

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

Bill No. CB-065-2025
Chapter No. 39
Proposed and Presented by Council Members Hawkins and Fisher
Introduced by Council Members Hawkins, Fisher, Watson, Adams-Stafford and Dernoga

Co-Sponsors Council Member Ivey
Date of Introduction October 7, 2025

ZONING BILL

1 AN ORDINANCE concerning

2 Cannabis Uses

3 For the purpose of reconciling areas for Cannabis uses consistent with authority set forth in State
4 law; revising use-specific standards for permitted Cannabis uses; establishing parking regulations
5 for permitted Cannabis uses; providing for the prospective application of provisions and
6 amendments adopted herein; providing a severability clause for the provisions related to
7 Cannabis uses in Prince George's County; and generally regarding Cannabis areas and uses in
8 Prince George's County.

9 BY repealing and reenacting with amendments:

10 Sections 27-5101, 27-5102, 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; 2024 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, and 27-6305 of
19 the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince

1 George's County Code, be and the same are hereby repealed and reenacted with the following
2 amendments:

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

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

Sec. 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	
Rural and Agricultural Uses												
Agriculture/ Forestry Uses	Cannabis grower	X	P	P	X	X	X	X	X	X	X	27-5102(b)(1)(B)
	Cannabis micro-grower	X	P	P	X	X	X	X	X	X	X	27-5102(b)(1)(C)
	*	*	*	*	*	*	*	*	*	*	*	*
	*	*	*	*	*	*	*	*	*	*	*	*
Commercial Uses												
Retail Sales and Service Uses	*	*	*	*	*	*	*	*	*	*	*	*
	Cannabis dispensary	X	X	X	X	X	X	X	X	X	X	27-5102(e)(9)(C)

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	Agricultural Base Zones						Residential Base Zones						Use-Specific Standards
		ROS	AG	AR	RE	RR	RSF-	RSF-	RSF-	RSF-	RMF-	RMF-	RMF-	
	Cannabis micro-dispensary	X	[X]P	[X]P	X	X	X	X	X	X	X	X	X	27-5102(e)(9)(D)
	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Industrial Uses														
	Cannabis processor	X	[X]P	[X]P	X	X	X	X	X	X	X	X	X	27-5102(f)(3)(A)
	Cannabis micro-processor	X	[X]P	[X]P	X	X	X	X	X	X	X	X	X	27-5102(f)(3)(B)
	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	*	*	*	*	*	*	*	*	*	*	*	*	*	*

(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		
		CN	CS	CGO	IE	IH	NAC	TAC	LTO	RTO-L	RTO-H				
Commercial Uses															
Retail Sales and Service Uses	Cannabis dispensary	[X]P	P	P	P	P	[X]P	[X]P	[X]P	[X]P	[X]P	[X]P	X	27-5102(e)(9)(G)	
	Cannabis micro-dispensary	[X]P	P	P	P	P	[X]P	[X]P	[X]P	[X]P	[X]P	[X]P	X	27-5102(e)(9)(H)	
		*	*	*	*	*	*	*	*	*	*	*	*	*	
		*	*	*	*	*	*	*	*	*	*	*	*	*	

(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		
*	*	*	*	*	*	*	*	*	*	*
Commercial Uses										
*	*	*	*	*	*	*	*	*	*	*
Retail Sales and Service Uses	Cannabis dispensary	[X] A	[X] A	[X] A	[X] A	[X] A	[X] A	[X] A		
	Cannabis micro-dispensary	[X] A	[X] A	[X] A	[X] A	[X] A	[X] A	[X] A		
*	*	*	*	*	*	*	*	*	*	*
*	*	*	*	*	*	*	*	*	*	*

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

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone X = Prohibited, irrespective of treatment by underlying base zone

SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone

P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	CBCAO Zones (1)						APAO Zones						MIO Zones (2)						Use Specific Standards
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	HINA	APZ	CZ	HINA			
Rural and Agricultural Uses																				
		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	
Agriculture/Forestry Uses	Cannabis grower																		27-	
	Cannabis micro-grower																		5102(b)(1)(B)	
	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	27-	
Commercial Uses																				
		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone X = Prohibited, irrespective of treatment by underlying base zone

SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone

P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	CBCAO Zones (1)						APAO Zones						MIO Zones (2)			Use Specific Standards
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	HINA			
Retail Sales and Service Uses	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	Cannabis dispensary	X															27-5102(e)(9)(C)
	Cannabis micro-dispensary	X															27-5102(e)(9)(D)
Manufacturing Uses	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	Industrial Uses																
	Cannabis processor																27-5102(f)(3)(A)

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone X = Prohibited, irrespective of treatment by underlying base zone

SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone

P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	CBCAO Zones (1)					APAO Zones					MIO Zones (2)			Use Specific Standards
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	HINA	
	Cannabis micro-processor														27-5102(f)(3)(B)
*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*

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

2 * * * * * * * *

3 **(a) Agricultural Uses**

4 **(1) Agriculture**

5 * * * * * *

6 **(B) Cannabis Grower**

7 **(i)** The boundaries of property used for an outdoor [medical] cannabis grower [and/or
8 processor] uses shall be located a minimum of 300 feet from:

9 **aa.** Any of the following Zones: RE, RR, RSF-95, RSF-65, and R-PD [residential
10 zone, including a residential comprehensive design zone under the prior ordinance];

11 **bb.** Any [playground, recreation center, library, or public park] land owned by
12 The Maryland-National Capital Park and Planning Commission; and

13 **cc.** Any pre-existing primary or secondary school in the State, [or] a pre-existing
14 licensed childcare center, or registered[,] pre-existing family childcare home under the Education
15 Article, Annotated Code of Maryland.

16 **[(ii)]** Buildings, structures, and parking shall be located the following minimum
17 distance from property lines:

18 **a.** In the AG zone: 200 feet; and

19 **b.** In the IE zone: 50 feet.

20 **(iii)** In the AG zone, the minimum net lot area is 10 acres.]

21 **(iv)** Except for outdoor cultivation in the AG Zone pursuant to State licensing
22 regulations, all aspects of the use shall be conducted within a fully enclosed building, in
23 accordance with all applicable laws, rules, and regulations.

24 **(v)** In the AG Zone, outdoor cultivation areas shall be located a minimum of 100
25 feet from any street or property line and shall be fenced in accordance with applicable State
26 licensing regulations. A planted bufferyard between the fence line and cultivation area shall be
27 installed.

28 **(vi)** Outdoor signage shall be limited to building-mounted signs. Advertisement for
29 cannabis or cannabis products is prohibited.

30 **(vii)** Cannabis grower is not permitted as an accessory use.

31 **(D) Cannabis micro-grower**

(i) The boundaries of property used for an outdoor Cannabis micro-grower [and/or processor] uses shall be located a minimum of three hundred (300) feet from:

(aa) Any of the following Zones: RE, RR, RSF-95, RSF-65, and R-PD
[residential zone, including a residential comprehensive design zone under the prior ordinance];

(bb) Any [playground, recreation center, library, or public park] land owned
by The Maryland-National Capital Park and Planning Commission; and

(cc) Any pre-existing primary or secondary school in the State, [or] a pre-existing licensed childcare center, or registered[,] pre-existing family childcare home under the Education Article, Annotated Code of Maryland.

[ii] Buildings, structures, and parking shall be located at least the following minimum distance from property lines:

(aa) the AG Zone, fifty (50) feet; and

(bb) In the IE Zone, twenty-five (25) feet.]

([i]ii) Except for outdoor cultivations in the AG Zone pursuant to State licensing regulations, all aspects of the use shall be conducted within a fully enclosed building, in accordance with all applicable laws, rules, and regulations.

(iii[v]) In the AG Zone, outdoor cultivation areas shall be located a minimum of fifty (50) feet from any street or property line and shall be fenced in accordance with applicable State licensing regulations. A planted bufferyard between the fence line and cultivations area shall be installed.

(iv) Outdoor signage shall be limited to building-mounted signs.

Advertisement for Cannabis or Cannabis products is prohibited.

(v[i]) Cannabis micro-grower is not permitted as an accessory use. However, it may co-locate with a Cannabis micro-dispensary and/or Cannabis micro-processor use [within a facility operated by a Cannabis incubator].

* * * * *

(e) Commercial Uses

(9) Retail Sales and Service Uses

* * * * *

(G) Cannabis Dispensary

(1) The boundaries of property used as a [Medical] Cannabis Dispensary shall be:

(aa) At least [five hundred (500)] one hundred (100) feet from any [existing or planned residential use, or] property in a [r]Residential [b]Base or Planned Development [z]Zone, including a [r]Residential [c]Comprehensive [d]Design [z]Zone under the prior [o]Ordinance;

(bb) At least five hundred (500) feet from any:

(I) Any pre-existing primary or secondary school in the State, [or] a pre-existing licensed childcare center, or registered[,] pre-existing family childcare home under the Education Article, Annotated Code of Maryland.; or

(II) [A p]Playground, recreation center, library, or public park; and

[III] (cc) At least one thousand (1,000) feet from another Cannabis dispensary or Cannabis micro-dispensary use.

[**(cc)** At least two thousand (2,000) feet from any liquor store.]

(2) Minimum parking requirements set forth in Section 27-6305 of this Subtitle are required.

(3) Cannabis dispensary is not permitted as an accessory use.

(4) [Outdoor signage shall be limited to building-mounted signs. Advertisement for Cannabis or Cannabis products is prohibited.] Outdoor signage may include one (1) freestanding or pylon sign in addition to building-mounted signs, subject to the same height, size, illumination, and placement restrictions applicable to other retail commercial establishments in the same zone.

([5]4) There shall be no on-site consumption of Cannabis or Cannabis products.

([6]5) The use shall be limited to twelve (12) business hours per day, between the hours of 8 a.m. and 10 p.m. All sales must be made and recorded during the hours of 8 a.m. and 10 p.m.

([7|6]) The holder of a Special Exception for a Medical cannabis dispensary may operate as a Cannabis dispensary pursuant to that approved Special Exception and need not seek a new Special Exception approval for the Cannabis dispensary use, provided that the

operator has converted the applicable State license to allow for the sale of both medical and adult use cannabis pursuant to the Alcoholic Beverages & Cannabis Article, Annotated Code of Maryland.

* * * * *

(H) Cannabis micro-dispensary

(i) The boundaries of property used as a Cannabis micro-dispensary shall be:

(aa) At least [three hundred (300)] one hundred (100) feet from any property in a [r]Residential [b]Base or Planned Development [z]Zone, including a [r]Residential [c]Comprehensive [d]Design [z]Zone under the prior [o]Ordinance;

(bb) At least five hundred (500) feet from any:

(I) Any pre-existing primary or secondary school in the State, [or] a pre-existing licensed childcare center, or registered[,] pre-existing family childcare home under the Education Article, Annotated Code of Maryland; or

(II) [A p]Playground, recreation center, library, or public park;

and

(cc) At least one thousand (1,000) feet from another Cannabis micro-dispensary or a Cannabis dispensary use.

(ii) Cannabis micro-dispensary is not permitted as an accessory use. However, it may co-locate with a Cannabis Micro-processor and/or Cannabis micro-grower use [within a facility operated by a Cannabis incubator].

(iii) Outdoor signage shall be limited to building-mounted signs.

Advertisement for Cannabis or Cannabis products is prohibited.]

* * * * *

(f) Industrial Uses

* * * * *

(3) Manufacturing Uses

(E) Cannabis processor

(i) The boundaries of property used for Cannabis processor uses shall be located a minimum of three hundred (300) feet from:

(aa) Any residential zone, including a residential comprehensive design zone under the prior [o]Ordinance;

(bb) A playground, recreation center, library, or public park; and

(cc) Any pre-existing primary or secondary school in the State, or a pre-existing licensed childcare center or registered, pre-existing family childcare home pursuant to the Education Article, Annotated Code of Maryland.

(ii) Buildings, structures, and parking shall be located at least the following minimum distance from property lines:

(aa) In the AG Zone, two hundred (200) feet;

(bb) In the IE Zone, fifty (50) feet.

(iii) In the AG Zone, the minimum net lot area is ten (10) acres.]

[iv] (iii) All aspects of the use shall be conducted within a fully enclosed building, in accordance with all applicable laws, rules, and regulations.

(vi) Outdoor signage shall be limited to building-mounted signs.

Advertisement for Cannabis or Cannabis products is prohibited.

(vii) Cannabis processor is not permitted as an accessory use.

(F) Cannabis micro-processor

I(i) The boundaries of property used for Cannabis micro-processor uses shall be located a minimum distance of three hundred (300) feet from:

(aa) Any residential zone, including a residential comprehensive design zone under the prior ordinance;

(bb) A playground, recreation center, library, or public park; and

(cc) Any pre-existing primary or secondary school in the State, or a pre-existing licensed childcare center or registered, pre-existing family childcare home pursuant to the Education Article, Annotated Code of Maryland.

(ii) Buildings, structures, and parking shall be located in the following minimum distance from property lines:

(aa) In the AG Zone, two hundred (200) feet; and

(bb.) In the IE Zone, fifty (50) feet.]

(i[iii]) All aspects of the use shall be conducted within a fully enclosed building, in accordance with all applicable laws, rules, and regulations.

(ii)[v]) Outdoor signage shall be limited to building-mounted signs. Advertisement for Cannabis or Cannabis products is prohibited.

([v] iii) Cannabis micro-processor is not permitted as an accessory use. However, it may co-locate with Cannabis micro-dispensary and/or Cannabis micro-grower uses [within a facility operated by a Cannabis incubator].

* * * * *

PART 27-6. DEVELOPMENT STANDARDS.

SECTION 27-6300. OFF-STREET PARKING AND LOADING.

Sec. 27-6305. Off-Street Parking Space 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

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
		Core	Edge	Core	Edge		All Other Areas in the County
	*	*	*	*	*	*	*
Agriculture/ Forestry Uses	[Medical cannabis grower and/or processor] <u>Cannabis grower</u>	Not applicable				1.0 per 600 SF up to 3,000 SF GFA; then 1.0 per additional 3,000 SF GFA	1.0 per 600 SF up to 3,000 SF GFA; then 1.0 per additional 3,000 SF GFA
	<u>Cannabis micro-grower</u>	<u>Not Applicable</u>				<u>1.0 per 600 SF up to 3,000 SF GFA; then 1.0 PER additional 3,000 SF GFA</u>	<u>1.0 per 600 SF up to 3,000 SF GFA; then 1.0 PER additional 3,000 SF GFA</u>

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
		Core	Edge	Core	Edge		
		*	*	*	*	*	*
		*	*	*	*	*	*
		*	*	*	*	*	*
<u>Eating or Drinking Establishment</u> Uses	<u>Cannabis on-site consumption establishment</u>	<u>Not Applicable</u>					
		*	*	*	*	*	*
		*	*	*	*	*	*
		*	*	*	*	*	*
Retail Sales and Service Uses	[Medical cannabis dispensary] <u>Cannabis dispensary</u>	No minimum	2.0 per 1,000 SF	Not applicable		3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
			GFA				

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
		Core	Edge	Core	Edge		All Other Areas in the County
	<u>Cannabis micro-dispensary</u>	<u>No Minimum</u>	<u>1.0 per 1,000 SF</u>	<u>Not Applicable</u>		<u>2.0 per 1,000 SF GFA</u>	<u>3.0 per 1,000 SF GFA</u>
		*	*	*	*	*	*
*	*	*	*	*	*	*	*
Manufacturing Uses	<u>Cannabis processor</u>	<u>Not Applicable</u>				<u>1.0 per 600 SF up to 3,000 SF GFA; then 1.0 per additional 3,000 SF GFA</u>	<u>1.0 per 600 SF up to 3,000 SF GFA; then 1.0 per additional 3,000 SF GFA</u>
		*	*	*	*	*	*

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

Principal Use Category	Principal Use Type	Off-Street Parking Standards						All Other Areas in the County
		RTO and LTO Zones (Base and PD)		TAC Zone (Base and PD)		NAC (Base and PD)	Inside the Capital Beltway	
		Core	Edge	Core	Edge			
	<u>Cannabis</u> <u>micro-</u> <u>processor</u>							
		*	*	*	*	*	*	*
		*	*	*	*	*	*	*

1

1 SECTION 2. BE IT FURTHER ENACTED that the provisions of Section 27-5101, 27-
2 5102, and 27-6305 shall be renumbered or reordered, as appropriate, to accommodate the
3 incorporation of the provisions of this Ordinance and to be consistent with the tabulation
4 conventions within the Zoning Ordinance.

5 SECTION 3. BE IT FURTHER ENACTED the provisions of this Ordinance shall apply
6 prospectively.

7 SECTION 4. BE IT FURTHER ENACTED that the provisions of this Ordinance are
8 severable; and, in the event that any section, subsection, paragraph, subparagraph, sentence,
9 clause, phrase, or word of this Ordinance is declared invalid or unconstitutional by a court of
10 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining
11 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this
12 Ordinance, since the same would have been adopted without the incorporation in this Ordinance
13 of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph,
14 subsection, or section.

1 SECTION 5. BE IT FURTHER ENACTED that this Ordinance shall take effect
2 immediately after its adoption.

Adopted this 10th 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.