

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

Bill No. CB-074-2026  
Chapter No. \_\_\_\_\_  
Proposed and Presented by Council Member Adams-Stafford  
Introduced by \_\_\_\_\_  
Co-Sponsors \_\_\_\_\_  
Date of Introduction \_\_\_\_\_

**ZONING BILL**

1 AN ORDINANCE concerning

2 Accessory Dwelling Units

3 For the purpose of adding definitions and designating areas for accessory dwelling units  
4 consistent with authority set forth in State law; setting forth regulations for permitted accessory  
5 dwelling units; providing for the prospective application of provisions and amendments adopted  
6 herein; and providing a severability clause for the provisions related to accessory dwelling units  
7 in Prince George’s County

8 BY repealing and reenacting with amendments:

9 Sections 27-2201, 27-2500, 27-4403, 27-5201, and 27-5203

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

11 being also

12 SUBTITLE 27. ZONING.

13 The Prince George's County Code

14 (2023 Edition; 2025 Supplement).

15 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
16 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
17 District in Prince George's County, Maryland, that Section 27-2201(e), 27-2500, 27-4403, 27-  
18 5201, and 27-5203 of the Zoning Ordinance of Prince George's County, Maryland, being also  
19 Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and  
20 reenacted with the following amendments:

**SUBTITLE 27. ZONING.**

**PART 2. INTERPRETATION AND DEFINITIONS**

**Sec. 27- 2200 Measurement and Exceptions of Intensity and Dimensional Standards**

**27-2201. Measurement**

\* \* \* \* \*

(e) Net Density (Dwelling Units per Acre)

Net density (expressed as dwelling units per acre) shall be determined by dividing the total number of dwelling units located or proposed on a lot by the net lot area (see Section 27-2201(a), above). If net lot area is measured in square feet, the result of this division shall be multiplied by 43,560. Net density standards apply only to residential development comprised of dwelling units. Accessory dwelling units shall not be included in the calculation of net density. However, in the RCO subzone of the Chesapeake Bay Critical Area Overlay (CBCAO) Zone, any accessory dwelling unit that exceeds 900 square feet of enclosed area shall be included in the calculation of density. In the RCO sub-zone of the [Chesapeake Bay Critical Area Overlay] [(CBCAO)] Zone only, the gross tract acreage is used to calculate density except as noted in Section 5B-115(f) of the County Code.

\* \* \* \* \*

**27-2500 Definitions**

**Accessory dwelling unit**

**(A)** “Accessory dwelling unit” is defined as a secondary-dwelling unit that is:

**(i)** On the same lot, parcel, or tract as a principal single-family detached dwelling unit that is constructed; and

**(ii)** not greater than 75% of the size of and subordinate in use to the principal single-family detached dwelling unit.

**(B)** “Accessory dwelling unit” includes a structure that is:

**(i)** Separate from the principal single-family detached dwelling unit; or

**(ii)** Attached as an addition to or otherwise within the same building as the principal single-family detached dwelling unit.

\* \* \* \* \*

**SUBTITLE 27. ZONING.**

**PART 27-4. ZONES AND ZONE REGULATIONS**

**SECTION 27-4400 Overlay Zones**

\* \* \* \* \*

**27-4403. Other Overlay Zones**

(a) Neighborhood Conservation Overlay (NCO) Zone

\* \* \* \* \*

**(5) Specific Neighborhood Conservation Overlay Zones**

**(A) Greenbelt Neighborhood Conservation Overlay Zone**

\* \* \* \* \*

**(iv) Development Standards**

\* \* \* \* \*

**(cc) Multiple Principal Dwellings on Same Lot or Parcel**

Notwithstanding Section 27-5101(b)(2), multiple single-family detached, townhouse, two-family, three-family, artists’ residential studios, and/or live-work dwellings may be permitted on any lot or parcel in the RSF-A Zone within the Greenbelt NCOZ. [This provision shall not be interpreted to permit accessory dwelling units and shall only apply to multiple principal dwellings on the same lot or parcel.]

\* \* \* \* \*

**SUBTITLE 27. ZONING.**

**PART 27-5. USE REGULATIONS**

**SECTION 27-5201. Designation of Accessory Uses and Structures**

**27-5201. Designation of Accessory Uses and Structures**

\* \* \* \* \*

**(b) Accessory Use/Structure Table for Rural and Agricultural, and Residential Base Zones**

Table 27-5201(b): Accessory Use/Structure Table for Rural and Agricultural, and Residential Base Zones												
P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited												
Accessory Use/Structure	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	
Accessory building, increase in height	SE	SE	SE	SE	SE	SE	X	SE	SE	X	X	Refer to special exception standards
<u>Accessory dwelling unit</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>27-5203(b)(19)</u>
Accessory structures and uses, except as otherwise provided	P	P	P	P	P	P	P	P	P	P	P	
* * * * *												

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**(c) Accessory Use/Structure Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones**

**Table 27-5201(c): Accessory Use/Structure 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**

Accessory Use/Structure	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
	CN	CS	CGO	IE	IH	NAC	TAC		LTO		RTO-L		RTO-H		RMH		
							Core	Edge	Core	Edge	Core	Edge	Core	Edge			
Accessory building, increase in height	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
<u>Accessory dwelling unit</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>27-5203(b)(19)</u>
Accessory structures and uses, except as otherwise provided	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	

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**(d) Accessory Use/Structure Table for Planned Development Zones**

<b>Table 27-5201(d): Accessory Use/Structure Table for Planned Development Zones</b> <b>A = Permitted, Unless the District Council Prohibits the Use in the PD Basic Plan</b> <b>SE = Allowed only with the approval of a Special Exception X = Prohibited</b>								
Accessory Use/Structure	Planned Development Zones							Use-Specific Standards
	R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD	
Accessory building, increase in height	X	X	X	X	X	X	X	Refer to special exception standards
<u>Accessory dwelling unit</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>27-5203(b)(19)</u>
Accessory structures and uses, except as otherwise provided	A	A	A	A	A	A	A	
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**(e) Accessory Use/Structure Table for Overlay Zones**



1 **SECTION 27-5203. Standards Specific to Accessory Uses and Structures**

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3 **(b) Standards for Specific Accessory Uses and Structures**

4 \* \* \* \* \*

5 **(19) Accessory dwelling unit**

6 (A) An accessory dwelling unit is only permitted where the principal use is a  
7 single-family detached dwelling.

8 (B) Only one accessory dwelling unit is permitted per lot.

9 (C) The gross floor area of an accessory dwelling unit shall not exceed 75% of the  
10 gross floor area of the associated principal single-family detached dwelling.

11 (D) The height of an accessory dwelling unit shall be a maximum of 22 feet  
12 irrespective of any height limitation for accessory structures in the applicable zone. However, the  
13 accessory dwelling unit’s height shall not exceed the height of the principal single-family  
14 detached dwelling.

15 (E)Where the principal single-family detached dwelling is a nonconforming use,  
16 addition of an accessory dwelling unit shall not be considered an alteration, extension, or  
17 enlargement of that single-family detached dwelling within the meaning of Section 27-7103 of  
18 this Subtitle and may proceed without attaining approval of a special exception.

19 (F) Within the RCO zone, accessory dwelling units are subject to the following  
20 additional requirements:

21 (i) The accessory dwelling unit must not require a variance from any critical area  
22 development standards, including, but not limited to, those contained in Subtitle 5B of the  
23 County Code;

24 (ii) An accessory dwelling unit that is separate from the principal single-family detached  
25 dwelling shall have its entire perimeter within 100 feet of the principal single-family detached  
26 dwelling;

27 (iii) An accessory Dwelling Unit that is attached as an addition to or otherwise within the  
28 same building as the principal single-family detached dwelling may not increase the lot coverage  
29 (as defined in Subtitle 5B of the County Code) of that single-family detached dwelling by more  
30 than 900 square feet.

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SECTION 2. BE IT FURTHER ENACTED that the provisions of Section 27-2201, 27-2500, 22-4403, 27-5201, and 27-5203 shall be renumbered or reordered, as appropriate, to accommodate the incorporation of the provisions of this Ordinance and to be consistent with the tabulation conventions within the Zoning Ordinance.

SECTION 3. BE IT FURTHER ENACTED the provisions of this Ordinance shall apply prospectively.

SECTION 4. BE IT FURTHER ENACTED that the provisions of this Ordinance are severable; and, in the event that any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Ordinance, since the same would have been adopted without the incorporation in this Ordinance of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection, or section.

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SECTION 5. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after its 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.

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