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

Bill No. CB-077-2026
Chapter No.
Proposed and Presented by Council Member Oriadha
Introduced by Council Member Oriadha
Co-Sponsors
Date of Introduction September 22, 2026

ZONING BILL

AN ORDINANCE concerning

Use Regulations – Community Service and Commercial Uses

For the purpose of permitting certain community service and commercial uses by right in Residential, Single-Family-Attached (RSF-A) zones; and amending use standards for permitted community service and commercial uses to promote the productive reuse of existing buildings and ensure compatibility with surrounding neighborhood in which these uses are proposed.

BY repealing and reenacting with amendments:

Sections 27-5101 and 27-5102,
The Zoning Ordinance of Prince George's County, Maryland,
being also
SUBTITLE 27. ZONING.
The Prince George's County Code
(2023 Edition; 2025 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 Sections 27-5101 and 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments: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.

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													
	* *	*		*		*	*		*	*	*		
	* *	*		*		*	*		*	*	*	*	
Community Service Uses	Place of worship located on a lot less than 1 acre in size	X	X	X	X	SE	SE	SE	[SE] P	SE	SE	SE	27-5102(d)(2)(C) and refer to special exception standards

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	Place of worship located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size.	X	X	X	X	SE	SE	SE	[SE] P	SE	SE	SE	27-5102(d)(2)(C) and refer to special exception standards
	*	*	*	*	*	*	*	*	*	*	*	*	
*	*	*	*	*	*	*	*	*	*	*			
Commercial Uses													
*	*	*	*	*	*	*	*	*	*	*			

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Eating or Drinking Establishment Uses	Alcohol production facility, small-scale; shared commercial kitchen; Restaurant; and Restaurant, quick-service (without drive-through)	X	X	X	X	X	X	X	[X] P	X	P	P	27-5102(e)(5)
	*	*	*	*	*	*	*	*	*	*	*	*	

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Sec. 27-5102. Requirements for Permitted Principal Uses

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(d) Public, Civic, and Institutional Uses

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(2) Community Service Uses

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(C) Place of Worship

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(vi) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.

(vii) Places of worship in the RSF-A Zone shall only be permitted provided:

(aa) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;

(bb) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.

(cc) The subject property shall be suitable for the proposed place of worship, taking into consideration the character of the surrounding properties and the general neighborhood, and any other uses on the subject property.

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(e) Commercial Uses

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(5) Eating or Drinking Establishment Uses

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(E) Restaurant

(i) Restaurants may be permitted in the RSF-A Zone within or on property with an existing building, which was formerly used for a commercial or community service purpose, subject to the following:

(aa) The restaurant shall not expand the building footprint of the structure in which the restaurant use is proposed;

(bb) The proposed use shall not be a Restaurant, quick service use;

(cc) The proposed use shall not adversely affect the character of

neighboring properties; and

(dd) The proposed use shall not create undue traffic congestion.

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

Adopted this 27th day of October, 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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