

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2021 Legislative Session**

Bill No. CB-1-2021

Chapter No. 2

Proposed and Presented by Council Members Davis, Franklin, Glaros, Harrison, Hawkins,  
Streeter, Taveras, Turner, Dernoga and Ivey

Introduced by Council Members Davis, Franklin, Glaros, Harrison, Hawkins,  
Streeter, Taveras, Turner, Dernoga and Ivey

Date of Introduction February 23, 2021

**ZONING BILL**

1 AN ORDINANCE concerning

2 Qualified Data Centers

3 For the purpose of defining a new use, Qualified Data Centers, in the Zoning Ordinance and  
4 permitting the use in the R-R (Rural Residential), C-O (Commercial Office), C-S-C (Commercial  
5 Shopping Center), M-A-C (Major Activity Center), R-S (Residential Suburban Development),  
6 E-I-A (Employment and Industrial Area), M-X-T (Mixed Use -Transportation-Oriented), and  
7 Industrial Zones of Prince George’s County, under certain circumstances.

8 BY repealing and reenacting with amendments:

9 Sections 27-107.01, 27-441, 27-461, 27-473, 27-515, and 27-547,

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

11 being also

12 SUBTITLE 27. ZONING.

13 The Prince George's County Code

14 (2020 Edition).

15 BY adding:

16 Sections 27-445.20, 27-464.10, 27-475.06.11, 27-532.06,

17 and 27-548.01.07,

18 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
19 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional

1 District in Prince George's County, Maryland, that Sections 27-107.01, 27-441, 27-461, 27-473,  
2 27-515, and 27-547 of the Zoning Ordinance of Prince George's County, Maryland, being also  
3 Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and  
4 reenacted with the following amendments:

5 **SUBTITLE 27. ZONING.**

6 **PART 2. GENERAL.**

7 **DIVISION 1. DEFINITIONS.**

8 **Sec. 27-107.01. Definitions.**

9 (a) Terms in the Zoning Ordinance are defined as follows:

10 \* \* \* \* \*

11 (187.1.1) **Qualified Data Center:** As defined in Section 11-239 of the Tax—General  
12 Article, Annotated Code of Maryland, as amended from time to time, being also a building or  
13 group of buildings used to house computer systems, computer storage equipment, and associated  
14 infrastructure that businesses or other organizations use to organize, process, store, and  
15 disseminate large amounts of data, which may be a co-located or hosting data center where  
16 equipment, space and bandwidth are available to lease to multiple customers, or an enterprise  
17 data center owned and operated by the company it supports.

18 \* \* \* \* \*

**PART 5. RESIDENTIAL ZONES.  
DIVISION 3. USES PERMITTED.**

**Sec. 27-441. Uses permitted.**

**(b) TABLE OF USES.**

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
<b>(4) MISCELLANEOUS:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
<u>Qualified Data Center in accordance with Section 27-445.20</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*	*	*	*

**PART 6. COMMERCIAL ZONES.**  
**DIVISION 3. USES PERMITTED.**

**Sec. 27-461. Uses permitted.**

**(b) TABLE OF USES I.**

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
<b>(3) MISCELLANEOUS:</b>						
* * * * *	*	*	*	*	*	*
<u>Qualified data center in accordance with Section 27-464.10</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*

**PART 7. INDUSTRIAL ZONES.  
DIVISION 3. USES PERMITTED.**

**Sec. 27-473. Uses permitted.**

**(b) TABLE OF USES.**

USE	ZONE				
	I-1 <sup>33</sup>	I-2 <sup>33</sup>	I-3	I-4	U-L-I
<b>(4) MISCELLANEOUS:</b>					
* * * * *	*	*	*	*	*
<u>Qualified data center in accordance with Section 27-475.06.11</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
* * * * *	*	*	*	*	*

**PART 8. COMPREHENSIVE DESIGN ZONES.**

**DIVISION 3. USES PERMITTED.**

**Sec. 27-515. Uses permitted.**

**(b) TABLE OF USES.**

USE	ZONE								
	M-A-C	L-A-C	E-I-A	R-U	R-M	R-S	R-L	V-L	V-M
<b>(4) MISCELLANEOUS:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
<u>Qualified Data Center in accordance with Section 27-532.06</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*	*	*	*

**PART 10. MIXED USE ZONES.  
DIVISION 3. USES PERMITTED.**

**Sec. 27-547. Uses permitted.**

**(a) TABLE OF USES.**

USE	ZONE	
	M-X-T	M-X-C
<b>(4) MISCELLANEOUS:</b>		
* * * * *	*	*
<u>Qualified Data Center in accordance with Section 27-548.01.07</u>	<u>P</u>	<u>X</u>

1 SECTION 2. BE IT FURTHER ENACTED that Sections 27-445.20, 27-464.10, 27-  
2 475.06.11, 27-532.06, and 27-548.01.07 be and the same are hereby added:

3 **SUBTITLE 27. ZONING.**

4 **PART 5. RESIDENTIAL ZONES.**

5 **DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.**

6 **Sec. 27-445.20. Qualified data centers.**

7 (a) A Qualified Data Center shall be located on land with a minimum acreage of 25 acres  
8 in size, at least four thousand (4,000) feet from a Regional Park, and the use shall be within a  
9 structure that is at least three hundred (300) feet from any residential use.

10 (b) The proposed use of the property shall include a site plan with any building permit  
11 application.

12 (c) Qualified Data Centers shall be exempt from Conceptual Site Plan or Detailed Site  
13 Plan Approval.

14 (d) Qualified Data Centers shall not be permitted in designated Regional Transit Districts,  
15 Local Transit Centers (Local), Neighborhood Centers (Local), or Campus Centers (Local) as  
16 designated by the County's Approved Plan 2035 General Plan, as may be amended from time to  
17 time. Notwithstanding this requirement, Qualified Data Centers may be permitted in the Bowie  
18 MARC Campus Center, as may be amended from time to time.

19 (e) Qualified Data Centers shall comply with the following standards:

20 (1) Principal Building Facades.

21 (A) For the purposes of this Section, principal building facades shall be defined as all  
22 exterior building facades that face public rights-of-way or existing residential development.

23 (B) Principal building facades shall include at least two (2) of the following design  
24 elements applied cohesively to the entirety of the face: changes in building height; building step-  
25 backs or recesses; fenestration; and/or changes in building material, pattern, texture, color, or use  
26 of accent materials. When a building has more than one principal building façade, such principal  
27 building facades shall be consistent in terms of design, materials, details, and treatment.

28 (2) All exterior lighting shall be designed and constructed with cutoff and fully  
29 shielded fixtures that direct light downward and into the interior of the property and away from  
30 adjacent roads and properties.

31 (3) Regulations concerning the net lot area, lot coverage and green area, lot



1 width/frontage, yards, building height, intensity, accessory buildings, and other similar  
2 requirements for uses in the R-R Zone shall not apply. Instead, minimum green area and building  
3 height shall be as required in the I-1 Zone. In addition, the applicant may propose these  
4 regulations on the site plan to be reviewed by DPIE and M-NCPPC staff and approved by DPIE.

5 (4) Security fencing shall be effectively screened by a minimum depth of 40 feet of  
6 vegetation from all abutting residential properties and public rights-of-way. Security fencing  
7 shall not exceed ten (10) feet in height.

8 (5) The requirements of the Landscape Manual shall apply.

9 (6) The minimum number of required off-street parking spaces shall be equal to the  
10 minimum number of parking spaces required for “warehouse unit (except consolidated storage)”  
11 by Section 27-568, and the minimum number of required off-street loading spaces shall be equal  
12 to the minimum number of loading spaces required for “wholesale or warehouse unit (except  
13 consolidated storage)” by Section 27-582.

14 (7) Regulations pertaining to signage shall be the same as those applicable to uses in  
15 the I-1 Zone as required by Part 12, Signs, of this Ordinance.

16 (8) Driveways for ingress and egress shall be identified on the site plan and shall be  
17 located so as not to endanger pedestrians or create traffic hazards.

18 (9) The applicant shall submit an acoustical study prepared by a professional  
19 acoustical engineer that demonstrates the use will not violate the maximum allowable noise  
20 levels (dBA) set forth in Subtitle 19 of this Code.

21 (10) At least thirty (30) days prior to submitting a building permit application, the  
22 applicant shall provide an informational mailing of the proposed application for a Qualified Data  
23 Center permit to all adjoining property owners, registered civic associations and Homeowners  
24 Associations for the area within the respective Councilmanic District, as well as all  
25 municipalities within one (1) mile of the site proposed for development of the use. The  
26 informational mailing shall at least include the permit application number; a description of the  
27 property and its location; the nature of the applicant's request; the applicant's telephone number,  
28 mailing address, and e-mail address and a statement from the applicant inviting comment about  
29 the application; and DPIE's telephone number, mailing address, and e-mail address, to obtain  
30 more information and/or submit public comment about the application after it is filed. The  
31 applicant shall obtain the list of addresses and compliance affidavit from the Maryland-National

1 Capital Park and Planning Commission. The applicant shall provide the affidavit to DPIE as  
2 proof of compliance with this informational mailing requirement as a prerequisite to acceptance  
3 of the application. The failure of a person or entity above to receive the informational mailing  
4 shall not be a basis for denial of the permit for a Qualified Data Center.

5 **SUBTITLE 27. ZONING.**

6 **PART 6. COMMERCIAL ZONES.**

7 **DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.**

8 **Sec. 27-464.10. Qualified data centers.**

9 (a) A Qualified Data Center shall include a site plan with any building permit application.

10 (b) Qualified Data Centers shall be exempt from Conceptual Site Plan or Detailed Site  
11 Plan Approval.

12 (c) Qualified Data Centers shall not be permitted in designated Regional Transit Districts,  
13 Local Transit Centers (Local), Neighborhood Centers (Local), or Campus Centers (Local) as  
14 designated by the County’s Approved Plan 2035 General Plan, as may be amended from time to  
15 time. Notwithstanding this requirement, Qualified Data Centers may be permitted in the Bowie  
16 MARC Campus Center, as may be amended from time to time.

17 (d) Qualified Data Centers shall comply with the following standards:

18 (1) Principal Building Facades.

19 (A) For the purposes of this Section, principal building facades shall be defined  
20 as all exterior building facades that face public rights-of-way or existing residential development.

21 (B) Principal building facades shall include at least two (2) of the following  
22 design elements applied cohesively to the entirety of the face: changes in building height;  
23 building step-backs or recesses; fenestration; and/or changes in building material, pattern,  
24 texture, color, or use of accent materials. When a building has more than one principal building  
25 façade, such principal building facades shall be consistent in terms of design, materials, details,  
26 and treatment.

27 (2) All exterior lighting shall be designed and constructed with cutoff and fully  
28 shielded fixtures that direct light downward and into the interior of the property and away from  
29 adjacent roads and properties.

30 (3) Regulations concerning the net lot area, lot coverage and green area, lot  
31 width/frontage, yards, building height, intensity, accessory buildings, and other similar

1 requirements for uses in the C-O and C-S-C Zones shall not apply. Instead, minimum green area,  
 2 yards (setbacks) and building height shall be as required in the I-1 Zone. In addition, the  
 3 applicant may propose these regulations on the site plan to be reviewed by DPIE and M-NCPPC  
 4 staff and approved by DPIE.

5 (4) Security fencing shall be effectively screened by a minimum depth of 40 feet of  
 6 vegetation from all abutting residential properties and public rights-of-way. Security fencing  
 7 shall not exceed ten (10) feet in height.

8 (5) The requirements of the Landscape Manual shall apply.

9 (6) The minimum number of required off-street parking spaces shall be equal to the  
 10 minimum number of parking spaces required for “warehouse unit (except consolidated storage)”  
 11 by Section 27-568, and the minimum number of required off-street loading spaces shall be equal  
 12 to the minimum number of loading spaces required for “wholesale or warehouse unit (except  
 13 consolidated storage)” by Section 27-582.

14 (7) Regulations pertaining to signage shall be the same as those applicable to uses in  
 15 the I-1 Zone as required by Part 12, Signs, of this Ordinance.

16 (8) Driveways for ingress and egress shall be identified on the site plan and shall be  
 17 located so as not to endanger pedestrians or create traffic hazards.

18 (9) The applicant shall submit an acoustical study prepared by a professional  
 19 acoustical engineer that demonstrates the use will not violate the maximum allowable noise  
 20 levels (dBA) set forth in Subtitle 19 of this Code.

21 **PART 7. INDUSTRIAL ZONES.**

22 **DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.**

23 **Sec. 27-475.06.11. Qualified data centers.**

24 (a) A Qualified Data Center shall include a site plan with any building permit application.

25 (b) Qualified Data Centers shall be exempt from Conceptual Site Plan or Detailed Site  
 26 Plan Approval.

27 (c) Qualified Data Centers shall not be permitted in designated Regional Transit Districts,  
 28 Local Transit Centers (Local), Neighborhood Centers (Local), or Campus Centers (Local) as  
 29 designated by the County’s Approved Plan 2035 General Plan, as may be amended from time to  
 30 time. Notwithstanding this requirement, Qualified Data Centers may be permitted in the Bowie  
 31 MARC Campus Center, as may be amended from time to time.

1           (d) Qualified Data Centers shall comply with the following standards:

2           (1) Principal Building Facades.

3           (A) For the purposes of this Section, principal building facades shall be defined  
 4 as all exterior building facades that face public rights-of-way or existing residential development.

5           (B) Principal building facades shall include at least two (2) of the following  
 6 design elements applied cohesively to the entirety of the face: changes in building height;  
 7 building step-backs or recesses; fenestration; and/or changes in building material, pattern,  
 8 texture, color, or use of accent materials. When a building has more than one principal building  
 9 façade, such principal building facades shall be consistent in terms of design, materials, details,  
 10 and treatment.

11           (2) All exterior lighting shall be designed and constructed with cutoff and fully  
 12 shielded fixtures that direct light downward and into the interior of the property and away from  
 13 adjacent roads and properties.

14           (3) Regulations concerning the net lot area, lot coverage and green area, lot  
 15 width/frontage, yards, building height, intensity, accessory buildings, and other similar  
 16 requirements for uses in the industrial zones shall not apply. Instead, minimum green area, yards  
 17 (setbacks) and building height shall be as required in the I-1 Zone. In addition, the applicant may  
 18 propose these regulations on the site plan to be reviewed by DPIE and M-NCPPC staff and  
 19 approved by DPIE.

20           (4) Security fencing shall be effectively screened by a minimum depth of 40 feet of  
 21 vegetation from all abutting residential properties and public rights-of-way. Security fencing  
 22 shall not exceed ten (10) feet in height.

23           (5) The requirements of the Landscape Manual shall apply.

24           (6) The minimum number of required off-street parking spaces shall be equal to the  
 25 minimum number of parking spaces required for “warehouse unit (except consolidated storage)”  
 26 by Section 27-568, and the minimum number of required off-street loading spaces shall be equal  
 27 to the minimum number of loading spaces required for “wholesale or warehouse unit (except  
 28 consolidated storage)” by Section 27-582.

29           (7) Regulations pertaining to signage shall be the same as those applicable to uses in  
 30 the I-1 Zone as required by Part 12, Signs, of this Ordinance.

31           (8) Driveways for ingress and egress shall be identified on the site plan and shall be

1 located so as not to endanger pedestrians or create traffic hazards.

2 (9) The applicant shall submit an acoustical study prepared by a professional  
 3 acoustical engineer that demonstrates the use will not violate the maximum allowable noise  
 4 levels (dBA) set forth in Subtitle 19 of this Code.

5 **PART 8. COMPREHENSIVE DESIGN ZONES.**

6 **DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.**

7 **Sec. 27-532.06. Qualified data centers.**

8 (a) A Qualified Data Center shall include a site plan with any building permit application.

9 (b) Qualified Data Centers shall be exempt from Comprehensive Design Plan or Specific  
 10 Design Plan Approval.

11 (c) Qualified Data Centers shall not be permitted in designated Regional Transit Districts,  
 12 Local Transit Centers (Local), Neighborhood Centers (Local), or Campus Centers (Local) as  
 13 designated by the County’s Approved Plan 2035 General Plan, as may be amended from time to  
 14 time. Notwithstanding this requirement, Qualified Data Centers may be permitted in the Bowie  
 15 MARC Campus Center, as may be amended from time to time.

16 (d) Qualified Data Centers shall comply with the following standards:

17 (1) Principal Building Facades.

18 (A) For the purposes of this Section, principal building facades shall be defined  
 19 as all exterior building facades that face public rights-of-way or existing residential development.

20 (B) Principal building facades shall include at least two (2) of the following  
 21 design elements applied cohesively to the entirety of the face: changes in building height;  
 22 building step-backs or recesses; fenestration; and/or changes in building material, pattern,  
 23 texture, color, or use of accent materials. When a building has more than one principal building  
 24 façade, such principal building facades shall be consistent in terms of design, materials, details,  
 25 and treatment.

26 (2) All exterior lighting shall be designed and constructed with cutoff and fully  
 27 shielded fixtures that direct light downward and into the interior of the property and away from  
 28 adjacent roads and properties.

29 (3) Regulations concerning the net lot area, lot coverage and green area, lot  
 30 width/frontage, yards, building height, intensity, accessory buildings, and other similar  
 31 requirements for uses in the M-A-C and E-I-A Zones shall not apply. Instead, minimum green

1 area, yards (setbacks) and building height shall be as required in the I-1 Zone. In addition, the  
2 applicant may propose these regulations on the site plan to be reviewed by DPIE and M-NCPPC  
3 staff and approved by DPIE.

4 (4) Security fencing shall be effectively screened by a minimum depth of 40 feet of  
5 vegetation from all abutting residential properties and public rights-of-way. Security fencing  
6 shall not exceed ten (10) feet in height.

7 (5) The requirements of the Landscape Manual shall apply.

8 (6) The minimum number of required off-street parking spaces shall be equal to the  
9 minimum number of parking spaces required for “warehouse unit (except consolidated storage)”  
10 by Section 27-568, and the minimum number of required off-street loading spaces shall be equal  
11 to the minimum number of loading spaces required for “wholesale or warehouse unit (except  
12 consolidated storage)” by Section 27-582.

13 (7) Regulations pertaining to signage shall be the same as those applicable to uses in  
14 the I-1 Zone as required by Part 12, Signs, of this Ordinance.

15 (8) Driveways for ingress and egress shall be identified on the site plan and shall be  
16 located so as not to endanger pedestrians or create traffic hazards.

17 (9) The applicant shall submit an acoustical study prepared by a professional  
18 acoustical engineer that demonstrates the use will not violate the maximum allowable noise  
19 levels (dBA) set forth in Subtitle 19 of this Code.

20 (10) Development of the use in the R-S Zone shall conform with Section 27-511(a)(7)  
21 of this Code.

22 **PART 10. MIXED USE ZONES.**

23 **PART 6. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.**

24 **Sec. 27-548.01.07. Qualified data centers.**

25 (a) A Qualified Data Center shall include a site plan with any building permit application.

26 (b) Qualified Data Centers shall be exempt from Conceptual Site Plan or Detailed Site  
27 Plan Approval.

28 (c) Qualified Data Centers shall not be permitted in designated Regional Transit Districts,  
29 Local Transit Centers (Local), Neighborhood Centers (Local), or Campus Centers (Local) as  
30 designated by the County’s Approved Plan 2035 General Plan, as may be amended from time to  
31 time. Notwithstanding this requirement, Qualified Data Centers may be permitted in the Bowie

1 MARC Campus Center, as may be amended from time to time.

2 (d) Qualified Data Centers shall comply with the following standards:

3 (1) Principal Building Facades.

4 (A) For the purposes of this Section, principal building facades shall be defined  
5 as all exterior building facades that face public rights-of-way or existing residential development.

6 (B) Principal building facades shall include at least two (2) of the following  
7 design elements applied cohesively to the entirety of the face: changes in building height;  
8 building step-backs or recesses; fenestration; and/or changes in building material, pattern,  
9 texture, color, or use of accent materials. When a building has more than one principal building  
10 façade, such principal building facades shall be consistent in terms of design, materials, details,  
11 and treatment.

12 (2) All exterior lighting shall be designed and constructed with cutoff and fully  
13 shielded fixtures that direct light downward and into the interior of the property and away from  
14 adjacent roads and properties.

15 (3) Regulations concerning the net lot area, lot coverage and green area, lot  
16 width/frontage, yards, building height, intensity, accessory buildings, and other similar  
17 requirements for uses in the M-X-T Zone shall not apply. Instead, minimum green area, yards  
18 (setbacks) and building height shall be as required in the I-1 Zone. In addition, the applicant may  
19 propose these regulations on the site plan to be reviewed by DPIE and M-NCPPC staff and  
20 approved by DPIE.

21 (4) Security fencing shall be effectively screened by a minimum depth of 40 feet of  
22 vegetation from all abutting residential properties and public rights-of-way. Security fencing  
23 shall not exceed ten (10) feet in height.

24 (5) The requirements of the Landscape Manual shall apply.

25 (6) The minimum number of required off-street parking spaces shall be equal to the  
26 minimum number of parking spaces required for “warehouse unit (except consolidated storage)”  
27 by Section 27-568, and the minimum number of required off-street loading spaces shall be equal  
28 to the minimum number of loading spaces required for “wholesale or warehouse unit (except  
29 consolidated storage)” by Section 27-582.

30 (7) Regulations pertaining to signage shall be the same as those applicable to uses in  
31 the I-1 Zone as required by Part 12, Signs, of this Ordinance.

1           (8) Driveways for ingress and egress shall be identified on the site plan and shall be  
2 located so as not to endanger pedestrians or create traffic hazards.

3           (9) The applicant shall submit an acoustical study prepared by a professional  
4 acoustical engineer that demonstrates the use will not violate the maximum allowable noise  
5 levels (dBA) set forth in Subtitle 19 of this Code.



1 SECTION 3. BE IT FURTHER ENACTED that a Design Manual for Qualified Data  
2 Centers shall be submitted by DPIE to the District Council and approved by Resolution of the  
3 Council on or before January 1, 2022. The Design Manual shall include specific standards for the  
4 development of Qualified Data Centers in the R-R Zone.

5 SECTION 4. BE IT FURTHER ENACTED that this Ordinance shall take effect on the  
6 date of its adoption.

Adopted this 16th day of March, 2021.

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: \_\_\_\_\_  
Calvin S. Hawkins, II  
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.