

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2025 Legislative Session**

Bill No. CB-069-2025

Chapter No. 41

Proposed and Presented by Council Members Dernoga, Olson and Oriadha

Introduced by Council Members Dernoga, Olson, Oriadha and Burroughs

Co-Sponsors \_\_\_\_\_

Date of Introduction October 14, 2025

**ZONING BILL**

1 AN ORDINANCE concerning

2 Use Regulations – Permitted Uses – Quick Service Restaurants with Drive-Through Service  
3 For the purpose of limiting the location of new quick-service restaurants with drive-through  
4 service by prohibiting such uses in residential zones and allowing such uses by special exception  
5 in certain commercial zones to address the unique adverse impacts associated with quick-service  
6 restaurants with drive-through service.

7 BY repealing and reenacting with amendments:

8 Sections 27-5101, 27-5102 and 27-5402,  
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; 2024 Supplement).

14 WHEREAS, Prince George’s County has an abundance of quick-service restaurants with  
15 drive-through service already available to those who wish to frequent them; and

16 WHEREAS, Quick-service restaurants with drive-through service create unique adverse  
17 impacts on surrounding neighborhoods and Prince George’s County in general; and

18 WHEREAS, Quick-service restaurants with drive-through service can become magnets of  
19 traffic and congestion, discouraging walking, public transit use and visits to neighboring  
20 businesses; and



**27-5101. Principal Use Tables**

**(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	
		*	*	*	*	*	*	*	*	*	*	*	*
<b>Commercial Uses</b>													
		*	*	*	*	*	*	*	*	*	*	*	*
Eating or Drinking Establishment Uses		*	*	*	*	*	*	*	*	*	*	*	*
	Restaurant, quick service (with drive-through)	X	X	X	X	X	X	X	X	X	[P] X	[P] X	[27-5102(e)(5)(A)]
		*	*	*	*	*	*	*	*	*	*	*	*

\* \* \* \* \*

(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			
*																		
<b>Commercial Uses</b>																		
*																		
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	X	[P] <u>X</u>	X	X	X	X	X	X	X	X
*																		

\* \* \* \* \*

(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		
		*	*	*	*	*	*	*	*	*
<b>Commercial Uses</b>										
		*	*	*	*	*	*	*	*	*
Eating or Drinking Establishment Uses		*	*	*	*	*	*	*	*	*
	Restaurant, quick-service (with drive-through)	[A] <u>SE</u>	X	X	X	X	X	X	[A] <u>X</u>	[27-5102(e)(5)(A)] <u>Refer to special exception standards</u>
		*	*	*	*	*	*	*	*	*

\* \* \* \* \*

\* \* \* \* \*

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

2 \* \* \* \* \*

3 **(e) Commercial Uses**

4 \* \* \* \* \*

5 **(5) Eating or Drinking Establishment Uses**

6 **(A) Any Eating or Drinking Establishment Use**

7 \* \* \* \* \*

8 [(ii) A special exception as indicated in Tables 27-5201(b) through (e) shall  
9 not be required for the principal use "Restaurant, Quick-Service (with Drive-Through)".

10 However, if the establishment includes drive-through service, it also shall comply with the  
11 accessory use standards in Section 27-5203(b)(4), Drive-Through Service.]

12 \* \* \* \* \*

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

14 **Sec. 27-5402. Additional Requirements for Specific Exception Uses**

15 **(z) [Reserved] Restaurant, quick-service (with drive-through)**

16 **(1) A quick-service restaurant with drive-through service may be permitted, subject**  
17 **to the following:**

18 **(A) The Zoning Hearing Examiner may determine to limit overnight hours of**  
19 **operation to minimize the adverse impact on adjacent residential dwellings;**

20 **(B) The proposed use will not cause undue harm to the neighborhood as a result**  
21 **of a noninherent adverse effect alone or the combination of an inherent or a non-inherent adverse**  
22 **effect in any of the following categories: noise, illumination, fumes, odors, or physical activity;**

23 **(C) The proposed use will not create a traffic hazard or traffic nuisance because**  
24 **of its location in relation to similar uses, necessity of turning movements in relation to its access**  
25 **to public roads and intersections, or its location in relation to other buildings or approved**  
26 **buildings on or near the site and the traffic patterns from such buildings or cause frequent turning**  
27 **movements across sidewalks and pedestrian ways, thereby disrupting pedestrian circulation**  
28 **within a concentration of retail activity;**

29 **(2) In addition to the requirements set forth in Section 27-3604(c)(5)(F), the site plan**  
30 **for a restaurant, quick-service with drive-through service shall show the topography of the**  
31 **subject lot and abutting 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 18<sup>th</sup> day of November, 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:  
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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