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

Bill No. CB-074-2026
Chapter No.
Proposed and Presented by Council Members Oriadha and Adams-Stafford
Introduced by Council Members Oriadha, Adams-Stafford, Ivey and Adams
Co-Sponsors
Date of Introduction September 8, 2026

ZONING BILL

AN ORDINANCE concerning

Accessory Dwelling Units

For the purpose of adding definitions and designating areas for Accessory Dwelling Units consistent with authority set forth in State law; setting forth regulations for permitted Accessory Dwelling Units; providing for the prospective application of provisions and amendments adopted herein; and providing a severability clause for the provisions related to Accessory Dwelling Units in Prince George's County.

BY repealing and reenacting with amendments:

Sections 27-2201, 27-2500, 27-4403, 27-5201, 27-5203 and 27-61202
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 Section 27-2201(e), 27-2500, 27-4403, 27-5201, 27-5203 and 27-61202 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments: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 2. INTERPRETATION AND DEFINITIONS

Sec. 27- 2200 Measurement and Exceptions of Intensity and Dimensional Standards

27-2201. Measurement

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(e) Net Density (Dwelling Units per Acre)

Net density (expressed as dwelling units per acre) shall be determined by dividing the total number of dwelling units located or proposed on a lot by the net lot area (see Section 27-2201(a), above). If net lot area is measured in square feet, the result of this division shall be multiplied by 43,560. Net density standards apply only to residential development comprised of dwelling units. Accessory [d]Dwelling [u] Units shall not be included in the calculation of net density. However, in the RCO subzone of the Chesapeake Bay Critical Area Overlay (CBCAO) Zone, any [a] Accessory [d] Dwelling [u] Unit that exceeds 900 square feet of enclosed area shall be included in the calculation of density. In the RCO sub-zone of the [Chesapeake Bay Critical Area Overlay] [(]CBCAO[)] Zone only, the gross tract acreage is used to calculate density except as noted in Section 5B-115(f) of the County Code.

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27-2500 Definitions

Accessory [d]Dwelling [u]Unit

(A) "Accessory [d] Dwelling [u] Unit" is defined as a secondary dwelling unit as permitted by state law that is:

(i) On the same lot, parcel, or tract as a principal single-family detached dwelling unit that is constructed; and

(ii) not greater than 75% of the size (square footage) of and subordinate in use to the principal single-family detached dwelling unit.

(B) "Accessory D[d]welling [u]Unit" includes a structure that is:

(i) Separate from the principal single-family detached dwelling unit; or

(ii) Attached as an addition to or otherwise within the same building as the principal single-family detached dwelling unit.

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SUBTITLE 27. ZONING.

PART 27-4. ZONES AND ZONE REGULATIONS

SECTION 27-4400 Overlay Zones

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27-4403. Other Overlay Zones

(a) Neighborhood Conservation Overlay (NCO) Zone

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(5) Specific Neighborhood Conservation Overlay Zones

(A) Greenbelt Neighborhood Conservation Overlay Zone

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(iv) Development Standards

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(cc) Multiple Principal Dwellings on Same Lot or Parcel

Notwithstanding Section 27-5101(b)(2), multiple single-family detached, townhouse, two-family, three-family, artists' residential studios, and/or live-work dwellings may be permitted on any lot or parcel in the RSF-A Zone within the Greenbelt NCOZ. [This provision shall not be interpreted to permit accessory dwelling units and shall only apply to multiple principal dwellings on the same lot or parcel.]

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SUBTITLE 27. ZONING.

PART 27-5. USE REGULATIONS

27-5200 Accessory Uses and Structures

SECTION 27-5201. Designation of Accessory Uses and Structures

27-5201. Designation of Accessory Uses and Structures

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(b) Accessory Use/Structure Table for Rural and Agricultural, and Residential Base Zones

Table 27-5201(b): Accessory Use/Structure Table for Rural and Agricultural, and Residential Base Zones P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited												
Accessory Use/Structure	**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**	
Accessory building, increase in height	SE	SE	SE	SE	SE	SE	X	SE	SE	X	X	Refer to special exception standards
Accessory [d]Dwelling unit	P	P	P	P	P	P	P	P	P	P	P	27-5203(b)(19)
Accessory structures and uses, except as otherwise provided	P	P	P	P	P	P	P	P	P	P	P	
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(c) Accessory Use/Structure Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones

Table 27-5201(c): Accessory Use/Structure 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																
Accessory Use/Structure	**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**	
Accessory building, increase in height	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
Accessory [d]Dwelling [u]Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-5203(b)(19)
Accessory structures and uses, except as otherwise provided	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	*		*		*		*		*		*		*			

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(d) Accessory Use/Structure Table for Planned Development Zones

Table 27-5201(d): Accessory Use/Structure 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								
Accessory Use/Structure	**Planned Development Zones**							**Use-Specific Standards**
	R-PD	**NAC-PD**	**TAC-PD**	**LTO-PD**	**RTO-PD**	**MU-PD**	**IE-PD**	
Accessory building, increase in height	X	X	X	X	X	X	X	Refer to special exception standards
Accessory [d]Dwelling [u]Unit	P	P	P	P	P	P	P	27-5203(b)(19)
Accessory structures and uses, except as otherwise provided	A	A	A	A	A	A	A	
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Accessory Use/Structure Table for Overlay Zones Table 27-5201(e): Accessory Use/Structure 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** **P* = Permitted by right, irrespective of treatment by underlying base zone**														
Accessory Use/Structure	**CBCAO Zones**		**APAO Zones**								**MIO (1)**			**Use-Specific Standards**
	RCO	**LDO**	**IDO**	**APA-1**	**APA-2**	**APA-3S**	**APA-3M**	**APA-4**	**APA-5**	**APA-6**	**APZ**	**CZ**	**HINA**	
Accessory building, increase in height														Refer to special exception standards
Accessory [d]Dwelling [u] Unit												X		27-5203(b)(19)
Accessory structures and uses, except as otherwise provided														

Sec. 27-5203. Standards Specific to Accessory Uses and Structures

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(b) Standards for Specific Accessory Uses and Structures

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(19) Accessory [d]Dwelling [u]Unit

(A) An [a]Accessory [d]Dwelling [u]Unit is only permitted where the principal use is a single-family detached dwelling.

(B) Only one [a]Accessory [d]Dwelling [u]Unit is permitted per lot.

(C) The gross floor area of an [a] Accessory [d]Dwelling [u]Unit shall not exceed 75% of the gross floor area of the associated principal single-family detached dwelling.

(D) The height of an [a]Accessory [d]Dwelling [u]Unit shall be a maximum of 22 feet irrespective of any height limitation for accessory structures in the applicable zone. However, the [a]Accessory [d]Dwelling [u]Unit's height shall not exceed the height of the principal single-family detached dwelling.

(E)Where the principal single-family detached dwelling is a nonconforming use, addition of an accessory dwelling unit shall not be considered an alteration, extension, or enlargement of that single-family detached dwelling within the meaning of Section 27-7103 of this Subtitle and may proceed without attaining approval of a special exception.

(F) The principal single-family detached dwelling or Accessory Dwelling Unit must be owner-occupied, as set forth in Subtitle 4 of the County Code.

(G) Notwithstanding the definition of family in Section 27-2500, the maximum occupancy within the Accessory Dwelling Unit shall be four persons. If any portion of the principal dwelling unit is rented the maximum occupancy in the Accessory Dwelling Unit shall be reduced by the number of persons renting in the principal dwelling.

(H) All Accessory Dwelling Units constructed without a permit prior to the effective date of this Act shall begin compliance with the provisions of this Act by contacting and working with the Department of Permitting, Inspections and Enforcement (DPIE) within ninety days of the effective date of this Act. All previously unpermitted Accessory Dwelling Units shall meet all applicable provisions of this Act.

[(F)] (I)Within the RCO Zone and the LDO zone of the Chesapeake Bay Critical Area Overlay (CBCAO) Zone, [a]Accessory [d]Dwelling [u] Units are subject to the following additional requirements:

(i) The [a] Accessory [d]Dwelling [u]Unit must not require a variance from any critical area development standards, including, but not limited to, those contained in Subtitle 5B of the County Code;

[(ii) An accessory dwelling unit that is separate from the principal single-family detached dwelling shall have its entire perimeter within 100 feet of the principal single-family detached dwelling;]

[(iii) An accessory dwelling unit that is attached as an addition to or otherwise within the same building as the principal single-family detached dwelling may not increase the lot coverage (as defined in Subtitle 5B of the County Code) of that single-family detached dwelling by more than 900 square feet.]

[(iii)] (ii) The construction of an accessory dwelling unit, together with any associated walkways, patios, driveways, or other impervious surfaces constructed to serve it, shall not increase the lot coverage of the lot by more than 900 square feet. Within the CBCAO Zone, lot coverage shall be calculated as defined in Subtitle 5B of the County Code.

(J) Accessory uses and structures in accordance with Section 27-5201 of this Subtitle are prohibited.

(K) Variances for Accessory Dwelling Units are prohibited in accordance with Section 27-3613 of this Subtitle.

SUBTITLE 27. ZONING.

PART 27-6. USE REGULATIONS

SECTION 27-61200. Neighborhood Compatibility Standards

Sec. 27-61202. Applicability

(a) General

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(E) Accessory Dwelling Units are exempt from Neighborhood Compatibility Standards unless an area master plan or sector plan requires the standards.

SECTION 2. BE IT FURTHER ENACTED that the provisions of Section 27-2201, 27-2500, 22-4403, 27-5201, 27-5203 and 27-61202 shall be renumbered or reordered, as appropriate, to accommodate the incorporation of the provisions of this Ordinance and to be consistent with the tabulation conventions within the Zoning Ordinance.

SECTION 3. BE IT FURTHER ENACTED the provisions of this Ordinance shall apply prospectively.

SECTION 4. BE IT FURTHER ENACTED that the provisions of this Ordinance are severable; and, in the event that any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Ordinance, since the same would have been adopted without the incorporation in this Ordinance of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection, or section.

SECTION 5. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after its adoption.

Adopted this 29th day of September, 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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EDITOR'S NOTE

Chapter 197 of the 2025 Laws of Maryland, HB 1466 – Land Use and Real Property – Accessory Dwelling Units - Requirements and Prohibitions Act of 2025 homeowners' associations cannot prohibit Accessory Dwelling Units.