

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

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

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

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

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

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 Sections 27-5101, 27-5102 and 27-5402 of
15 the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince
16 George's County Code, be and the same are hereby repealed and reenacted with the following
17 amendments:

18 **SUBTITLE 27. ZONING.**

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

20 **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
		*	*	*	*	*	*	*	*	*	*		*
Commercial Uses													
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)]
	*	*	*	*	*	*	*	*	*	*	*	*	*

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(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	
		Zones					TAC		LTO		RTO-L		RTO-H			RMH
		CN	CS	CGO	IE	IH	Core	Edge	Core	Edge	Core	Edge	Core	Edge		
		*	*	*	*	*	*	*	*	*	*	*	*	*		
Commercial Uses																
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	X	X	X	X	X	[27-5102(e)(5) (A)] <u>Refer to special exception standards</u>	
*		*	*	*	*	*	*	*	*	*	*	*	*	*	*	

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

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Sec. 27-5102. Requirements for Permitted Principal Uses

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(e) Commercial Uses

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(5) Eating or Drinking Establishment Uses**(A) Any Eating or Drinking Establishment Use**

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

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

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SECTION 27-5400. SPECIAL EXCEPTION STANDARDS**Sec. 27-5402. Additional Requirements for Specific Exception Uses****(z) [Reserved] Restaurant, quick-service (with drive-through)**

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

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

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

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

(2) In addition to the requirements set forth in Section 27-3604(c)(5)(F), the site plan for a restaurant, quick-service with drive-through service shall show the topography of the 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 18th 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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