activity occurring in your neighborhood.



Pay Invoice

Use this tool to pay for individual invoices.



Search Public Records

This tool can be used to search for existing plans.



About Us

Learn about the Prince George's County Planning Department and access our other applications.



PG Atlas

Access Prince George's County Planning Department PG Atlas Application.



Planning Board Calendar

View the Prince George's County Planning Board calendar.



DP/E LookSee Application

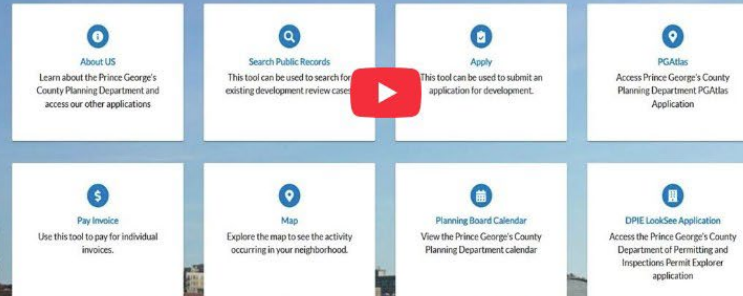
Access the Prince George's County Department of Permitting and Inspections Permit Explorer application.





Welcome to DARTS, if you need assistance please contact the Prince George's County Planning Department at DRDApplications@ppd.mnccppc.org or 301-952-3530.

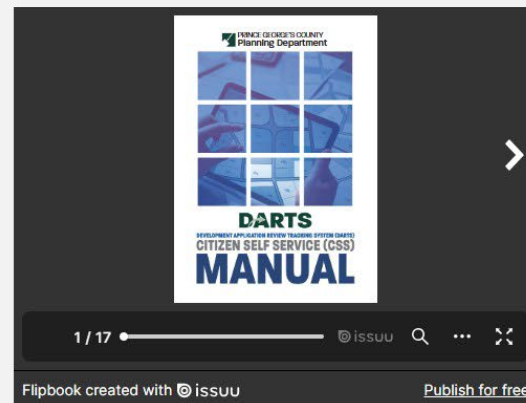
Welcome to the Development Application Review Tracking System (DARTS)



Watch on  YouTube

Watch more videos about DARTS (YouTube playlist)

DARTS Citizen Self-Service Manual



Download the [DARTS Citizen Self-Service Manual](#) (PDF)



QUESTIONS?
