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

Bill No. CB-035-2026
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 – Day Care Centers for Children

For the purpose of increasing access to childcare facilities by eliminating special exception approval for day care centers for children in all zones; providing for community notification of proposed day care centers; removing minimum parking requirements in all transit-oriented zones; reducing minimum parking requirements in certain transit-oriented zones; and providing for alternative parking compliance in all other zones.

BY repealing and reenacting with amendments:

Sections 27-5101, 27-5102, 27-5402 and 27-6305
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, 27-5102, 27-5402, and 27-6305 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments: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	* * * * * * * * *												
	Day care center for children	[SE] P	[SE] P	[SE] P	[SE] P	[SE] P	[SE] P	[SE] P	[SE] P	[SE] P	[SE] P	[SE] P	27-5102(d)(2)(A) [and refer to special exception standards]
	* * * * * * * * *												

(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**	
	*	*		*		*	*		*		*		*		*		
Public, Civic, and Institutional Uses																	
	*	*		*		*	*		*		*		*		*		
Community Service Uses	*	*		*		*	*		*		*		*		*		
	Day care center for children	[SE] P	[SE] P	[SE] P	[SE] P	[SE] P	P	P	P	P	P	P	P	P	P	X	27-5102 (d)(2)(A) [and refer to special exception standards]
	*	*		*		*	*		*		*		*		*		

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(e) Principal Use Table for Planned Development Zones

| Table 27-5101(e): Principal Use 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 | | |

(f) Principal Use Tabel for Overlay Zones

Table 27-5101(f): Principal Use Table 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																
Principal Use Category	**Principal Use Type**	**CBCAO Zones (1)**			**APAO Zones**							**MIO Zones (2)**			**Use-Specific Standards**
		RCO	**LDO**	**IDO**	**APA-1**	**APA-2**	**APA-3S**	**APA-3M**	**APA-4**	**APA-5**	**APA-6**	**APZ**	**CZ**	**HINA**	
	*	*	*	*	*	*	*	*	*	*	*	*	*		
Public, Civic, and Institutional Uses															
	*	*	*	*	*	*	*	*	*	*	*	*	*		
Community Service Uses	*	*	*	*	*	*	*	*	*	*	*	*	*		
	Day care center for children				X	X	X	X		X		X	X	X	27-5102(d)(2)(A) [and refer to special exception standards]
	*	*	*	*	*	*	*	*	*	*	*	*	*		

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

(A) Day Care Center for Children

(i) The center shall comply with all applicable State regulations and obtain appropriate State licensing prior to operation.

(ii) The center shall provide a minimum of 75 square feet of usable outdoor play or activity area per child.

(iii) The outdoor play or activity area shall be fenced.

(iv) Any off-premises outdoor play or activity area shall be located near the building housing the center, and shall be safely accessible without crossing (at grade) any hazardous area, such as a street or driveway.

(v) The play area shall be sufficiently shaded during the warmer months to afford protection from the sun.

(vi) If the play area is to be used before or after daylight hours, it shall have sufficient lighting to ensure safe operation of the area during such times.

(vii) Outdoor play shall be limited to the hours between 7 a.m. and 9 p.m.

(viii) The center shall provide designated passenger drop-off and pick-up spaces in accordance with Section 27-6307(g)(2), Drop-Off and Pick-Up Areas.

(ix) The site plan shall show:

(aa) The proposed enrollment; and

(bb) The location and size of outdoor play or activity areas.

(x) Community Notification. Notice of the application for building permit shall be conspicuously posted for a period of thirty (30) days following the filing of the application.

(xi) Alternative Parking Compliance. The required parking spaces for day care centers for children set forth in Sec. 27-6305 may be allowed on the street abutting proposed site of the proposed day care center.

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SECTION 27-5400. SPECIAL EXCEPTION STANDARDS

Sec. 27-5402. Additional Requirements for Specific Special Exception Uses

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(x) [Day Care Center for Children] <u>Reserved.</u>

[(1) A day care center for children may be permitted, subject to the following:

(A) The District Council may specify the maximum number of children to be enrolled, which may not be increased by State or local health, education, or fire regulations;

(B) An ample outdoor play or activity area shall be provided, in accordance with the following:

(i) All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;

(ii) All outdoor play areas shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;

(iii) A greater set back from adjacent properties or uses or a higher fence may be required by the District Council if it determines that it is needed to protect the health and safety of the children utilizing the play area;

(iv) Any off-premises outdoor play or activity area shall be located in proximity to the day care center, and shall be safely accessible without crossing (at grade) any hazardous area, such as a street or driveway;

(v) The play area shall contain sufficient shade during the warmer months to afford protection from the sun;

(vi) Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and

(vii) Outdoor play shall be limited to the hours between 7 a.m. and 9 p.m.;

(C) In the CGO, CS, IE, and IH zones, a special exception for a day care center for children shall be allowed only if the Council finds that existing development and uses in the neighborhood (particularly on adjacent properties) will not adversely affect the proposed use.

(2) In addition to the requirements of Section 27-3604(c), Special Exception

Submittal Requirements, the site plan shall show:

(3) Any day care center for children which has, on or before the effective date of this Ordinance, fully complied with the provisions of this Subtitle in effect at the time the use commenced shall not be required to meet the requirements of this Section, provided that the use has not been expanded or changed since that time. Any expansion or change shall be governed by the provisions of this Section, or of Section 27-5102(d)(2)(A), Day Care Center for Children.

(4) For the purposes of this Section, enrollment shall mean the largest number of children enrolled in the center in any one (1) session.]

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PART 27-6. DEVELOPMENT STANDARDS

SECTION 27-6300. OFF-STREET PARKING AND LOADING

Sec. 27-6305. Off-Street Parking Standards

(a) Minimum Number of Off-Street Parking Spaces

Except as otherwise provided for multiple use developments (see Section 27-6305(c) below), new development or a change in use or expansion shall provide the minimum number of off-street parking spaces in accordance with Table 27-6305(a), Minimum Number of Off-Street Parking Spaces, based on the principal use(s) involved and the extent of development. Interpretation of the off-street parking space standards for uses with variable parking demands or unlisted uses is provided in Section 27-6305(b), Unlisted Uses.

Table 27-6305(a): Minimum Number of Off-Street Parking Spaces

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PD)		TAC Zone (Base and PD)		NAC (Base and PD)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
*	*	*	*	*	*	*	*	*
	*	*	*	*	*	*	*	*
Community Service Uses	Day care center for children	No minimum	[1.0 per 20 children] No minimum	1.0 per 20 children	1.0 per [12] 20 children	1.0 per 20 children	1.0 per 10 children	1.0 per 10 children
	*	*	*	*	*	*	*	*

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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