

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

Bill No. CB-065-2025

Chapter No. \_\_\_\_\_

Proposed and Presented by Council Members Hawkins and Fisher

Introduced by \_\_\_\_\_

\_\_\_\_\_

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

Date of Introduction \_\_\_\_\_

**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

George’s County Code, be and the same are hereby repealed and reenacted with the following amendments:

**PART 27-5. USE REGULATIONS.**  
**SECTION 27-5100. PRINCIPAL USES.**

**Sec. 27-5101. Principal Use Tables.**

\* \* \* \* \*

**(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			
		CN	CS	CGO	IE	IH		Core	Edge	Core	Edge	Core	Edge	Core	Edge		RMH
*	*	*					*		*		*		*		*	*	
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]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]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	27-5102(e)(9)(G)
	Cannabis micro-dispensary	[X] A	[X]A	[X]A	[X]A	[X]A	[X] A	[X] A	27-5102(E)(9)(H)
	*	*	*	*	*	*	*	*	*
*	*	*	*	*	*	*	*	*	*

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

\* \* \* \* \*

**(a) Agricultural Uses**

**(1) Agriculture**

\* \* \* \* \*

**(B) Cannabis Grower**

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

a. 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];

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

c. 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 the following minimum distance from property lines:

a. In the AG zone: 200 feet; and

b. In the IE zone: 50 feet.

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

(iv) Except for outdoor cultivation 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.

(v) In the AG Zone, outdoor cultivation areas shall be located a minimum of 100 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 cultivation area shall be installed.

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

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

**(D) Cannabis micro-grower**

(i) The boundaries of property used for 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 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) the AG Zone, fifty (50) feet; and

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

(iii) 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.

(iv) 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.

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

(vi) 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 base or Planned Development 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) 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; 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.

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

(6) 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) 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 base or Planned Development 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) 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; 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) 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.

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

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

(v) 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	All Other Areas in the County
		Core	Edge	Core	Edge			
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)	All Other Areas in the County
		Core	Edge	Core	Edge		
		*	*	*	*	*	*
*	*	*	*	*	*	*	*
<u>Eating or Drinking Establishment Uses</u>	*	*	*	*	*	*	*
	<u>Cannabis on-site consumption establishment</u>	<u>Not Applicable</u>					
		*	*	*	*	*	*
*	*	*	*	*	*	*	*
<b>Retail Sales and Service Uses</b>	*	*	*	*	*	*	*
	[Medical cannabis dispensary] <u>Cannabis dispensary</u>	No minimum	2.0 per 1,000 SF GFA	Not applicable		3.0 per 1,000 SF GFA	4.0 per 1,000 SF 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	All Other Areas in the County
		Core	Edge	Core	Edge			
	<u>Cannabis micro-dispensary</u>	<u>No Minimum</u>	<u>1.0 per 1,000 SF GFA</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						
		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			
	<u>Cannabis micro-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>
	*	*	*	*	*	*	*	*
*	*	*	*	*	*	*	*	*
*	*	*	*	*	*	*	*	*

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 forty-five  
2       (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:  
Underscoring indicates language added to existing law.  
[Brackets] indicate language deleted from existing law.  
Asterisks \*\*\* indicate intervening existing Code provisions that remain unchanged.