

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

Bill No. CB-019-2026

Chapter No. _____

Proposed and Presented by Council Members Oriadha, Blegay, and Dernoga

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Use Regulations – Qualified Data Centers

3 For the purpose of repealing the exemption from detailed site plan review for qualified data
4 centers.

5 BY repealing and reenacting with amendments:

6 Section 27-5102,

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

8 being also

9 **SUBTITLE 27. ZONING.**

10 The Prince George's County Code

11 (2023 Edition; 2025 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
14 District in Prince George's County, Maryland, that Section 27-5102 of the Zoning Ordinance of
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

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

19 **SECTION 27-5100. PRINCIPAL USES.**

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

1 * * * * *

2 (e) Commercial Uses

3 * * * * *

4 (4) Business Support Service Uses

5 * * * * *

6 (B) Qualified Data Center

7 (i) A qualified data center shall include a site plan with any building
8 permit application.

9 (ii) Qualified data centers shall be [exempt from] subject to detailed site
10 plan approval.

11 * * * * *

12 (v) In the RR Zone, [the following additional requirements shall apply:

13 (aa) A] a qualified data center shall be located on land with a
14 minimum acreage of 25 acres in size, at least 4,000 feet from a regional park, and the use shall be
15 within a structure that is at least 300 feet from any residential use and at least 500 feet from any
16 place of worship.

17 [(bb) At least 30 days prior to submitting a building permit application,
18 the applicant shall provide an informational mailing of the proposed application for a qualified
19 data center permit to all adjoining property owners, registered civic associations and
20 homeowners associations for the area within the respective Councilmanic District, as well as all
21 municipalities within one (1) mile of the site proposed for development of the use. The
22 informational mailing shall at least include the permit application number; a description of the
23 property and its location; the nature of the applicant's request; the applicant's telephone number,
24 mailing address, and e-mail address and a statement from the applicant inviting comment about
25 the application; and DPIE's telephone number, mailing address, and e-mail address, to obtain
26 more information and/or submit public comment about the application after it is filed. The
27 applicant shall obtain the list of addresses and compliance affidavit from the Maryland-National
28 Capital Park and Planning Commission. The applicant shall provide the affidavit to DPIE as
29 proof of compliance with this informational mailing requirement as a prerequisite to acceptance
30 of the application. The failure of a person or entity above to receive the informational mailing
31 shall not be a basis for denial of the permit for a qualified data center.]

1 [(cc)] **(bb)** Regulations concerning the net lot area, lot coverage and green
2 area, lot width/frontage, yards, building height, intensity, accessory buildings, and other similar
3 requirements for uses in the CGO Zone shall not apply. Instead, the minimum green area shall be
4 10 percent, the minimum front yard setback shall be 25 feet, the minimum side and rear yards
5 shall be 20 feet, and the building height shall not exceed 35 feet. [In addition, the applicant may
6 propose these regulations on the site plan to be reviewed by DPIE and M-NCPPC staff and
7 approved by DPIE.]

8 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
9 (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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