

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

Bill No. CB-035-2026

Chapter No. _____

Proposed and Presented by Council Member Oriadha

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Use Regulations – Day Care Centers for Children

3 For the purpose of increasing access to childcare facilities by eliminating special exception
4 approval for day care centers for children in all zones; exempting day care centers for children
5 from detailed site plan approval; providing for community notification of proposed day care
6 centers; removing minimum parking requirements in all transit-oriented zones; reducing
7 minimum parking requirements in certain activity zones; and providing for alternative parking
8 compliance in all other zones.

9 BY repealing and reenacting with amendments:

10 Sections 27-5101, 27-5102, 27-5402 and 27-6305

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

12 being also

13 **SUBTITLE 27. ZONING.**

14 The Prince George's County Code

15 (2023 Edition; 2025 Supplement).

16 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
17 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
18 District in Prince George's County, Maryland, that Sections 27-5101, 27-5102, 27-5402, and 27-
19 6305 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of
20 the Prince George's County Code, be and the same are hereby repealed and reenacted with the

1 following amendments:

2

SUBTITLE 27. ZONING.

3

PART 27-5. USE REGULATIONS.

4

SECTION 27-5100. PRINCIPAL USES.

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	
		*	*	*	*	*	*	*	*	*	*	*	*
Public, Civic, and Institutional Uses													
		*	*	*	*	*	*	*	*	*	*	*	*
Community Service Uses		*	*	*	*	*	*	*	*	*	*	*	*
	Day care center for children	[SE] <u>P</u>	[SE] <u>P</u>	[SE] <u>P</u>	[SE] <u>]</u> <u>P</u>	[SE] <u>P</u>	[SE] <u>P</u>	[SE] <u>P</u>	[SE] <u>P</u>	[SE] <u>P</u>	[SE] <u>P</u>	[SE] <u>P</u>	27-5102(d)(2)(A) [and refer to special exception standards]
		*	*	*	*	*	*	*	*	*	*	*	*

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			
		CN	CS	CGO	IE	IH	Core	Edge	Core	Edge	Core	Edge	Core	Edge	Core	Edge	RMH	
*																		
Public, Civic, and Institutional Uses																		
*																		
Community Service Uses	*																	
	Day care center for children	[SE] P	[SE] P	[SE] P	[S E] P	[S E] P	P	P	P	P	P	P	P	P	P	P	X	27-5102 (d)(2)(A) [and refer to special exception standards]
	*																	

* * * * *

(d) 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		
		*	*	*	*	*	*	*	*	*
Public, Civic, and Institutional Uses										
		*	*	*	*	*	*	*	*	*
Community Service Uses		*	*	*	*	*	*	*	*	*
	Day care center for children	[SE] <u>A</u>	A	A	A	A	A	A	[SE] <u>A</u>	27-5102 (d)(2)(A) and refer to special exception standards
		*	*	*	*	*	*	*	*	*

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

2 * * * * *

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

4 * * * * *

5 (2) Community Service Uses

6 (A) Day Care Center for Children

7 (i) The center shall comply with all applicable State regulations and obtain
8 appropriate State licensing prior to operation.

9 (ii) The center shall provide a minimum of 75 square feet of usable outdoor
10 play or activity area per child.

11 (iii) The outdoor play or activity area shall be fenced.

12 (iv) Any off-premises outdoor play or activity area shall be located near the
13 building housing the center, and shall be safely accessible without crossing (at grade) any
14 hazardous area, such as a street or driveway.

15 (v) The play area shall be sufficiently shaded during the warmer months to
16 afford protection from the sun.

17 (vi) If the play area is to be used before or after daylight hours, it shall have
18 sufficient lighting to ensure safe operation of the area during such times.

19 (vii) Outdoor play shall be limited to the hours between 7 a.m. and 9 p.m.

20 (viii) The center shall provide designated passenger drop-off and pick-up
21 spaces in accordance with Section 27-6307(g)(2), Drop-Off and Pick-Up Areas.

22 (ix) Day care centers for children shall be exempt from detailed site plan
23 approval. A day care center for children shall include a site plan with any building permit
24 application. The site plan shall show:

25 (aa) The proposed enrollment; and

26 (bb) The location and size of outdoor play or activity areas.

27 **(x) Community Notification.** Notice of the application for building permit
28 shall be conspicuously posted for a period of thirty (30) days following the filing of the
29 application.

30 **(xi) Alternative Parking Compliance.** The required parking spaces for
31 day care centers for children set forth in Sec. 27-6305 may be allowed on the street abutting

1 proposed site of the day care center.

2 * * * * *

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

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

5 * * * * *

6 **(x) [Day Care Center for Children] Reserved.**

7 [(1) A day care center for children may be permitted, subject to the following:

8 (A) The District Council may specify the maximum number of children to be
9 enrolled, which may not be increased by State or local health, education, or fire regulations;

10 (B) An ample outdoor play or activity area shall be provided, in accordance with
11 the following:

12 (i) All outdoor play areas shall have at least seventy-five (75) square feet
13 of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75)
14 square feet per child for the total number of children to use the play area at one (1) time,
15 whichever is greater;

16 (ii) All outdoor play areas shall be located at least twenty-five (25) feet
17 from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at
18 least four (4) feet in height;

19 (iii) A greater set back from adjacent properties or uses or a higher fence
20 may be required by the District Council if it determines that it is needed to protect the health and
21 safety of the children utilizing the play area;

22 (iv) Any off-premises outdoor play or activity area shall be located in
23 proximity to the day care center, and shall be safely accessible without crossing (at grade) any
24 hazardous area, such as a street or driveway;

25 (v) The play area shall contain sufficient shade during the warmer months
26 to afford protection from the sun;

27 (vi) Sufficient lighting shall be provided on the play area if it is used before
28 or after daylight hours to insure safe operation of the area; and

29 (vii) Outdoor play shall be limited to the hours between 7 a.m. and 9 p.m.;

30 (C) In the CGO, CS, IE, and IH zones, a special exception for a day care center
31 for children shall be allowed only if the Council finds that existing development and uses in the

neighborhood (particularly on adjacent properties) will not adversely affect the proposed use.

(2) In addition to the requirements of Section 27-3604(c), Special Exception Submittal Requirements, the site plan shall show:

(3) Any day care center for children which has, on or before the effective date of this Ordinance, fully complied with the provisions of this Subtitle in effect at the time the use commenced shall not be required to meet the requirements of this Section, provided that the use has not been expanded or changed since that time. Any expansion or change shall be governed by the provisions of this Section, or of Section 27-5102(d)(2)(A), Day Care Center for Children.

(4) For the purposes of this Section, enrollment shall mean the largest number of children enrolled in the center in any one (1) session.]

* * * * *

PART 27-6. DEVELOPMENT STANDARDS

SECTION 27-6300. OFF-STREET PARKING AND LOADING

Sec. 27-6305. Off-Street Parking Standards

(a) Minimum Number of Off-Street Parking Spaces

Except as otherwise provided for multiple use developments (see Section 27-6305(c) below), new development or a change in use or expansion shall provide the minimum number of off-street parking spaces in accordance with Table 27-6305(a), Minimum Number of Off-Street Parking Spaces, based on the principal use(s) involved and the extent of development.

Interpretation of the off-street parking space standards for uses with variable parking demands or unlisted uses is provided in Section 27-6305(b), Unlisted Uses.

Table 27-6305(a): Minimum Number of Off-Street Parking Spaces

Table 27-6305(a): Minimum Number of Off-Street Parking Spaces								
Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PD)		TAC Zone (Base and PD)		NAC (Base and PD)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
*	*	*	*	*	*	*	*	*
Community Service Uses		*	*	*	*	*	*	*
	Day care center for children	No minimum	[1.0 per 20 children] <u>No minimum</u>	1.0 per 20 children	1.0 per [12] 20 children	1.0 per 20 children	1.0 per 10 children	1.0 per 10 children
	*	*	*	*	*	*	*	*

22

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