



MEMORANDUM

June 16, 2026

TO: Prince George's County Planning Board

FROM: Natalia Gomez, AICP, Planner IV

SUBJECT: Legislative Drafting Request LDR-106-2025
Revised Alternate Draft Bill

This supplemental memorandum presents the staff's revised proposed bill, in response to continued conversation with the bill sponsor. The revisions modify the alternate draft bill in your backup package and provide additional clarification of the sponsor's intent.

Most importantly, the revision modifies the Planning Department's proposed detailed site plan requirement for places of worship located on assemblages of land totaling 25 acres or more. Under the revised language, this requirement would apply only to applicants who elect to utilize the use-specific standards established by this LDR.

The revised language is highlighted in grey in the attached document.

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2026 Legislative Session**

Bill No. _____ CB- -2026 _____

Chapter No. _____

Proposed and Presented by Council Members Dernoga and Blegay

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Use Regulations and Dimensional Standards – Places of Worship

3 For the purpose of providing for the approval of a detailed site plan for the development of
4 property for certain places of worship, cultural facilities, monasteries, and convents **under certain**
5 **circumstances** and amending use regulations to allow for modified design standards and intensity
6 and dimensional standards for such uses on assemblages of twenty-five acres or more.

7 BY repealing and reenacting with amendments:

8 Sections 27-2500, 27-3605, 27-5102, 27-5400, and 27-61202

9 The Zoning Ordinance of Prince George's County, Maryland,
10 being also

11 **SUBTITLE 27. ZONING.**

12 The Prince George's County Code
13 (2023 Edition; 2025 Supplement).

14 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
15 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
16 District in Prince George's County, Maryland, that Sections 27-2500, 27-3605, 27-5102, 27-
17 5400, and 27-61202 of the Zoning Ordinance of Prince George's County, Maryland, being also
18 Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and
19 reenacted with the following amendments:

20 **SUBTITLE 27. ZONING.**

PART 27-2. INTERPRETATION AND DEFINITIONS

* * * * *
Sec. 27-2500. Definitions
* * * * *

Place of worship

A building, structure, or area of land where people regularly assemble to conduct religious worship, ceremonies, rituals, and related education. Places of worship include chapels, churches, mosques, shrines, synagogues, tabernacles, temples, and other similar religious places of assembly.

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PART 27-3. ADMINISTRATION

SECTION 27-3600. APPLICATION-SPECIFIC REVIEW PROCEDURES AND DECISION STANDARDS

* * * * *
Sec. 27-3605. Detailed Site Plan

* * * * *

(b) Detailed Site Plans Generally

(1) Detailed site plans are reviewed and decided by the Planning Board in accordance with Section 27-3605(d), Detailed Site Plan Procedure. Appeals may be taken on the Planning Board’s decision to the District Council.

(2) The initial development of property in a Planned Development (PD) zone shall be subject to a detailed site plan, regardless of the amount of development proposed.

(3) The development of property for: a place of worship use located on a lot between 1 and 2 acres in size[,]; a place of worship use located on assemblages of land of 25 acres or more that utilizes the use-specific standards of Section 27-5102(d)(2)(C)(vii); and a cultural facility, convent, and/or monastery use co-located with a place of worship use located on assemblages of land of 25 acres or more that utilizes the modified design standards of Section 27-5102(d)(2)(C)(vii). shall require approval of a detailed site plan.

(4) The alteration, extension, or enlargement of Recreation/Entertainment and Community Service Uses associated with certified nonconforming multifamily dwellings, for the sole use of residents and their guests, shall require approval of a detailed site plan.

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(c) Principal Use Table for Rural and Agricultural, and Residential Base Zones

Table 27-5101(c): Principal Use Table for Rural and Agricultural, and Residential Base Zones													
P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited													
Principal Use Category	Principal Use Type	Rural and Agricultural Base Zones					Residential Base Zones						Use-Specific Standards
		ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48	
Residential Uses													
Group Living Uses		*	*	*	*	*	*	*	*	*	*	*	*
	Convent or monastery	P	P	P	P	P	P	P	P	P	P	P	<u>27-5102(c)(2)(E)</u>
		*	*	*	*	*	*	*	*	*	*	*	*
Public, Civic, and Institutional Uses													
Community		*	*	*	*	*	*	*	*	*	*	*	*

Table 27-5101(c): Principal Use Table for Rural and Agricultural, and Residential Base Zones
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Principal Use Category	Principal Use Type	Rural and Agricultural Base Zones			Residential Base Zones								Use-Specific Standards	
		ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20	RMF-48		
Service Uses	Cultural facility	SE	SE	P	P	P	P	P	P	P	P	P	P	<u>27-5102(d)(2)(E)</u> and [R]refer to special exception standards
		*	*	*	*	*	*	*	*	*	*	*	*	*

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1 (d) Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones																		
P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited																		
Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
							NAC	TAC		LTO		RTO-L		RTO-H		RMH		
		CN	CS	CGO	IE	IH		Core	Edge	Core	Edge	Core	Edge	Core	Edge			
Residential Uses																		
Group Living Uses		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
	Convent or monastery	X	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	<u>27-5102(c)(2)(E)</u>
		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Public, Civic, and Institutional Uses																		
Community		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones

P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited

Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
							NAC	TAC		LTO		RTO-L		RTO-H		RMH		
		CN	CS	CGO	IE	IH		Core	Edge	Core	Edge	Core	Edge	Core	Edge			
Service Uses	Cultural facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>27-5102(d)(2)(E) and [R]refer to special exception standards</u>
		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	

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1 (e) Principal Use Table for Planned Development Zones

Table 27-5101(e): Principal Use Table for Planned Development Zones										
A = Permitted, unless the District Council prohibits the use in the PD Basic Plan										
SE = Allowed only with the approval of a Special Exception X = Prohibited										
Principal Use Category	Principal Use Type	Planned Development Zones							Use-Specific Standards	
		R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD		
Residential Uses										
Group Living Uses		*	*	*	*	*	*	*	*	*
	Convent or monastery	X	X	X	X	X	X	X	X	<u>27-5102(c)(2)(E)</u>
		*	*	*	*	*	*	*	*	*
Public, Civic, and Institutional Uses										
Community Service Uses		*	*	*	*	*	*	*	*	*
	Cultural facility	A	A	A	A	A	A	A	X	<u>27-5102(d)(2)(E)</u> and [R] refer to special exception standards
		*	*	*	*	*	*	*	*	*

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1 (f) Principal Use Table for Overlay Zones

Table 27-5101(f): Principal Use Table for Overlay Zones															
A blank cell means the use is allowed only if allowed in underlying base zone															
X = Prohibited, irrespective of treatment by underlying base zone															
SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone															
P* = Permitted by right, irrespective of treatment by underlying base zone															
Principal Use Category	Principal Use Type	CBCAO Zones (1)			APAO Zones							MIO Zones (2)			Use Specific Standards
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	HINA	
Residential Uses															
Group Living Uses		*	*	*	*	*	*	*	*	*	*	*	*	*	*
	Convent or monastery				X	X				X		X	X		<u>27-5102(c)(2)(E)</u>
		*	*	*	*	*	*	*	*	*	*	*	*	*	*
Public, Civic, and Institutional Uses															
Community		*	*	*	*	*	*	*	*	*	*	*	*	*	*

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone

X = Prohibited, irrespective of treatment by underlying base zone

SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone

P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	CBCAO Zones (1)			APAO Zones							MIO Zones (2)			Use Specific Standards			
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	HINA				
Service Uses	Cultural facility																	<u>27-5102(d)(2)(E)</u> and [R]refer to special exception standards
			*		*		*		*		*		*		*		*	

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2 **Sec. 27-5102. Requirements for Permitted Principal Uses**

3 * * * * *

4 **(c) Residential Uses**

5 * * * * *

6 **(2) Group Living Uses**

7 * * * * *

8 **(E) Convent or Monastery**

9 Convent or monastery uses co-located with a place of worship use located on an
10 assemblage of property containing a minimum of twenty-five (25) acres shall also be subject to
11 the use-specific standards specified in Section 27-5102(d)(2)(C)(vii) when the associated place
12 of worship utilizes those use-specific standards.

13 * * * * *

14 **(d) Public, Civic, and Institutional Uses**

15 * * * * *

16 **(2) Community Service Uses**

17 * * * * *

18 **(C) Place of Worship**

19 (i) Ingress and egress shall be located so as to direct traffic away from streets
20 that are internal to a residential subdivision, where possible.

21 * * * * *

22 (vi) The maximum allowable lot coverage for the zone in which the use is
23 proposed shall not be increased, unless the place of worship development meets the requirements
24 set forth in subsection (vii).

25 (vii) Notwithstanding any other provision to the contrary in this Ordinance, a
26 place of worship use, when located on an assemblage of property containing a minimum of
27 twenty-five (25) acres, and any cultural facility, convent, and/or monastery use co-located as an
28 additional principal use on the same assemblage of property, may be approved with modified
29 design standards as specified below through the approval of a detailed site plan pursuant to
30 Section 27-3605, Detailed Site Plan:

31 **(aa) Height**

1 (I) The maximum allowable height of the place of worship and any
 2 accessory structure or use thereto may be increased above the maximum standard permitted in
 3 the base zone, provided that, for each one (1) foot increase in height, above the base zone
 4 requirement, each yard setback standard shall be increased by one (1) foot.

5 (II) The maximum allowable height of any co-located cultural facility
 6 or convent or monastery and any accessory structure or use thereto may be increased above the
 7 maximum standard permitted in the applicable base zone not to exceed sixty (60) feet, provided
 8 that, for each one (1) foot increase in height, above the applicable base zone requirement, each
 9 yard setback standard shall be increased by one (1) foot.

10 (III) All accessory structures shall remain subordinate to and of a
 11 lesser height than the associated principal structure(s) and use(s).

12 (IV) All height provisions specified herein shall remain subject to the
 13 regulations of Section 27-4402(c)(5)(B), Height Standards, within the MIO Zone.

14 (bb) The maximum lot coverage for the property may be increased by not
 15 more than five percent (5%), provided that a Type C Bufferyard per Section 4.7 of the Landscape
 16 Manual is provided on all property lines shared with residential uses, and that the increase in the
 17 maximum lot coverage will be offset by enhanced stormwater management, flood control, use of
 18 solar or geothermal power, off-site tree mitigation, or similar environmental benefits.

19 (cc) Any place of worship, cultural facility, or convent or monastery located
 20 on the same assemblage of property – including any structure, accessory structure, or use – shall
 21 be subject to the following modifications of Part 27-6: Development Standards:

22 (I) The proposed use(s) shall not be subject to any maximum parking
 23 requirement. The provisions of Section 27-6305(d), Maximum Number of Off-Street Parking
 24 Spaces, shall not apply and the proposed use(s) shall not be subject to any maximum parking
 25 requirement.

26 (II) Exterior lighting on the property shall be permitted in accordance
 27 with Section 27-6706, General Standards for Exterior Lighting, except that the hours of
 28 operation may be extended to a 24-hour cycle, provided that no lighting fixtures operating after
 29 11:00 PM result in the maximum illumination level at an adjacent residential lot line to exceed
 30 0.2 foot-candles. Further, there shall be no maximum height for exterior lighting when mounted
 31 on a building containing a place of worship use, any associated cultural facility, any associated

1 convent or monastery, or any permitted accessory structure or use, provided that such lighting
2 does not create unsafe glare on street rights-of-way, but all exterior lighting placed on poles shall
3 remain limited to a maximum height of sixteen (16) feet.

4 (III) The provisions of Section 27-61002, Nonresidential and Mixed-
5 Use Form and Design Standards, shall not apply to any of the proposed uses.

6 (IV) A Type C Bufferyard per Section 4.7 of the Landscape Manual
7 shall be provided on all property lines shared with residential uses.

8 (V) Institutional signs shall be permitted on the property in
9 accordance with Section 27-61506, Standards for Special Purpose Signs, except that the
10 maximum signage area per each sign shall be increased to 200 square feet, and the maximum
11 height per sign shall be fifteen (15) feet above finished grade at the base of the sign, provided
12 that, for each one (1) foot increase in height above the standard requirement, the sign minimum
13 setback shall be increased by one (1) foot. The number of permitted signs shall not exceed two
14 (2) per street the property fronts on, regardless of whether the sign faces said street. These signs
15 shall be monument signs and may be front lit.

16 * * * * *

17 (E) **Cultural Facility**

18 Cultural facility uses co-located with a place of worship use located on an
19 assemblage of property containing a minimum of twenty-five (25) acres shall also be subject to
20 the use-specific standards specified in Section 27-5102(d)(2)(C)(vii) when the associated place
21 of worship utilizes those use-specific standards.

22 * * * * *

23 **PART 27-5. USE REGULATIONS**

24 **SECTION 27-5400. SPECIAL EXCEPTION STANDARDS**

25 * * * * *

26 **27-5402. Additional Requirements for Specific Special Exception Uses**

27 * * * * *

28 (ww) **Place of Worship**

29 (1) A place of worship use may be permitted, subject to the following:

30 (A) The minimum setback for all buildings shall be twenty-five (25) feet from
31 each lot line;

1 (B) When possible, ingress and egress should be located so as to direct traffic
2 away from streets that are internal to a residential subdivision;

3 (C) The applicant shall satisfactorily demonstrate that parking and traffic will
4 not adversely affect adjacent residential neighborhoods;

5 (D) When possible, there should be no parking spaces or loading areas located
6 in the front yard; and

7 (E) The maximum allowable lot coverage for the zone in which the use is
8 proposed shall not be increased.

9 (2) Notwithstanding Subsection 27-5402(w)(1), above, a place of worship use on an
10 assemblage of property containing a minimum of twenty-five (25) acres and which utilizes the
11 use-specific standards specified in Section 27-5102(d)(2)(C)(vii) shall not require approval of a
12 special exception and shall be permitted subject to detailed site plan review and approval
13 pursuant to Section 27-3604, Detailed Site Plan.

14 * * * * *

15 **(ppp) Cultural Facility**

16 Cultural facility uses co-located with a place of worship use located on an assemblage
17 of property containing a minimum of twenty-five (25) acres shall be exempt from special
18 exception review when the associated place of worship utilizes the use-specific standards
19 specified in Section 27-5102(d)(2)(C)(vii), and shall instead also be subject to the use-specific
20 standards of that Section.

21 * * * * *

22 **PART 27-6. DEVELOPMENT STANDARDS**

23 **SECTION 27-61200. NEIGHBORHOOD COMPATIBILITY STANDARDS**

24 * * * * *

25 **27-61202. Applicability**

26 **(b) Exemptions**

27 In addition to the exemptions specified in Section 27-6103, General Exemptions, the
28 following are exempt from these standards unless the applicable Area Master Plan or Sector Plan
29 addresses compatibility differently:

30 (1) Townhouse, multifamily, nonresidential, and mixed-use development located on
31 lots separated from single-family detached dwellings, two-family dwellings, townhouses, or

1 vacant lands in a single-family residential zone by a built and existing street with a median with
2 four or more lanes;

3 (2) Townhouse, multifamily, nonresidential, and mixed-use development abutting
4 vacant lands in a single-family residential zone that consists of publicly owned land, preserved
5 open space, existing protective easements, or environmental features, that prevent any residential
6 use of said vacant lands; or an outlot as defined by Section 24-2300, Definitions, of the
7 Subdivision Regulations;

8 (3) Uses in the Communication Uses and Educational Uses Principal Use Categories;
9 [and]

10 (4) Development within any Transit-Oriented/Activity Center base or PD zone if the
11 existing single-family detached dwellings, two-family dwellings, or townhouse dwellings are
12 also located in a Transit-Oriented/Activity Center base or PD zone[.]; and

13 (5) A place of worship use when located on an assemblage of property containing a
14 minimum of twenty-five (25) acres, any cultural facility, convent, or monastery use co-located as
15 an additional principal use on the same assemblage of property, and any associated accessory
16 structures and uses, when all principal structures are located 200 feet or more from single-family
17 detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family
18 residential zone.

19 (A) Notwithstanding Subsection 27-61202(b)(5), above, should any accessory
20 structure or use be located closer than 200 feet to a single-family detached dwelling, two-family
21 dwelling, townhouse, or vacant lands in a single-family residential zone, such accessory structure
22 or use shall remain subject to Section 27-61203(a)(2), Building Height and Setbacks.

23 * * * * *

24 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect upon its
25 adoption.

Adopted this ____ day of _____, 2026.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

BY: _____
Krystal Oriadha
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

KEY:

Underscoring indicates language added to existing law.

[Brackets] indicate language deleted from existing law.

Asterisks *** indicate intervening existing Code provisions that remain unchanged.

* * * * *