THE MARYLAND-NATIONAL CAPITAL
Park and Planning Commission
Prince George's County Planning Board | Office of the Chairman

1616 McCormick Drive, Largo, MD 20774
301-952-3561
pgcpb@ppd.mncppc.org
www.pgplanningboard.org

June 22, 2026

The Honorable Krystal Oriadha, Chair
Prince George's County Council
Wayne K. Curry Administration Building
1301 McCormick Drive
Largo, MD 20774

Re: LDR-111-2026
Dear Chair Oriadha:

As required by the County's legislative amendment process for amendments to the Zoning Ordinance (Section 27-3501), the Planning Board held a public hearing on June 18, 2026, to receive comments on proposed Legislative Drafting Request LDR-111-2026.

During the discussion of LDR-111-2026, the Planning Board approved a motion to adopt the findings contained in the Planning Department's Technical Staff Report. This motion constituted a Planning Board recommendation for the proposed legislation of NO POSITION. The Board concluded that the proposed provisions regulate business activities rather than land use or development matters and, therefore, may not be appropriately addressed through the Zoning Ordinance. The Board recommended that consideration be given to relocating the proposed language to another subtitle of the Prince George's County Code that more directly governs such activities.

The link to the public hearing video may be found under the hearing date at: https://www.mncppc.org/883/Watch-Meetings.

Planning Board Proposed Amendments:
Following review of LDR-111-2026 the Department offers the following amendments:
SUBTITLE 27. ZONING.
PART 27-2. INTERPRETATION AND DEFINITIONS.
SECTION 27-2500. DEFINITIONS.
Business use Vehicle
Any vehicle with a Gross Vehicle Weight Rating (GVWR) of 10,000 pounds or more, any vehicle bearing commercial registration plates, or any vehicle displaying signage, markings, or equipment (e.g., ladder racks, toolboxes) that indicates a primary use for business purposes.
* * * * * * * * *
Home occupation
Any occupation or enterprise for gain or profit carried on in a dwelling unit and which meets the criteria of Section 27-5203(b)(6), Home Occupation. The following uses are permitted

as a home occupation accessory to, incidental to, and secondary to a dwelling unit, subject to restrictions in the definitions of those uses, and with additional restrictions as indicated:

(A) Instruction that involves a single instructor and not more than 5 students at any one time;

(B) General clerical work (such as typing, envelope or flyer preparation or mailing, bookkeeping, and the like), with no more than 2 nonresident employees on the premises at any time;

(C) Retail businesses involving only door-to-door, home party, or mail- order sales, with temporary storage of merchandise permitted prior to delivery;

(D) The practice of electrolysis (the destruction of hair roots with an electric current);

(E) The practice of taxidermy;

(F) Nail salons, beauty parlors and barber shops of 2 or fewer chairs;

(G) Catering businesses limited to food preparation for off-premises delivery, with no more than 1 nonresident employee and 1 customer on the premises at any time. The business shall be on property of at least 10 contiguous acres and may be in the dwelling unit or in an accessory building subordinate to the dwelling in size and use;

(H) Cottage food preparation;

(I) The creation, production, and storage within the dwelling unit and accessory buildings, for sale at another location, of tangible objects of art or craft items, works in progress, and supplies and materials;

(J) The practice of acupuncture;

(K) Pet grooming services and dog daycare facilities; and

(L) Offices for accountants, architects, attorneys, clergymen, engineers, medical practitioners, and similar professions.

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

(A) Fortunetelling;

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

(C) Tourist homes;

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

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

<u>(i) The use of more than two (2) business use vehicles in connection with the business; or</u>

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

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

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

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

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

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

* * * * * * * * *

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.

Legislative Amendment Decision Standards:

The advisability of amending the text of this Ordinance is a matter committed to the legislative discretion of the County Council sitting as the District Council and is not controlled by any one factor. Within each zone listed in the Classes of Zones (Section 27-4102), the district council may regulate the construction, alteration, and uses of buildings and structures and the uses of land, including surface, subsurface, and air rights. The provisions for each zone shall be uniform for each class or kind of development throughout the zone, and no legislative amendment may create different standards for a subset of properties within a zone, unless such standards are necessary to implement development policies within the applicable Area Master Plan, Sector Plan, development policies of the General Plan, or other approved development district; however, any differentiation of a subset of properties within a zone shall be reasonable and based upon the public policy to be served.

The Department finds that LDR-111-2026 meets the criteria that the provisions for each zone shall be uniform for each class or kind of development throughout the zone because the amendment does not create different standards for a subset of properties Countywide,

regardless of zoning. The proposed amendments in LDR-111-2026 would be consistently applied to each affected zone across the County.

As always, Planning Department staff members are available to work with the Council and your legislative staff on any pertinent legislative matters. Please let us know if we may be of further assistance.

Should you have questions, please do not hesitate to contact the Office of the Planning Director at 301-952-3594. Thank you again for your consideration.

Sincerely,

Signed by:
A086354B5137414...

Billy Okoye
Vice Chair

Attachments