

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

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

19 WHEREAS, the Maryland Needs Assessment for Opioid Treatment Programs found that
20 among Maryland counties, Prince George's County had the second largest gap in the capacity to

provide needed treatment services, serving an estimated 274 of the 4,800 residents in need; and
 WHEREAS, according to the Maryland Department of Health, Behavioral Health
 Administration's listing of licensed and certified programs, Prince Georges County has only one
 opioid treatment facility; and

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

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

WHEREAS, treatment for opioid use disorder as well as the policies regulating the
 administration of such treatment have evolved over the last 50 years; and

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

SECTION 1. BE IT ENACTED by the 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, that Sections 27-2500, 27-5101, 27-5102 and 27-
 6305 of 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:

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 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.

* * * * *

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>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</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>

(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	<u>27-5102(d)(4)(B)</u>

(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 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;

1 AND

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) (ii) A statement OF JUSTIFICATION 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.

13 * * * * *

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

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

16 * * * * *

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.

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	Opioid 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	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 PER 500 SF GFA		1.0 PER 500 SF GFA		1.0 PER 400 SF GFA; 1.0 PER 200 SF GFA WHEN IN A SINGLE-FAMILY DWELLING	1.0 PER 250 SF GFA; 1.0 PER 200 SF GFA WHEN IN A SINGLE-FAMILY DWELLING

2

3 SECTION 2. BE IT FUTHER ENACTED that the provisions of Section 27-5101 and 27-
4 5102 shall be renumbered or reordered, as appropriate, to accommodate the incorporation of the
5 provisions of this Ordinance and to be consistent with the tabulation conventions within the
6 Zoning Ordinance.

7 SECTION 3. BE IT FURTHER ENACTED t 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.

15 SECTION 4. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
16 (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.

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