

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

Bill No. CB-027-2025

Chapter No. _____

Proposed and Presented by Council Members Dernoga and Ivey

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 ~~Use Regulations — Preserving Access to Opioid Treatment Services~~

3 **MODERNIZING ACCESS TO TREATMENT SERVICES**

4 For the purpose of defining ~~opioid treatment centers~~ **STATE-LICENSED MEDICAL CLINICS**
5 as a new principal use type; establish the zones in which this new use type is permitted, as shown
6 on the principal use tables; setting forth conditions under which this new principal use may be
7 approved; ~~and~~ establishing off-street parking requirements for this new use type; **AMENDING**
8 **THE DESCRIPTION OF THE HEALTH CARE USES PRINCIPAL USE CATEGORY;**
9 **AMENDING THE DEFINITION OF MEDICAL FACILITIES; AND REMOVING**
10 **METHADONE TREATMENT CENTERS AS A PRINCIPAL USE TYPE.**

11 BY repealing and reenacting with amendments:

12 Sections **27-2400, 27-2500, 27-5101, 27-5102, 27-5402, and 27-6305,**
13 **and 27-8301**

14 The Zoning Ordinance of Prince George's County, Maryland,
15 being also

16 **SUBTITLE 27. ZONING.**

17 The Prince George's County Code
18 (2023 Edition; 2024 Supplement).

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

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

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

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

10 WHEREAS, as of March 2025, the Prince George's County Department of Health no
11 longer directly provides Medication Assisted Treatment, which pairs medication alongside of
12 counseling and behavioral therapies to treat substance abuse disorders; and

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

15 WHEREAS, treatment for opioid use disorder as well as the policies regulating the
16 administration of such treatment have evolved over the last 50 years, AS PROVIDERS NOW
17 REGULARY PROVIDE TREATMENT THROUGH BE AN APPOINTMENT-ONLY,
18 DOCTOR'S OFFICE SETTING WITH THE PROVISION OF MENTAL HEALTH SERVICES
19 IN ADDITION TO PHARMACOLOGICAL INTERVENTIONS ; AND

20 ~~WHEREAS, Opioid Treatment Centers differ from traditional Methadone Treatment~~
21 ~~Centers in both the service delivery setting and the type of service provided, with Opioid~~
22 ~~Treatment Centers delivering treatment through be an appointment-only, doctor's office setting~~
23 ~~with the provision of mental health services in addition to pharmacological interventions; and~~

24 WHEREAS, THE COUNCIL FINDS THAT ALL DRUG AND ALCOHOL
25 TREATMENT USES SHOULD BE TREATED THE SAME AS OTHER MEDICAL USES
26 FOR ZONING PURPOSES; now, therefore,

27 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
28 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
29 District in Prince George's County, Maryland, that Sections 27-2400, 27-2500, 27-5101, 27-
30 5102, 27-5402 and 27-6305, and 27-8301 of the Zoning Ordinance of Prince George's County,
31 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:

SUBTITLE 27. ZONING.

PART 27-2. INTERPRETATIONS AND DEFINITIONS.

SECTION 27-2400. PRINCIPAL USE CLASSIFICATION.

(e) Descriptions of Public, Civic, and Institutional Principal Use Categories

(4) Health Care Uses

The Health Care Uses category includes use types providing a variety of health care services, including surgical or other intensive care and treatment, various types of medical treatment, nursing care, preventative care, diagnostic and laboratory services, and physical therapy. Care may be provided on an inpatient, overnight, or outpatient basis. Use types include but are not limited to: hospitals; nursing or care home facilities; medical/dental offices and labs; [methadone treatment centers] STATE-LICENSED MEDICAL CLINICS; and similar uses. This use category does not include assisted living facilities, which focus on providing personal care rather than medical care to residents and are categorized in the Group Living Uses category.

SECTION 27-2500. DEFINITIONS.

Medical facility

For purposes of Section 27-5402(nn), Medical Cannabis Dispensary, a facility, office, or clinic where patients are examined or treated by physicians, including hospitals and outpatient facilities, urgent care centers, physical therapy offices, and dentists, but does not include drug or alcohol treatment facilities, [methadone treatment facilities] STATE-LICENSED MEDICAL CLINICS, or massage therapy establishments.

[Methadone treatment center]

An establishment licensed by the Federal Government and certified by the State of Maryland from which methadone, prescribed for the treatment of heroin addiction, is dispensed. This term shall not include “drug store,” “medical clinic,” the “office” of a “medical practitioner,” or

“public building or use.”]

Opioid Treatment Center

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

STATE-LICENSED MEDICAL CLINIC

AN OUTPATIENT MEDICAL CLINIC LICENSED BY THE STATE OF MARYLAND AS A DETOXIFICATION FACILITY OR A SUBSTANCE ABUSE TREATMENT PROGRAM UNDER TITLE 8, SUBTITLE 4 OF THE HEALTH-GENERAL ARTICLE. THE TERM DOES NOT INCLUDE A MEDICAL CLINIC LOCATED ON PROPERTY OWNED OR LEASED BY THE COUNTY OR THE STATE, OR AN EARLY INTERVENTION LEVEL 0.5 PROGRAM AS DESCRIBED IN COMAR 10.47.02.03.

PART 27-5. USE REGULATIONS.
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 | | RMF-48 |
| * | * | * | | | * | | * | | * | | * | | * |

| 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 | |
| Public, Civic, and Institutional Uses | | | | | | | | | | | | | |
| | * | * | * | * | * | * | * | * | * | * | * | * | * |
| Health Care Uses | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | [Methadone treatment center] | [X] | [X] | [X] | [X] | [X] | [X] | [X] | [X] | [X] | [X] | [X] | [Refer to special exception standards] |
| | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | Opioid Treatment Center | X | X | X | X | X | X | X | X | X | X | X | 27-5102(d)(4)(B) |
| Health Care Uses | * | * | * | * | * | * | * | * | * | * | * | * | * |
| | State-licensed medical clinic | X | X | X | X | X | X | X | X | X | X | X | 27-5102(d)(4)(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 | | | | | | | | | |
| | | CN | CS | CGO | IE | IH | NAC | TAC | | LTO | | RTO-L | | RTO-H | | Other Base Zones RMH |
| | | | | | | | | Core | Edge | Core | Edge | Core | Edge | Core | Edge | |
| * | * | * | | * | * | | | * | | * | | * | | * | | * |
| Public, Civic, and Institutional Uses | | | | | | | | | | | | | | | | |
| * | * | * | | * | * | | | * | | * | | * | | * | | * |
| Health Care Uses | * | * | | * | * | | | * | | * | | * | | * | | * |
| | [Methadone treatment center] | [X] | [S E] | [SE] | [S E] | [S E] | [X] | [X] | [SE] | [X] | [SE] | [X] | [SE] | [X] | [SE] | [X] |
| | [Refer to special exception standards] | | | | | | | | | | | | | | | |
| Health Care Uses | [Opioid Treatment Center] | [X] | [P] | [P] | [P] | [P] | [X] | [X] | [P] | [X] | [P] | [X] | [P] | [X] | [P] | [X] |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Health Care Uses | [State-licensed medical clinic] | [X] | [P] | [P] | [P] | [P] | [X] | [X] | [P] | [X] | [P] | [X] | [P] | [X] | [P] | [X] |
| | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

(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 | |
| * | * | * | * | * | * | * | * | * | * |

| 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 | |
| Public, Civic, and Institutional Uses | | | | | | | | | |
| * | * | * | * | * | * | * | * | * | * |
| Health Care Uses | * | * | * | * | * | * | * | * | * |
| | [Methadone treatment center] | [X] | [X] | [X] | [X] | [X] | [X] | [X] | [Refer to special exception standards] |
| | * | * | * | * | * | * | * | * | * |
| | Opioid Treatment Center | X | X | X | X | X | X | X | 27-5102(d)(4)(B) |
| | * | * | * | * | * | * | * | * | * |
| Health Care Uses | <u>State-licensed medical clinic</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>27-5102(d)(4)(B)</u> |

1

2 (f) Principal Use Table for Overlay 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 | | | | | | | | | | | | | | | |
| 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 | |
| * | * | * | | | * | * | | | * | | * | | * | | * |
| Public, Civic, and Institutional Uses | | | | | | | | | | | | | | | |
| * | * | * | | | * | * | | | * | | * | | * | | * |
| Health Care Uses | * | * | | | * | * | | | * | | * | | * | | * |
| | [Methadone treatment center] | | | | | | | | | | | [X] | [X] | | [Refer to special exception standards] |
| | * | * | | | * | * | | | * | | * | | * | | * |
| | <u>Opioid Treatment Center</u> | | | | | | | | | | | <u>X</u> | <u>X</u> | | <u>27-5102(d)(4)(B)</u> |
| | * | * | | | * | * | | | * | | * | | * | | * |
| Health Care Uses | <u>State-licensed medical clinic</u> | | | | | | | | | | | <u>X</u> | <u>X</u> | | <u>27-5102(d)(4)(B)</u> |

Sec. 27-5102. Requirements for Permitted Principal Uses

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| * | * | * | * | * | * | * | * | * | * |
| (d) Public, Civic, and Institutional Uses | | | | | | | | | |
| * | * | * | * | * | * | * | * | * | * |
| (4) Health Care Uses | | | | | | | | | |
| * | * | * | * | * | * | * | * | * | * |

(B) ~~Opioid Treatment Center~~ STATE-LICENSED MEDICAL CLINIC

(I) DETAILED SITE PLAN APPROVAL IN ACCORDANCE WITH SECTION 27-3605, DETAILED SITE PLAN, SHALL BE REQUIRED FOR A STATE-LICENSED MEDICAL CLINIC. A STATED CONDITION OF APPROVAL FOR THE SITE PLAN SHALL BE FULL COMPLIANCE WITH THIS SUBSECTION.

(II) The ~~subject structure~~ USE 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 OR PD ZONE, approved detailed site plan, APPROVED SPECIAL EXCEPTION SITE PLAN, or property associated with any of the following: school, library, park, playground, or recreational facility;

(ii) ~~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;~~
AND

(iii) ~~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~~

(iv) (III) A statement OF JUSTIFICATION shall be submitted explaining:

- (aa) The policies and goals of the center;**
- (bb) The characteristics and number of occupants to be served;**
- (cc) The type of care and activities proposed;**
- (dd) Operating methods and procedures proposed;**
- (ee) The type and amount of traffic expected to be generated;**
- (FF) THE HOURS OF OPERATION; and**
- (ff)(GG) Other appropriate aspects of the center's operation.**

* * * * *

SECTION 27-5400 SPECIAL EXCEPTION STANDARDS

* * * * *

Sec. 27-5402. Additional Requirements for Specific Special Exception Uses

* * * * *

[(pp) Methadone Treatment Centers]

(1) A methadone treatment center may be permitted, subject to the following:

(A) The subject structure shall be located at least one thousand (1,000) 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;

(B) As a part of the special exception approval, the Council 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;

(C) 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; and

(D) A statement shall be submitted explaining:

(i) The policies and goals of the center;

(ii) The characteristics and number of occupants to be served;

(iii) The type of care and activities proposed;

(iv) Operating methods and procedures proposed;

(v) The type and amount of traffic expected to be generated; and

(vi) Other appropriate aspects of the center's operation.]

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.

1

| 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 | | | |
| | | * | * | * | * | * | * | * |
| Health Care Uses | | * | * | * | * | * | * | * |
| | [Methadone treatment center] | [Not applicable] | [1.0 space per 1,000 SF GFA and 1.0 space per employee] | [Not applicable] | [1.0 space per 1,000 SF GFA and 1.0 space per employee] | | [1.0 space per 1,000 SF GFA and 1.0 space per employee] | [1.0 space per 1,000 SF GFA and 1.0 space per employee] |
| | | * | * | * | * | * | * | * |
| | <u>Opioid Treatment Center</u> | <u>Not applicable</u> | <u>1.0 space per 1,000 SF GFA and 1.0 space per employee</u> | <u>Not applicable</u> | <u>1.0 space per 1,000 SF GFA and 1.0 space per employee</u> | <u>Not applicable</u> | <u>1.0 space per 1,000 SF GFA and 1.0 space per employee</u> | <u>1.0 space per 1,000 SF GFA and 1.0 space per employee</u> |
| | | * | * | * | * | * | * | * |
| | <u>STATE- LICENSED MEDICAL CLINIC</u> | <u>NOT APPLICABLE</u> | <u>1.0 PER 500 SF GFA</u> | <u>NOT APPLICABLE</u> | <u>1.0 PER 500 SF GFA</u> | <u>NOT APPLICABLE</u> | <u>1.0 PER 400 SF GFA; 1.0 PER 200 SF GFA WHEN IN A SINGLE-FAMILY DWELLING</u> | <u>1.0 PER 250 SF GFA; 1.0 PER 200 SF GFA WHEN IN A SINGLE-FAMILY DWELLING</u> |

2

PART 27-8. ENFORCEMENT

SECTION 27-8300. FEES

Sec. 27-8301. Fee Regulations

* * * * *

(d) Special Exceptions

(1) The following table describes the fee ratings, H (high), M (medium), and L (low), for various special exceptions in the Zoning Ordinance. The ratings for the special exceptions are indicative of the time and effort necessary for the review of the specific application.

| Table 27-8301(d): Special Exception Fees | | | | | | | | | |
|--|---|---|---|---|--------|---|---|---|---|
| TYPE | | | | | RATING | | | | |
| * | * | * | * | * | * | * | * | * | * |
| [Methadone treatment centers] | | | | | [H] | | | | |

SECTION 2. BE IT FUTHER ENACTED that the provisions of Section 27-5101, 27-5102 and 27-5402 shall be renumbered or reordered, as appropriate, to accommodate the incorporation of the provisions of this Ordinance and to be consistent with the tabulation conventions within the Zoning Ordinance.

SECTION 3. BE IT FURTHER ENACTED that the provisions of this Ordinance are severable; and, in the event that any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Ordinance, since the same would have been adopted without the incorporation in this Ordinance of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection, or section.

SECTION 4. BE IT FURTHER ENACTED that this Ordinance shall take effect upon enactment.

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.

* * * * *