COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2025 Legislative Session

Bill No. CB-065-2025
Chapter No. 39
Proposed and Presented by Council Members Hawkins and Fisher
Introduced by Council Members Hawkins, Fisher, Watson, Adams-Stafford and Dernoga
Co-Sponsors Council Member Ivey
Date of Introduction October 7, 2025

ZONING BILL

AN ORDINANCE concerning

Cannabis Uses

For the purpose of reconciling areas for Cannabis uses consistent with authority set forth in State law; revising use-specific standards for permitted Cannabis uses; establishing parking regulations for permitted Cannabis uses; providing for the prospective application of provisions and amendments adopted herein; providing a severability clause for the provisions related to Cannabis uses in Prince George's County; and generally regarding Cannabis areas and uses in Prince George's County.

BY repealing and reenacting with amendments:

Sections 27-5101, 27-5102, 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; 2024 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, 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George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

PART 27-5. USE REGULATIONS.

SECTION 27-5100. PRINCIPAL USES.

Sec. 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**	
Rural and Agricultural Uses													
	* * * * * * * * * *												
Agriculture/ Forestry Uses	Cannabis grower	X	P	P	X	X	X	X	X	X	X	X	27-5102(b)(1)(B)
	Cannabis micro-grower	X	P	P	X	X	X	X	X	X	X	X	27-5102(b)(1)(C)
	* * * * * * * * * *												
* * * * * * * * *													
Commercial Uses													
* * * * * * * * *													
Retail Sales and Service Uses	* * * * * * * * * *												
	Cannabis dispensary	X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(9)(C)

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**	
	Cannabis micro-dispensary	X	[X]P	[X]P	X	X	X	X	X	X	X	X	27-5102(e)(9)(D)
	* * *			*		*		*		*		*	* *
* * * * * * * * * *													
Industrial Uses													
* * * * * * * * * *													
Manufacturing Uses	* * *			*		*		*		*		*	* *
	Cannabis processor	X	[X]P	[X]P	X	X	X	X	X	X	X	X	27-5102(f)(3)(A)
	Cannabis micro-processor	X	[X]P	[X]P	X	X	X	X	X	X	X	X	27-5102(f)(3)(B)
	* * *			*		*		*		*		*	* *
* * * * * * * * * *													

(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**
		CN	**CS**	**CGO**	**IE**	**IH**	**NAC**	**TAC**		**LTO**		**RTO-L**		**RTO-H**		**RMH**	
								Core	**Edge**	**Core**	**Edge**	**Core**	**Edge**	**Core**	**Edge**		
*	*	*		*		*	*			*		*		*		*	*
Commercial Uses																	
*	*	*		*		*	*			*		*		*		*	*
Retail Sales and Service Uses	Cannabis dispensary	[X]P	P	P	P	P	[X]P	[X]P	[X]P	[X]P	[X]P	[X]P	[X]P	[X]P	[X]P	X	27-5102(e)(9)(G)
	Cannabis micro-dispensary	[X]P	P	P	P	P	[X]P	[X]P	[X]P	[X]P	[X]P	[X]P	[X]P	[X]P	[X]P	X	27-5102(e)(9)(H)
	*	*		*		*	*			*		*		*		*	*
*	*	*		*		*	*			*		*		*		*	*

(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**		
*	*	*	*	*	*	*	*	*	*	*
Commercial Uses										
*	*	*	*	*	*	*	*	*	*	*
Retail Sales and Service Uses	*	*	*	*	*	*	*	*	*	*
	Cannabis dispensary	[X] A	[X]A	[X]A	[X]A	[X]A	[X] A	[X] A	27-5102(e)(9)(G)	
	Cannabis micro-dispensary	[X] A	[X]A	[X]A	[X]A	[X]A	[X] A	[X] A	27-5102([E]e)(9)(H)	
	*	*	*	*	*	*	*	*	*	*
*	*	*	*	*	*	*	*	*	*	*

(f) Principal Use Table for Rural and Agricultural, and Residential Base Zones

Table 27-5101(f): Principal Use 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

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	
Rural and Agricultural Uses															
	*	*		*		*		*		*		*		*	*
Agriculture/ Forestry Uses	Cannabis grower														27-5102(b)(1)(B)
	Cannabis micro-grower														27-5102(b)(1)(C)
	*	*		*		*		*		*		*		*	*
*	*	*		*		*		*		*		*		*	
Commercial Uses															
*	*	*		*		*		*		*		*		*	

Table 27-5101(f): Principal Use 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

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	
	*	*		*		*		*		*		*		*	*
Retail Sales and Service Uses	Cannabis dispensary	X													27-5102(e)(9)(C)
	Cannabis micro-dispensary	X													27-5102(e)(9)(D)
	*	*		*		*		*		*		*		*	*
*	*	*		*		*		*		*		*		*	
Industrial Uses															
*	*	*		*		*		*		*		*		*	
Manufacturing Uses	*	*		*		*		*		*		*		*	*
	Cannabis processor														27-5102(f)(3)(A)

Table 27-5101(f): Principal Use 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

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	
	Cannabis micro-processor														27-5102(f)(3)(B)
	*	*		*		*		*		*		*		*	*
*	*	*		*		*		*		*		*		*	

Sec. 27-5102. Requirements for Permitted Principal Uses.

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(a) Agricultural Uses

(1) **Agriculture**

* * * * * * *

(B) Cannabis Grower

(i) The boundaries of property used for an outdoor [medical] cannabis grower [and/or processor] uses shall be located a minimum of 300 feet from:

aa. Any of the following Zones: RE, RR, RSF-95, RSF-65, and R-PD [residential zone, including a residential comprehensive design zone under the prior ordinance];

bb. Any [playground, recreation center, library, or public park] land owned by The Maryland-National Capital Park and Planning Commission; and

cc. Any pre-existing primary or secondary school in the State, [or] a pre-existing licensed childcare center, or registered[,] pre-existing family childcare home under the Education Article, Annotated Code of Maryland.

[**(ii)** Buildings, structures, and parking shall be located the following minimum distance from property lines:

a. In the AG zone: 200 feet; and

b. In the IE zone: 50 feet.

(iii) In the AG zone, the minimum net lot area is 10 acres.]

(i[v]i) Except for outdoor cultivation in the AG Zone pursuant to State licensing regulations, all aspects of the use shall be conducted within a fully enclosed building, in accordance with all applicable laws, rules, and regulations.

([v]iii) In the AG Zone, outdoor cultivation areas shall be located a minimum of 100 feet from any street or property line and shall be fenced in accordance with applicable State licensing regulations. A planted bufferyard between the fence line and cultivation area shall be installed.

([vi]iv) Outdoor signage shall be limited to building-mounted signs. Advertisement for cannabis or cannabis products is prohibited.

(v[ii]) Cannabis grower is not permitted as an accessory use.

([D]C) Cannabis micro-grower

(i) The boundaries of property used for an outdoor Cannabis micro-grower [and/or processor] uses shall be located a minimum of three hundred (300) feet from:

(aa) Any of the following Zones: RE, RR, RSF-95, RSF-65, and R-PD [residential zone, including a residential comprehensive design zone under the prior ordinance];

(bb) Any [playground, recreation center, library, or public park] land owned by The Maryland-National Capital Park and Planning Commission; and

(cc) Any pre-existing primary or secondary school in the State, [or] a pre-existing licensed childcare center, or registered[,] pre-existing family childcare home under the Education Article, Annotated Code of Maryland.

[(ii) Buildings, structures, and parking shall be located at least the following minimum distance from property lines:

(aa) the AG Zone, fifty (50) feet; and

(bb) In the IE Zone, twenty-five (25) feet.]

([i]ii) Except for outdoor cultivations in the AG Zone pursuant to State licensing regulations, all aspects of the use shall be conducted within a fully enclosed building, in accordance with all applicable laws, rules, and regulations.

(iii[v]) In the AG Zone, outdoor cultivation areas shall be located a minimum of fifty (50) feet from any street or property line and shall be fenced in accordance with applicable State licensing regulations. A planted bufferyard between the fence line and cultivations area shall be installed.

(iv) Outdoor signage shall be limited to building-mounted signs. Advertisement for Cannabis or Cannabis products is prohibited.

(v[i]) Cannabis micro-grower is not permitted as an accessory use. However, it may co-locate with a Cannabis micro-dispensary and/or Cannabis micro-processor use [within a facility operated by a Cannabis incubator].

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(e) Commercial Uses

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(9) Retail Sales and Service Uses

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(G) Cannabis Dispensary

(1) The boundaries of property used as a [Medical] Cannabis Dispensary shall be:

(aa) At least [five hundred (500)] one hundred (100) feet from any [existing or planned residential use, or] property in a [r]Residential [b]Base or Planned Development [z]Zone, including a [r]Residential [c]Comprehensive [d]Design [z]Zone under the prior [o]Ordinance;

(bb) At least five hundred (500) feet from any:

(I) Any pre-existing primary or secondary school in the State, [or] a pre-existing licensed childcare center, or registered[,] pre-existing family childcare home under the Education Article, Annotated Code of Maryland.; or

(II) [A p]Playground, recreation center, library, or public park; and

[**(III)**] **(cc)** At least one thousand (1,000) feet from another Cannabis dispensary or Cannabis micro-dispensary use.

[**(cc)** At least two thousand (2,000) feet from any liquor store.]

(2) Minimum parking requirements set forth in Section 27-6305 of this Subtitle are required.

(3) Cannabis dispensary is not permitted as an accessory use.

(4) [Outdoor signage shall be limited to building-mounted signs. Advertisement for Cannabis or Cannabis products is prohibited.] Outdoor signage may include one (1) freestanding or pylon sign in addition to building-mounted signs, subject to the same height, size, illumination, and placement restrictions applicable to other retail commercial establishments in the same zone.

([5]4) There shall be no on-site consumption of Cannabis or Cannabis products.

([6]5) The use shall be limited to twelve (12) business hours per day, between the hours of 8 a.m. and 10 p.m. All sales must be made and recorded during the hours of 8 a.m. and 10 p.m.

([7[6] The holder of a Special Exception for a Medical cannabis dispensary may operate as a Cannabis dispensary pursuant to that approved Special Exception and need not seek a new Special Exception approval for the Cannabis dispensary use, provided that the

operator has converted the applicable State license to allow for the sale of both medical and adult use cannabis pursuant to the Alcoholic Beverages & Cannabis Article, Annotated Code of Maryland.

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(H) Cannabis micro-dispensary

(i) The boundaries of property used as a Cannabis micro-dispensary shall be:

(aa) At least [three hundred (300)] one hundred (100) feet from any property in a [r]Residential [b]Base or Planned Development [z]Zone, including a [r]Residential [c]Comprehensive [d]Design [z]Zone under the prior [o]Ordinance;

(bb) At least five hundred (500) feet from any:

(I) Any pre-existing primary or secondary school in the State, [or] a pre-existing licensed childcare center, or registered[,] pre-existing family childcare home under the Education Article, Annotated Code of Maryland; or

(II) [A p]Playground, recreation center, library, or public park; and

(cc) At least one thousand (1,000) feet from another Cannabis micro-dispensary or a Cannabis dispensary use.

(ii) Cannabis micro-dispensary is not permitted as an accessory use. However, it may co-locate with a Cannabis Micro-processor and/or Cannabis micro-grower use [within a facility operated by a Cannabis incubator].

[**(iii)** Outdoor signage shall be limited to building-mounted signs. Advertisement for Cannabis or Cannabis products is prohibited.]

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(f) Industrial Uses

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(3) Manufacturing Uses

(E) Cannabis processor

[**(i)** The boundaries of property used for Cannabis processor uses shall be located a minimum of three hundred (300) feet from:

(aa) Any residential zone, including a residential comprehensive design zone under the prior [o]Ordinance;

(bb) A playground, recreation center, library, or public park; and

(cc) Any pre-existing primary or secondary school in the State, or a pre-existing licensed childcare center or registered, pre-existing family childcare home pursuant to the Education Article, Annotated Code of Maryland.

(ii) Buildings, structures, and parking shall be located at least the following minimum distance from property lines:

(aa) In the AG Zone, two hundred (200) feet;

(bb) In the IE Zone, fifty (50) feet.

(iii) In the AG Zone, the minimum net lot area is ten (10) acres.]

[(iv)] (iii) All aspects of the use shall be conducted within a fully enclosed building, in accordance with all applicable laws, rules, and regulations.

(vi) Outdoor signage shall be limited to building-mounted signs. Advertisement for Cannabis or Cannabis products is prohibited.

(vii) Cannabis processor is not permitted as an accessory use.

(F) Cannabis micro-processor

[(i) The boundaries of property used for Cannabis micro-processor uses shall be located a minimum distance of three hundred (300) feet from:

(aa) Any residential zone, including a residential comprehensive design zone under the prior ordinance;

(bb) A playground, recreation center, library, or public park; and

(cc) Any pre-existing primary or secondary school in the State, or a pre-existing licensed childcare center or registered, pre-existing family childcare home pursuant to the Education Article, Annotated Code of Maryland.

(ii) Buildings, structures, and parking shall be located in the following minimum distance from property lines:

(aa) In the AG Zone, two hundred (200) feet; and

(bb.) In the IE Zone, fifty (50) feet.]

(i[ii]) All aspects of the use shall be conducted within a fully enclosed building, in accordance with all applicable laws, rules, and regulations.

(ii[v]) Outdoor signage shall be limited to building-mounted signs. Advertisement for Cannabis or Cannabis products is prohibited.

([v] iii) Cannabis micro-processor is not permitted as an accessory use. However, it may co-locate with Cannabis micro-dispensary and/or Cannabis micro-grower uses [within a facility operated by a Cannabis incubator].

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PART 27-6. DEVELOPMENT STANDARDS.

SECTION 27-6300. OFF-STREET PARKING AND LOADING.

Sec. 27-6305. Off-Street Parking Space 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						
		Off-Street Parking Standards				
Principal Use Category	**Principal Use Type**	**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**			
	*	*	*	*		*	*
		*	*				
Agriculture/ Forestry Uses	[Medical cannabis grower and/or processor] <u>Cannabis grower</u>	Not applicable				1.0 per 600 SF up to 3,000 SF GFA; then 1.0 per additional 3,000 SF GFA	1.0 per 600 SF up to 3,000 SF GFA; then 1.0 per additional 3,000 SF GFA
	<u>Cannabis micro-grower</u>	<u>Not Applicable</u>				<u>1.0 per 600 SF up to 3,000 SF GFA; then 1.0 PER additional</u> 3,000 SF GFA	<u>1.0 per 600 SF up to 3,000 SF GFA; then 1.0 PER additional 3,000 SF GFA</u>

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**			
	*	*	*	*	*	*	*	*
*	*	*	*	*	*	*	*	*
	*	*	*	*	*	*	*	*
Eating or Drinking Establishment Uses	Cannabis on-site consumption establishment	Not Applicable						
	*	*	*	*	*	*	*	*
*	*	*	*	*	*	*	*	*
	*	*	*	*	*	*	*	*
Retail Sales and Service Uses	[Medical cannabis dispensary] Cannabis dispensary	No minimum	2.0 per 1,000 SF GFA	Not applicable			3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA

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**			
	Cannabis micro-dispensary	No Minimum	1.0 per 1,000 SF GFA	Not Applicable			2.0 per 1,000 SF GFA	3.0 per 1,000 SF GFA
	*	*	*	*			*	*
*	*	*	*	*			*	*
	*	*	*	*			*	*
Manufacturing Uses	Cannabis processor	Not Applicable					1.0 per 600 SF up to 3,000 SF GFA; then 1.0 per additional 3,000 SF GFA	1.0 per 600 SF up to 3,000 SF GFA; then 1.0 per additional 3,000 SF GFA

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			
	Cannabis micro-processor	Not Applicable					1.0 per 600 SF up to 3,000 SF GFA; then 1.0 per additional 3,000 SF GFA	1.0 per 600 SF up to 3,000 SF GFA; then 1.0 per additional 3,000 SF GFA
	*	*	*	*	*	*	*	*
*	*	*	*	*	*	*	*	*

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SECTION 2. BE IT FURTHER ENACTED that the provisions of Section 27-5101, 27-5102, and 27-6305 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 immediately after its adoption.

Adopted this 10th day of November, 2025.

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: _____
Edward P. Burroughs III
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.