

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

Resolution No. CR-043-2025
Proposed by Council Member Dernoga
Introduced by Council Members Dernoga, Watson and Hawkins
Co-Sponsors _____
Date of Introduction April 8, 2025

RESOLUTION

1 A RESOLUTION concerning

2 Zoning Ordinance – Use Regulations – Preserving Access to Opioid Treatment Services

3 For the purpose of approving, with the force and effect of law, a new principal use type – opioid
4 treatment centers; setting conditions for approving development applications for opioid treatment
5 centers; identifying the zones in which such centers are permitted by right; setting forth off-street
6 parking requirements for such treatment centers.

7 WHEREAS, the County Council, sitting as the District Council of Prince George's County
8 for that portion of the Maryland-Washington Regional District located in Prince George's
9 County, holds broad legislative authority to enact and amend the text of the zoning laws for the
10 County; and

11 WHEREAS, on October 26, 2017, the Secretary of the U.S. Department of Health of
12 Human Services determined that a public health emergency exists as a consequence of the
13 nationwide opioid crisis; and

14 WHEREAS, on December 20, 2024, the Secretary of the U.S. Department of Health of
15 Human Services renewed the determination that a nationwide opioid public health emergency
16 exists; and

17 WHEREAS, Prince George's County, like many jurisdictions across the nation, continues
18 to experience the effects of the opioid crisis; and

19 WHEREAS, according to the Maryland Department of Health, fatal opioid overdoses in
20 Prince George's County have risen dramatically over the last decade, ballooning from 48 deaths
21 during 2014 to 175 deaths in 2023, including an average 165 fatal overdoses annually between

1 2020 and 2023; and

2 WHEREAS, since 2016, Prince George's County has repeatedly ranked among the top
3 three counties in Maryland (excluding Baltimore City) for opioid-related deaths annually, and;

4 WHEREAS, the September 2021 Maryland Needs Assessment for Opioid Treatment
5 Programs estimated that nearly five thousand Prince Georgians over the age of 15 are in need of
6 treatment for opioid use disorder, representing 6.4 per 1,000 residents; and

7 WHEREAS, the Prince George's County Department of Corrections data shows that
8 seventy-eight percent (78%) of inmates processed have a substance abuse disorder; and

9 WHEREAS, Prince George's County was identified as one of three counties in the
10 State of Maryland in which less than forty percent of those who died from an opioid overdose
11 had been engaged in Public Behavioral Health System services; and

12 WHEREAS, the number of behavioral health providers in Prince George's County has
13 increased over the past decade; however, the County's rate of providers per resident (181 per
14 100,000 residents) falls well short of the State's behavioral health provider rate (299 per 100,000
15 residents); and

16 WHEREAS, the Maryland Needs Assessment for Opioid Treatment Programs found that
17 among Maryland counties, Prince George's County had the second largest gap in the capacity to
18 provide needed treatment services, serving an estimated 274 of the 4,800 residents in need; and

19 WHEREAS, according to the Maryland Department of Health, Behavioral Health
20 Administration's listing of licensed and certified programs, Prince Georges County has only one
21 opioid treatment facility; and

22 WHEREAS, as of March 2025, the Prince George's County Department of Health will no
23 longer directly provide Medication Assisted Treatment, which pairs medication alongside of
24 counseling and behavioral therapies to treat substance abuse disorders; and

25 WHEREAS, the Council finds that there is an urgent need to address the County's capacity
26 to meet the needs of residents seeking treatment for opioid abuse disorder; and

27 WHEREAS, the Zoning Ordinance of Prince George's County contains outdated references
28 to methadone treatment centers which do not reflect current scope of services provided in an
29 opioid treatment program; and

30 WHEREAS, the current text of the Zoning Ordinance does not align with updates to the
31 North American Industrial Classification System (NAICS) codes for outpatient treatment

1 facilities for substance abuse, thereby contributing to negative stereotypes for these types of
2 facilities; and

3 WHEREAS, these negative stereotypes contribute to public anxiety around the effects of
4 treatment centers on the surrounding neighborhoods which are not supported by public data;

5 WHEREAS, opioid treatment facilities meet a critical public need without posing a
6 uniquely adverse risk to the health, safety or welfare of neighboring residents associated with
7 special exception approval; and

8 WHEREAS, placing undue administrative burdens on the development of such facilities
9 does not align with the County's treatment of other medical facilities or the County's goal to
10 expand access to critical care; and

11 WHEREAS, permitting such treatment centers by right does not remove procedural
12 safeguards or community input from the review of development applications for this new use;
13 and

14 WHEREAS, a companion bill to this Resolution, LDR-053-2025, has been transmitted to
15 the Planning Board to initiate the legislative amendment process to codify the provisions of this
16 Resolution; and

17 WHEREAS, pursuant to local zoning authority, as well as Section 1017(c) of the County
18 Charter, a Resolution has the force and effect of law, but of a temporary or administrative
19 character.

20 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
21 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
22 Regional District in Prince George's County, Maryland, that under the Health Care Uses
23 principal use category, a new principal use type – opioid treatment centers – be added to all
24 Principal Use Tables as set forth in Sec. 27-5101 of the Prince George's County Code; and

25 BE IT FURTHER RESOLVED that the definition of this principal use type, opioid
26 treatment centers, shall be added to Sec. 27-2500 of the Prince George's County Code as:

27 A privately-owned facility which primarily provides outpatient services and treatment,
28 including pharmacological interventions, for opioid use disorder as part of an opioid
29 treatment program certified by the federal Substance Abuse and Mental Health
30 Services Administration. An Opioid Treatment Center is not a hospital, methadone
31 treatment center or medical facility, as those uses are defined in this Zoning Ordinance.

BE IT FURTHER RESOLVED that this principal use type, opioid treatment centers, shall be permitted by right in the following base zones:

- Commercial, Service (CS) Zone;
- Commercial, General and Office (CGO) Zone;
- Industrial, Employment (IE) Zone;
- Industrial, Heavy (IH) Zone;
- Town Activity Center (TAC) Edge area;
- Local Transit-Oriented (LTO) Zone - Edge area;
- Regional Transit-Oriented, Low-Intensity (RTO-L) Zone – Edge area;
- Regional Transit-Oriented, High-Intensity (RTO-H) Zone – Edge area.

BE IT FURTHER RESOLVED that development applications for the principal use type, opioid treatment centers, must demonstrate that the following conditions have been met:

- (1) The subject structure shall be located at least five hundred (500) feet from any Rural and Agricultural or Residential base zone, land proposed to be used for residential purposes on an approved Basic Plan for the LCD Zone, approved detailed site plan, or property associated with any of the following: school, library, park, playground, or recreational facility;
- (2) Vehicular access to the subject property shall be adequate, taking into account the scope of the facility, the type and amount of traffic expected to be generated, and the type, service level, and capacity of the streets along which the subject property has frontage;
- (3) The Planning Director may impose other reasonable requirements deemed necessary to safeguard the health, safety, morals, and general welfare of the community, taking into account the character of surrounding properties and the general neighborhood, and any other uses on the subject property; and
- (4) A statement shall be submitted explaining:
 - (A) The policies and goals of the center;
 - (B) The characteristics and number of occupants to be served;
 - (C) The type of care and activities proposed;
 - (D) Operating methods and procedures proposed;
 - (E) The type and amount of traffic expected to be generated; and
 - (F) Other appropriate aspects of the center's operation.

BE IT FURTHER RESOLVED that in all zones in which the opioid treatment center

1 principal use type is permitted, such centers must provide off-street parking in the amount one
2 space per one thousand (1,000) square feet of gross floor area and one parking space per
3 employee; and

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

11 BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its
12 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: _____
Jolene Ivey
Chair

ATTEST:

Donna J. Brown
Clerk of the Council