

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 For the purpose of defining opioid treatment centers as a new principal use type; establish the
4 zones in which this new use type is permitted, as shown on the principal use tables; setting forth
5 conditions under which this new principal use may be approved; and establishing off-street
6 parking requirements for this new use type.

7 BY repealing and reenacting with amendments:

8 Sections 27-2500, 27-5101, 27-5102, and 27-6305,

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

10 being also

11 SUBTITLE 27. ZONING.

12 The Prince George's County Code

13 (2023 Edition; 2024 Supplement).

14 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
15 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
16 District in Prince George's County, Maryland, that Sections 27-2500, 27-5101, 27-5102 and 27-
17 6305 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of
18 the Prince George's County Code, be and the same are hereby repealed and reenacted with the
19 following amendments:

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SUBTITLE 27. ZONING.

PART 27-2. INTERPRETATIONS AND DEFINITIONS.

SECTION 27-2500. DEFINITIONS.

Opioid Treatment Center

A privately-owned facility which primarily provides outpatient services and treatment, 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.

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	
*	*	*	*	*	*	*	*	*	*	*	*	*	*
Public, Civic, and Institutional Uses													
*	*	*	*	*	*	*	*	*	*	*	*	*	*
Health Care Uses	*	*	*	*	*	*	*	*	*	*	*	*	*
	<u>Opioid Treatment Center</u>	X	X	X	X	X	X	X	X	X	X	X	<u>27-5102(d)(4)(B)</u>

(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	
*	*	*			*			*		*		*		*		*		
Public, Civic, and Institutional Uses																		
*	*	*			*			*		*		*		*		*		
Health Care Uses	*																	
	<u>Opioid Treatment Center</u>	X	P	P	P	P	X	X	P	X	P	X	P	X	P	X	<u>27-5102 (d)(4)(B)</u>	

(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	
*	*	*		*	*	*	*	*	*
Public, Civic, and Institutional Uses									
*	*	*	*	*	*	*	*	*	*
Health Care Uses	*	*		*	*	*	*	*	*
	<u>Opioid Treatment Center</u>	X	X	X	X	X	X	X	27-5102(d)(4)(B)

(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	*														
	<u>Opioid Treatment Center</u>											X	X		<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

(i) 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;

(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

- 1 type, service level, and capacity of the streets along which the subject property has frontage;
2 (iii) The Planning Director may impose other reasonable requirements
3 deemed necessary to safeguard the health, safety, morals, and general welfare of the community,
4 taking into account the character of surrounding properties and the general neighborhood, and
5 any other uses on the subject property; and
6 (iv) A statement shall be submitted explaining:
7 (aa) The policies and goals of the center;
8 (bb) The characteristics and number of occupants to be served;
9 (cc) The type of care and activities proposed;
10 (dd) Operating methods and procedures proposed;
11 (ee) The type and amount of traffic expected to be generated; and
12 (ff) Other appropriate aspects of the center’s operation.

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14 **PART 27-6. DEVELOPMENT STANDARDS.**

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

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17 **Sec. 27-6305. Off-Street Parking Space Standards**

18 **(a) Minimum Number of Off-Street Parking Spaces**

19 Except as otherwise provided for multiple use developments (see Section 27-6305(c)
20 below), new development or a change in use or expansion shall provide the minimum number of
21 off-street parking spaces in accordance with Table 27-6305(a), Minimum Number of Off-Street
22 Parking Spaces, based on the principal use(s) involved and the extent of development.
23 Interpretation of the off-street parking space standards for uses with variable parking demands or
24 unlisted uses is provided in Section 27-6305(b), Unlisted Uses.

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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	<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>

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SECTION 2. BE IT FUTHER ENACTED that the provisions of Section 27-5101 and 27-5102 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.

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SECTION 3. BE IT FURTHER ENACTED t 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 forty-five (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: _____
Jolene Ivey
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.

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