COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

2025 Legislative Session

Bill No. CB-043-2025

Chapter No. 40

Proposed and Presented by Council Member Dernoga

Introduced by Council Members Dernoga, Oriadha and Hawkins

Co-Sponsors

Date of Introduction October 14, 2025

ZONING BILL

AN ORDINANCE concerning

Use Regulations – Principal Uses – Permitted Uses in CGO Zone

For the purpose of amending the uses permitted in the Commercial, General and Office (CGO) Zone to encourage the conversion of existing office buildings into mixed-use developments.

BY repealing and reenacting with amendments:

Section 27-5102,
The Zoning Ordinance of Prince George's County, Maryland,
being also
SUBTITLE 27. ZONING.
The Prince George's County Code
(2023 Edition; 2024 Supplement).

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 Section 27-5102 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments: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 27-5. USE REGULATIONS.

SECTION 27-5100. PRINCIPAL USES.

Sec. 27-5101. Principal Use Tables.

(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	
*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Residential Uses																	
Household Living Uses	Artists' residential studios	P	P	P	P	SE	P	P	P	P	P	P	P	P	P	X	27-5102(c)(1)(A) and refer to special exception standards
	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
	Dwelling, live-work	P	P	P	P	SE	P	P	P	P	P	X	P	X	P	X	27-5102(c)(1)(B) and refer to special exception standards
	Dwelling, multifamily	P	P	P	P	SE	P	P	P	P	P	P	P	P	P	X	27-5102(c)(1)(D), 27-5102(c)(1)(E), 27-5102(c)(1)(G), and refer to special exception standards

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**	
	*	*				*		*		*		*		*		*	*
	Dwelling, townhouse	P	X	P	X	X	P	P	P	X	P	X	P	X	P	X	27-5102(c)(1)(G) and refer to special exception standards
	Dwelling, two-family	P	X	P	X	X	P	P	P	X	P	X	P	X	P	X	27-5102(c)(1)(G) and refer to special exception standards

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Sec. 27-5102. Requirements for Permitted Principal Uses

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(c) Residential Uses

(1) Household Living Uses

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(G) Residential Uses in the CGO Zone

(i) Multifamily, two-family, and townhouse dwellings shall be permitted in the CGO Zone Inside the Capital Beltway or within the Largo Town Center and shall not be permitted Outside the Capital Beltway, except as provided subsubparagraphs (ii), [and] (iii), and (iv) below.

(ii) Multifamily, two-family, and townhouse dwellings that are part of a group of adjoining lots or parcels in the CGO Zone that comprise less than 25 acres Outside the Capital Beltway or the Largo Town Center may be permitted by the approval of a special exception.

(iii) Multifamily, two-family, and townhouse dwellings that are part of a group of adjoining lots or parcels in the CGO Zone that comprise 25 acres or greater in size may be permitted by approval of a Planned Development (PD) Zoning Map Amendment pursuant to Section 27-3602[.];

(iv) The foregoing provisions of subparagraph (G) shall not apply to the conversion of seventy-five percent (75%) or more of an existing office building to a dwelling, multifamily use, retail use and/or office use that provides nonresidential uses for at least fifty percent (50%) of the ground floor.

SECTION 2. BE IT FURTHER ENACTED that for development projects for multifamily, two-family or townhouse dwellings in the CGO Zone, such projects shall be exempt from Special Exception or Planned Development Zoning Map Amendment approvals provided that any such project has had a Pre-Application Neighborhood meeting for a Detailed Site Plan prior to May 1, 2025 and has received Preliminary Plan of Subdivision approval before January 1, 2026.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after its adoption.

Adopted this 18th day of November, 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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