

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2026 Legislative Session**

Bill No. CB-071-2026

Chapter No. \_\_\_\_\_

Proposed and Presented by Council Member Dernoga

Introduced by \_\_\_\_\_

Co-Sponsors \_\_\_\_\_

Date of Introduction \_\_\_\_\_

**ZONING BILL**

1 AN ORDINANCE concerning

2 Home Occupation and Home Businesses - Regulation and Enforcement

3 For the purpose of revising the definition of home occupation; adding the definition of prohibited  
4 home vehicle business; providing for the presumptive evidence of prohibited home vehicle  
5 business; providing for property owner responsibility; providing for certain enforcement  
6 procedures; providing for certain enhanced penalties for prohibited home businesses; and  
7 generally regarding regulation and enforcement of home occupation and home businesses.

8 BY repealing and reenacting with amendments:

9 Sections 27-2500, 27-5203, 27-8203 and 27-8206,

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 (2023 Edition; 2025 Supplement).

15 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
16 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
17 District in Prince George's County, Maryland, that Sections 27-2500, 27-5203, 27-8203 and 27-  
18 8206, of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of  
19 the Prince George's County Code, be and the same are hereby repealed and reenacted with the  
20 following amendments:



1 The following uses are not permitted as a home occupation accessory to a dwelling unit:

2 (A) Fortunetelling;

3 (B) Nursing or care homes, adult day care centers, group residential facilities, or  
4 hospitals;

5 (C) Tourist homes;

6 (D) Nail salons, beauty parlors, or barber shops of more than 2 chairs;

7 (E) [Businesses, trades, offices, or enterprises which use more than 2 commercial  
8 vehicles, alter the residential appearance of the dwelling, or adversely impact the residential  
9 character of the neighborhood; and] Businesses, trades, offices, or enterprises that use more than  
10 two (2) business use vehicles and/or operate in a manner which alters the residential appearance  
11 of the dwelling or adversely impacts the residential character of the neighborhood, including as  
12 demonstrated by any of the following conditions:

13 (i) The use of more than two (2) business use vehicles in connection with the  
14 business. A "business use vehicle" is defined as any vehicle with a Gross Vehicle Weight Rating  
15 (GVWR) of 10,000 pounds or more, any vehicle bearing commercial registration plates, or any  
16 vehicle displaying signage, markings, or equipment (e.g., ladder racks, toolboxes) that indicates a  
17 primary use for business purposes; or

18 (ii) The regular parking or storage of more than two(2) business use vehicles on a  
19 residential property or the surrounding residential streets; or

20 (iii) The generation of customer, client, employee, or delivery vehicle traffic by  
21 commercial vehicles that exceeds six (6) distinct vehicular visits per day on more than two (2)  
22 days per week; or

23 (iv) the regular parking of two(2) or more employee personal vehicles on  
24 surrounding residential streets while employees are away for the day in a vehicle owned or  
25 leased by the business; or

26 (v) The generation of noise, vibration, glare, fumes, odors, or electrical  
27 interference detectable at or beyond the property line that is inconsistent with the normal  
28 residential use of surrounding properties; or

29 (vi) The outdoor storage, display, or accumulation of goods, inventory,  
30 equipment, waste, or materials associated with the business.

31 (F) [Wholesale dealers' display, storage or repair of vehicles.] **Prohibited Home Vehicle**

**Business -Vehicle Repair, Servicing, or Maintenance and Wholesale Dealers’ Display.** This includes, but is not limited to: automotive, truck, motorcycle, ATV, recreational vehicle, small engine, or boat repair; body work; painting; detailing for commercial gain; oil changes; brake work; transmission work; or electrical system work. The storage of vehicles, vessels, or major components thereof awaiting repair, servicing, or as a result of dismantling is prohibited. The possession or use of commercial-grade repair equipment (including but not limited to vehicle lifts, paint booths, alignment machines, heavy-duty compressors, or tire changers) intended for such purposes is also prohibited.

\* \* \* \* \*

**SUBTITLE 27. ZONING.**

**PART 27-5. USE REGULATIONS.**

**SECTION 27-5203. STANDARDS SPECIFIC TO ACCESSORY USES AND STRUCTURES.**

**General**

(1) Standards for a specific accessory use or structure shall apply to the particular individual accessory use or structure regardless of the zone in which it is located or the review procedure by which it is approved, unless otherwise specified in this Ordinance. This Section sets forth and consolidates the standards for all accessory uses and structures for which a reference to this Section is provided in the "Use-Specific Standards" column of the accessory use/structure tables in Sections 27-5201(b), 27-5201(c), 27-5201(d), and 27-5201(e), and in the same order as they are listed in the table. These standards may be modified by other applicable standards or requirements in this Ordinance.

\* \* \* \* \*

**(b) Standards for Specific Accessory Uses and Structures**

\* \* \* \* \*

**(6) Home Occupation**

(A) All home occupations shall require the issuance of a use and occupancy permit (see Section 27-3608, Use and Occupancy Permit).

(B) The business use shall be located within the dwelling unit, and the cumulative total of all home occupation that may be permitted shall not exceed 25 percent of the total floor area of the dwelling unit, or 5,000 square feet, whichever is less.

1 (C) The principal person conducting the business use shall be a full-time resident of the  
2 dwelling, and there shall be no more than two employees who do not reside in the dwelling.

3 (D) The business use shall not change the residential character or external appearance  
4 of the dwelling unit, its associated structures, or its principal residential use, nor shall there be  
5 any exterior evidence, other than a permitted sign, to indicate that the dwelling unit is used for  
6 other than residential purposes.

7 (E) There shall be no outdoor display or storage of goods, equipment, or services  
8 associated with the business.

9 (F) There shall be no retail sales of goods on the premises except of those goods  
10 incidental to the provision of a service by the business use (e.g., a hairdresser may sell shampoo).

11 (G) The business shall not involve significantly greater volumes or frequencies of  
12 deliveries or shipments, vehicular traffic, or pedestrian traffic than normally expected in a  
13 residential area.

14 (H) The business shall not result in adverse noise, vibration, odor, glare, fumes, or  
15 electrical or communications interference (including visual or audible interference with radio or  
16 television reception) that can be detected by the normal senses off the premises.

17 (I) Off-street parking and loading requirements in Section 27-6300, Off-Street Parking  
18 and Loading, do not apply to home occupations. No more than two vehicles associated with the  
19 home occupation may be based at the subject property, or parked on-site or off-site or on a public  
20 street within 400 yards from the property. On request by the Department of Permitting,  
21 Inspections, and Enforcement, each dwelling unit resident shall provide for inspection the  
22 registrations for all vehicles owned or leased by the resident, titled in the business name, or listed  
23 as business or personal property on the resident's or the business' income or property tax returns.

24 **(J) Presumptive Evidence of Prohibited Home Vehicle Business.** For purposes of  
25 enforcing the prohibition against vehicle repair, servicing, or maintenance under Section 27-  
26 2500, the following conditions, when observed on two or more occasions within a 90-day period,  
27 shall create a rebuttable presumption that a prohibited vehicle business is being operated:

28 (i) More than three vehicles not registered to a resident of the dwelling are present on  
29 the property (including driveway, yard, or adjacent public right-of-way) for purposes of repair,  
30 servicing, or maintenance;

31 (ii) Customer traffic patterns indicative of a commercial transaction, such as the brief

1 arrival and departure of different vehicles, particularly during evening or weekend hours; or

2 (iii) The visible presence of commercial-grade repair equipment as defined in Section  
3 27-2500.

4 (K) **Property Owner Responsibility.** For rental properties, the property owner shall be  
5 jointly and severally liable for violations of this Home Occupation section related to prohibited  
6 vehicle businesses. A copy of any notice of violation shall be served to both the tenant and the  
7 property owner of record.

8 [(J)] (L) A home occupation that includes a dog daycare facility shall comply with the  
9 following standards:

10 (i) Be located on a parcel of land a minimum of one acre in area, on which a single-  
11 family detached dwelling is located;

12 (ii) Not allow over 20 dogs at the facility at any one time;

13 (iii) Locate outdoor areas where dogs will be allowed, a minimum of 35 feet from any  
14 property line;

15 (iv) Limit the hours of operation daily from 6 a.m. to 8 p.m.;

16 (v) The dogs may be groomed, trained, exercised and socialized, but not kept or  
17 boarded overnight, bred, sold, or let for hire;

18 (vi) Sound mitigation walls, partitions, and floor/ceilings assemblies shall separate dog  
19 day care facilities from residential uses;

20 (vii) Provide sight-obscuring fencing for all on-site outdoor recreation areas; the fence  
21 shall provide full containment for the dogs, and be deep enough and secured to the ground to  
22 prevent escape, and high enough to prevent dogs from jumping or climbing over; and

23 (viii) The facility shall be subject to Subtitle 3: Animal Control, of the County Code.

24 \* \* \* \* \*

25 **SUBTITLE 27. ZONING.**

26 **PART 27-8. ENFORCEMENT.**

27 **SECTION 27-8203. ENFORCEMENT PROCEDURES.**

28 (a) **Erection of Building or Structure**

29 When it determines that a violation of this Subtitle has occurred with respect to the erection of a  
30 building or other structure, the Department shall order the work to stop and shall post the  
31 building or structure with a “Stop Work” order form. The owner or builder shall also be given

1 formal written notice of the “Stop Work” order. No work shall proceed after posting, except to  
2 correct the violation and continue in full compliance with the provisions of this Subtitle. If the  
3 work does not stop, or corrective action has not been completed within five (5) business days of  
4 posting (or another greater grace period determined by the Department), the Department shall  
5 take appropriate action against the violator.

6 (b) Use

7 (1) Notwithstanding the provisions of PART 27-3: Administration, and PART 27-7:  
8 Nonconforming Buildings, Structures, Uses, Lots, and Signs, of the Zoning Ordinance, when it  
9 determines that a violation of this Subtitle has occurred with respect to the use of any building,  
10 structure, or land, or there is a failure to obtain a use and occupancy permit, with the exception of  
11 violations of Sections 27-5303(b)(3), (4), (5), (9), (14), and (16), the Department shall serve  
12 notice (on the form provided) upon the owner, general agent, or lessee of the building, structure,  
13 or land, directing that the violation cease. If, at the expiration of five (5) business days of the  
14 notice (or another greater period determined by the Department), for violations of 27-2500(E)  
15 and (F) the period shall be no longer than (5) business days, the violation has not ceased, the  
16 Department shall take appropriate action against the violator. If it is not possible to serve the  
17 notice, the building, structure, or land shall be posted with the notice.

18 \* \* \* \* \*

19 **SUBTITLE 27. ZONING.**

20 **PART 27-8. ENFORCEMENT.**

21 **SECTION 27-8206. PENALTIES.**

22 (a) Any person may be liable for a civil fine (provided for in Subtitle 28: Civil Monetary  
23 Fines or Penalties, of the Code) or be prosecuted for a misdemeanor if he:

24 (1) Erects, maintains, or uses any structure or land in violation of any portion of the  
25 Zoning Ordinance;

26 (2) Violates any order issued in accordance with this Subtitle; or

27 (3) Fails to erect structures or use land in accordance with the provisions of this  
28 Subtitle.

29 (b) If a person is convicted of a misdemeanor, the violator shall be subject to a fine of Five  
30 Hundred Dollars (\$500.00) or up to ninety (90) days imprisonment, or both, in the discretion of  
31 the Court. The application of the penalty shall not preclude abatement of the violation through

1 appropriate proceedings in equity.

2 (c) If the violation is of a continuing nature, each and every day during which the violation  
3 continues is a separate violation. Each violation issued within a thirty-six (36) month period from  
4 the first violation to the same person will be considered a violation of a continuing nature.

5 (d) Relation to Subtitle 28: Civil Monetary Fines or Penalties:

6 (1) The County Attorney has been authorized to prosecute violations noted herein in  
7 accordance with the provisions of Subtitle 28: Civil Monetary Fines or Penalties.

8 (2) Subtitle 28: Civil Monetary Fines or Penalties, also sets forth the procedures, fines,  
9 and penalties for the enforcement of, and all violations of this Ordinance.

10 (e) Enhanced Penalties for Prohibited Home Businesses.

11 (1) Notwithstanding the provisions of Subtitle 28, any person found in violation of  
12 Section 27-2500 for operating a prohibited home vehicle business (as defined in §27-2500.F), or  
13 a home occupation or business that adversely impacts the residential character of the  
14 neighborhood under §27-2500.G, shall be subject to the following mandatory civil fines:

15 (i) First Violation: A fine of One Thousand Dollars (\$1,000.00).

16 (ii) Second Violation (within a 24-month period of the first violation): A fine of  
17 Two Thousand Five Hundred Dollars (\$2,500.00).

18 (iii) Third and Subsequent Violations: A fine of Five Thousand Dollars  
19 (\$5,000.00) for each violation.

20 (2) For violations subject to this subsection, each day a violation continues shall  
21 constitute a separate offense, and each separate offense shall be subject to the full fine amount as  
22 specified in (e)(1) based on its sequence in the violation history.

23 (3) All fines levied under this subsection shall constitute a lien upon the property where  
24 the violation occurred, in favor of Prince George's County. Pursuant to section 10-122.01 of this  
25 code, the lien shall be collectible in the same manner as County real property taxes and shall bear  
26 interest at the same rate as delinquent taxes.

27 (4) Referral to Nuisance Abatement Board. Upon the issuance of a third citation for a  
28 Prohibited Home Business at the same premises within a 24-month period, the Director of the  
29 Department of Permitting, Inspections, and Enforcement shall be authorized to petition the  
30 Nuisance Abatement Board pursuant to Section 14-172 of this Code, as the violations constitute  
31 prima facie evidence of a neighborhood nuisance under Section 14-171(a)(2)(d).

1        (f) Abatement and Cost Recovery. In addition to any fines levied, the County may, after  
2 thirty (30) days' notice to the property owner and occupant, abate the conditions constituting the  
3 violation. Abatement may include, but is not limited to, the towing and impoundment of  
4 inoperable or unregistered vehicles, the removal of commercial equipment, and the disposal of  
5 accumulated waste or inventory. All reasonable costs incurred by the County for such abatement,  
6 including administrative costs, shall be billed to the property owner and, if unpaid after ninety  
7 (90) days, shall become a lien upon the property pursuant to section 10-122.01 of this code as  
8 provided in subsection (e)(3).

9            \*            \*            \*            \*            \*            \*            \*            \*

10        SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five  
11 (45) calendar days after its adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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: \_\_\_\_\_  
Krystal Oriadha  
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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