COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND SITTING AS THE DISTRICT COUNCIL

2025 Legislative Session

Bill No.	CB-069-2025
Chapter No.	
Proposed and F	Presented by Council Members Dernoga, Fisher, Olson and Oriadha
Introduced by	Council Members Dernoga, Oriadha, Olson, Fisher and Burroughs
Co-Sponsors	
Date of Introdu	oction October 14, 2025
	ZONING BILL
AN ORDINANC	
	ns – Permitted Uses – Quick Service Restaurants with Drive-Through Service
For the purpose of	of limiting the location of new quick-service restaurants with drive-through
service by prohib	iting such uses in residential zones and allowing such uses by special exception
in certain comme	rcial zones to address the unique adverse impacts associated with quick-service
restaurants with c	lrive-through service.
BY repealing and	reenacting with amendments:
	Sections 27-5101, 27-5102 and 27-5402,
	The Zoning Ordinance of Prince George's County, Maryland,
	being also
	SUBTITLE 27. ZONING.
	The Prince George's County Code
	(2023 Edition; 2024 Supplement).
WHEREAS	, Prince George's County has an abundance of quick-service restaurants with
drive-through ser	vice already available to those who wish to frequent them; and
WHEREAS	, Quick-service restaurants with drive-through service create unique adverse
•	anding neighborhoods and Prince George's County in general; and
	, Quick-service restaurants with drive-through service can become magnets of
_	stion, discouraging walking, public transit use and visits to neighboring
husinesses, and	

WHEREAS, Quick-service restaurants with drive-through service also lead to accidents with pedestrians, cyclists and other cars, and contradict the environmental and livability goals of our communities; and

WHEREAS, Permitting the unfettered development of quick-service restaurants with drivethrough service contributes to prolonging the car-centric culture that plans like Plan 2035 seek to end; and

WHEREAS, Prince Georgians are experiencing a health crisis, with high obesity and heart disease rates, high exposure to the pollutants and particulates brought from car exhaust; and

WHEREAS, Prince Georgians have continuously expressed a desire for a more vibrant, walkable County- and this bill seeks to prevent poor development patterns that undermine that goal; now, therefore,

SECTION 1. BE IT ENACTED by the 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, that Sections 27-5101, 27-5102 and 27-5402 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 27-5. USE REGULATIONS.

SECTION 27-5100. PRINCIPAL USES.

27-5101. Principal Use Tables

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

	Table 27-52 P = Permitt													
Principal Use	Principal Use Type		Rural and Agricultural Base Zones				Use-Specific Standards							
Category			DOG	AC	A D	DE	DD	RSF-	RSF-	RSF-	RMF-	RMF-	RMF-	
			ROS	AG	AK	RE	RR	95	65	A	12	20	48	
	*	*	*	k	*		*	I	*	*	*	*	<u> </u>	l
					C	omm	ercial	Uses						
	*	*	*	k	*		*		*	*	*	*	k	
	*	*	*		*		*	*		*	*	*		
Eating or Drinking Establishment Uses	Restaurant, questions service (with through)		X	X	X	X	X	X	X	X	X	[P] <u>X</u>	[P] <u>X</u>	[27- 5102(e)(5)(A)]
	*	*	*		*	1	*	*	1	*	*	*	ı	1

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

Principal		Nonresidential Base Zones				Transi	t-Orie	nted/A	ctivity	y Cent	er Bas	e Zone	es	Other	Use-		
Use Category	Principal Use Type				NAC	TAC		LTO		RTO-L		RTO-H		Base Zones	Specific		
		CN	CS	CGO	IE	IH		Core	Edge	Core	Edge	Core	Edge	Core	Edge	RMH	Standards
	*	:	*	*			*	3	<u> </u>	*		*		*	*		
							Com	mercia	al Uses								
	*	•	*	*			*	>	k	*		*		*	*		
	* *		*		*		*	·	*		*		*	*			
Eating or Drinking Establishment Uses	Restaurant, quick- service (with drive-through)	X	[P] <u>SE</u>	[P] <u>SE</u>	[P] <u>X</u>	X	X	X	[P] <u>X</u>	X	X	X	X	X	X	X	[27- 5102(e)(5) (A)] Refer to special exception standards

(e) Principal Use Table for Planned Development Zones

	A = I	Table 27-51 Permitted, u C = Allowed	nless the	e District C	Counci	l prohit	oits the u	ıse in the I	PD Basic			
Principal Use Category		Principa	pe	R- PD	NAC- PD		Developm LTO- PD	RTO- PD	MU- PD	IE- PD	Use-Specific Standards	
	*	*	*	*	*		*	*	*	*		
				Cor	mmerc	ial Uses						
	*	*	*	*	*		*	*	*	*		
5.1.		*	*	*		*	*	*	*		*	*
Eating or Drinking Establishment Uses		aurant, quicle-through)	k-service	(with	[A] <u>SE</u>	X	X	X	X	X	[A] <u>X</u>	[27-5102(e)(5)(A <u>Refer to special</u> <u>exception standard</u>
*		*	*	*	*		*	*	*	*		

1	Sec. 27-510	2. Require	ements for	Permitted 1	Principal U	Jses			
2	*	*	*	*	*	*	*	*	*
3	(e) C	ommercia	l Uses						
4	*	*	*	*	*	*	*	*	*
5	(5	Eating	or Drinkir	ng Establish	ment Uses	;			
6		(A) A	ny Eating o	or Drinking	g Establish	ment Use			
7	*	*	*	*	*	*	*	*	*
8		[(i	ii) A specia	al exception	as indicate	d in Tables	27-5201(b)	through (e) shall
9	not be requi	ired for the	principal u	se "Restaura	ant, Quick-	Service (wi	th Drive-Th	nrough)".	
10	However, if	f the establ	ishment inc	ludes drive-	through sea	vice, it also	shall comp	oly with the	
11	accessory u	se standard	ds in Section	n 27-5203(b)(4), Drive-	-Through S	ervice.]		
12	*	*	*	*	*	*	*	*	*
13		SEC'	TION 27-5	400. SPECI	AL EXCE	PTION ST	TANDARD	S	
14	Sec. 27-540	2. Additio	nal Requir	rements for	Specific E	xception U	ses		
15	(z) [F	Reserved]	Restaurant	, quick-ser	vice (with o	drive-throu	<u>igh)</u>		
16	<u>(1</u>	<u>)</u> A quicl	k-service re	staurant wit	h drive-thro	ough service	e may be pe	rmitted, sub	<u>oject</u>
17	to the follow	<u>wing:</u>							
18		<u>(A)</u> T	he Zoning H	Hearing Exa	miner may	determine t	o limit over	night hours	of
19	operation to	<u>minimize</u>	the adverse	impact on a	adjacent res	sidential dw	vellings;		
20		(B) T	he proposed	use will no	t cause und	lue harm to	the neighbo	orhood as a	<u>result</u>
21	of a noninh	erent adver	rse effect alo	one or the co	<u>ombination</u>	of an inher	ent or a nor	n-inherent a	<u>dverse</u>
22	effect in any	y of the fol	lowing cate	gories: nois	e, illuminat	tion, fumes	odors, or p	hysical acti	vity;
23		(C) T	he proposed	use will no	t create a tr	affic hazar	d or traffic i	nuisance be	<u>cause</u>
24	of its location	on in relati	on to simila	r uses, nece	ssity of tur	ning moven	nents in rela	ation to its a	ccess
25	to public ro	ads and int	ersections,	or its location	on in relatio	on to other b	ouildings or	approved	
26	buildings or	n or near th	ne site and the	he traffic pa	tterns from	such build	ings or caus	e frequent t	urning
27	movements	across side	ewalks and	pedestrian v	vays, therel	oy disruptin	g pedestria	n circulation	<u>1</u>
28	within a cor	ncentration	of retail ac	tivity;					
29	<u>(2</u>	In addi	tion to the r	<u>equirements</u>	s set forth in	n Section 2'	7-3604(c)(5)(F), the site	e plan
30	for a restau	rant, quick	-service wit	h drive-thro	ugh service	e shall show	the topogr	aphy of the	
31	subject lot a	and abuttin	g lots (for a	depth of at	least fifty (50) feet).			

1	(3) When approving a Special Exception for a quick service restaurant with drive-
2	through service, the District Council shall find that for the proposed use:
3	(A) A need exists for the proposed use for service to the population in the
4	neighborhood considering the present availability of such use to the neighborhood; and
5	(B) The proposed use will not result in an excessive concentration of similar
6	uses in the same general neighborhood of the proposed use.
7	(4) This subsection shall not apply to a Restaurant, quick-service (with drive-through
8	service) use that is limited to a pick-up window and has no menu board or ordering station for
9	customers to order food or drinks.
10	SECTION 2. BE IT FURTHER ENACTED that any Special Exception or Detailed Site
11	Plan application filed prior to October 1, 2025, and approved shall not be subject to this
12	provision and shall be deemed a conforming use.
13	SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
14	(45) calendar days after its adoption.
	Adopted this day of, 2025.
	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:
	Edward P. Burroughs III Chair
	ATTEST:
	Donna J. Brown Clerk of the Council
	KEY: <u>Underscoring</u> indicates language added to existing law.

erisks *	** indicate	intervening	ed from exigexisting C	ode provisi	ons that ren	nain unchai	nged.	
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