

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2002 Legislative Session**

Bill No. \_\_\_\_\_ CB-44-2002  
 Chapter No. \_\_\_\_\_  
 Proposed and Presented by \_\_\_\_\_ Council Member Estepp  
 Introduced by \_\_\_\_\_  
 Co-Sponsors \_\_\_\_\_  
 Date of Introduction \_\_\_\_\_

**ZONING BILL**

1 AN ORDINANCE concerning

2 C-S-C Zone

3 For the purpose of permitting wholesaling, distribution and related storage and consolidated  
 4 storage in the C-S-C Zone under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Sections 27-461(b),

7 The Zoning Ordinance of Prince George's County, Maryland,

8 being also

9 SUBTITLE 27. ZONING.

10 The Prince George's County Code

11 (1999 Edition, 2001 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
 13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
 14 District in Prince George's County, Maryland, that Section 27-461(b) of the Zoning Ordinance of  
 15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
 16 be and the same are hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 6. COMMERCIAL ZONES.**

**DIVISION 3. USES PERMITTED.****Sec. 27-461. Uses permitted.****(b) TABLE OF USES I.**

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
<b>(3) Miscellaneous:</b>						
* * * * *	*	*	*	*	*	*
Commercial recreational development (CB-35-2000)	P35	X	X	X	X	X
Consolidated Storage (CB-147-1986; CB-65-1989; CB-45-1999; CB-29-2000)	X	X	P <sup>34, 39</sup>	X	X <sup>36</sup>	X
* * * * *	*	*	*	*	*	*
Wholesaling, distribution, and related storage:						
(A) Incidental to any use allowed and in an office building, but limited to a floor area ratio of 0.1	X	X	X	X	PA and PB	X
(B) Of materials (products) not used or produced on the premises (CB-61-1995)	X	X	[X] P <sup>39</sup>	X	P <sup>14</sup>	X
Wholesaling of products incidental to the retail sales of the products on the premises	X	X	PA	PA	PA	PA
* * * * *	*	*	*	*	*	*

**39** Limited to the adaptive re-use of vacant or partially vacant property in former or existing shopping centers which are limited in their ability to modify or expand. The C-S-C parcels in the shopping center shall:

(A) Lie adjacent to federal government property;

(B) Include not less than 5 or more than 10 acres; and

(C) The use shall be located in a free-standing building of at least 165,000 square feet.

All such consolidated storage units shall meet the requirements of Sections 27-375(a)(5), (6) and (7), and 27-281 through 27-290.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2002

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: \_\_\_\_\_  
Peter A. Shapiro  
Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Acting 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.