

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2016 Legislative Session**

Bill No. CB-23-2016

Chapter No. 17

Proposed and Presented by Council Member Franklin

Introduced by Council Members Franklin, Harrison, Turner, Toles, Davis and Glaros

Co-Sponsors \_\_\_\_\_

Date of Introduction May 31, 2016

**ZONING BILL**

1 AN ORDINANCE concerning

2 Commercial Zones – Food or Beverage Stores

3 For the purpose of permitting food or beverage stores not exceeding 85,000 square feet of gross  
4 floor area in the C-M (Commercial Miscellaneous) Zone, under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-461,

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 (2015 Edition)

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 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16 be and the same is hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**

**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
* * * * *	*	*	*	*	*	*
(E) Trade (Generally Retail)						
* * * * *	*	*	*	*	*	*
Food or beverage store:						
(i) Not exceeding 3,000 square feet of gross floor area	X	P	P	PB	SE	P
(ii) Not exceeding 125,000 square feet of gross floor area	X	P	P	X	SE <sup>62</sup>	P
(iii) In combination with a department or variety store on the same or adjacent site, in accordance with Section 27-348.02	X	X	SE	X	SE	X
(iv) In combination with a gas station, subject to Detailed Site Plan review in accordance with Part 3, Division 9	X	X	SE	SE	P	X
(v) All others	X	X	P	X	SE	P
* * * * *	*	*	*	*	*	*

\* \* \* \* \*

<u>62</u>	<p><u>A special exception shall not be required and the use shall be permitted provided:</u></p> <p><u>(A) The property is or was the subject of a Preliminary Plan of Subdivision approved after January 1, 2012;</u></p> <p><u>(B) The gross floor area of the building does not exceed 85,000 square feet;</u></p> <p><u>(C) The site has frontage on a roadway with a transportation functional classification as an arterial or higher on the applicable Master Plan; and</u></p> <p><u>(D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle.</u></p>
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1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five  
2 (45) calendar days after its adoption.

Adopted this 5<sup>th</sup> day of July, 2016.

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: \_\_\_\_\_  
Derrick Leon Davis  
Chairman

ATTEST:

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