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

Bill No. CB-081-2026
Chapter No.
Proposed and Presented by Council Member Adams
Introduced by Council Members Adams, Adams-Stafford and Oriadha
Co-Sponsors Council Members Hunter
Date of Introduction September 22, 2026

ZONING BILL

AN ORDINANCE concerning

Residential Base Zones – Permitted Principal Uses – Sustainable Inclusive Mixed-Use Community

For the purpose of defining the use "Sustainable Inclusive Mixed-Use Community" in the Zoning Ordinance; permitting the use in the RE (Residential Estate), RR (Residential, Rural), and RSF-95 (Residential, Single-Family-95) zones pursuant to the grant of a special exception; and establishing certain requirements applicable to said special exception.

BY repealing and reenacting with amendments:

Sections 27-2500, 27-5101, 27-5402,
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 27-2500, 27-5101, and 27-5402 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments: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 27-2. INTERPRETATION AND DEFINITIONS

SECTION 27-2500. DEFINITIONS

The following words, terms, and phrases, when used in this Ordinance, shall have the meaning ascribed to them in this Section.

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Sustainable Inclusive Mixed-Use Community

A mixed-use, residentially oriented community that creates an immersive community containing:

(A) single-family detached dwelling units;

(B) controlled environment agriculture such as hydroponics, aeroponics, aquaculture, or aquaponics;

(C) indoor and outdoor recreation facilities;

(D) a place of worship;

(E) one (or more) other Community Service Uses;

(F) a medical office; and

(G) solar energy and/or wind energy conversion systems.

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PART 27-5. USE REGULATIONS

SECTION 27-5100. PRINCIPAL USES

Sec. 27-5101. Principal Use Tables

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(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**	
	* * * * * * * * *												
Residential Uses													
	* * * * * * * * *												
	* * * * * * * * *												
Group Living Uses	Sustainable Inclusive Mixed-Use Community	X	X	X	SE	SE	SE	X	X	X	X	X	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**	
	*		*		*		*		*		*		*		*			
Residential Uses																		
	*		*		*		*		*		*		*		*			
	*		*		*		*		*		*		*		*			
Group Living Uses	Sustainable Inclusive Mixed-Use Community	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	*		*		*		*		*		*		*		*			

(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											
Principal Use Category	**Principal Use Type**	**Planned Development Zones**							**Use-Specific Standards**
		R-PD	**NAC-PD**	**TAC-PD**	**LTO-PD**	**RTO-PD**	**MU-PD**	**IE-PD**	
* * * *	* * * * *								
Residential Uses									
* * * *	* * * * *								
	* * * * * * * * *								
Group Living Uses	Sustainable Inclusive Mixed-Use Community	X	X	X	X	X	X	X	Refer to special exception standards
	* * * * * * * * *								

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**	
		*	*		*	*		*	*		*	*		*	
Residential Uses															
		*	*		*	*		*	*		*	*		*	
Group Living Uses	*	*	*		*	*		*	*		*	*			
	Sustainable Inclusive Mixed-Use Community	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	*	*	*		*	*		*	*		*	*			

(f) Principal Use Table for Overlay Zones

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SECTION 27-5400. SPECIAL EXCEPTION STANDARDS

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

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(ppp) Sustainable Inclusive Mixed-Use Community

(1) A sustainable inclusive mixed-use community may be permitted, subject to the following criteria:

(A) Residential detached, single-family uses may be offered either for sale or as rental units;

(B) Residential density shall not exceed four (4) dwelling units per acre of Net lot area for the acreage of the site allocated to residential use notwithstanding the land use density recommended by the applicable Master Plan or Sector Plan;

(C) All residential units shall be constructed using universal design requirements of Subtitle 4 of the County Code, and shall not be subject to any waivers or exemptions;

(D) Residential uses shall be served by private, internal streets;

(E) Residential uses shall incorporate energy-efficient designs which may include solar, wind, and other green energy practices;

(F) At least 10,000 SF GFA of controlled-environment agriculture which shall consist of produce growth practices known as hydroponics, aeroponics, aquaculture, or aquaponics, and shall be conducted within an enclosed, temperature-controlled environment which results in increased production and decreased carbon emissions through enclosed cultivation areas;

(G) Agricultural products may be made available to residents of the community and to non-residents through farmers' markets;

(H) The community space with religious center, medical office, and the other Community Service Uses shall be available for both community residents and non-residents; and

(I) If included in the development, a day care center for children shall comply with the requirements of Section 27-5102(d)(2)(a) but shall not require a separate special

exception.

(J) Recreational facilities, both indoor and outdoor, shall be provided for community residents.

(K) The site plan required by Section 27-3604(c)(5) shall also include:

(i) Intensity and Dimensional Standards, including but not limited to, minimum and maximum: net lot areas, lot widths, lot frontages, lot coverages, front, side, and rear yard depths, and principal and accessory structure heights. Such Intensity and Dimensional Standards shall supersede the Intensity and Dimensional Standards of the underlying Zone;

(ii) A single site-specific public benefit of the Applicant's choosing from the list in Section 27-4301(d)(3)(C).

(iii) Lot coverage for the acreage of the site allocated to residential use referenced in subparagraph (1)(B) shall not exceed 50% and lot coverage for nonresidential uses shall not exceed 60%.

(L) A sustainable mixed-use residential community shall occupy a minimum Net Lot Area of ten (10) acres and a maximum Net Lot Area of fifty (50) acres.

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27-6305. Off-Street Parking Space Standards

Minimum Number of Off-Street Parking Spaces

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**			
Group Living Uses	Sustainable inclusive mixed-use community	Not applicable					2.0 per DU and 1.0 per 4 seats in the place of worship	2.0 per DU and 1.0 per 4 seats in the place of worship

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SECTION 2. BE IT FURTHER ENACTED that the provisions of this Ordinance are hereby declared to be 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 enacted without the incorporation in this Ordinance of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection, or section.

SECTION 3. 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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