

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**1998 Legislative Session**

Bill No. \_\_\_\_\_ CB-70-1998  
 Chapter No. \_\_\_\_\_ 39  
 Proposed and Presented by \_\_\_\_\_ Council Member Scott  
 Introduced by \_\_\_\_\_ Council Member Scott  
 Co-Sponsors \_\_\_\_\_  
 Date of Introduction \_\_\_\_\_ May 12, 1998

**ZONING BILL**

1 AN ORDINANCE concerning

2 Department or Variety Stores

3 For the purpose of allowing department or variety stores in the C-M Zone under certain  
 4 circumstances.

5 BY repealing and reenacting with amendments:

6 Section 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 (1995 Edition, 1997 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 16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 6. COMMERCIAL ZONES.**

19 **DIVISION 3. USES PERMITTED.**

**Sec. 27-461. Uses permitted.****(b) TABLE OF USES**

<i>USE</i>	<i>ZONE</i>					
	<i>C-O</i>	<i>C-A</i>	<i>C-S-C</i>	<i>C-W</i>	<i>C-M</i>	<i>C-R-C</i>
<b>(1) COMMERCIAL:</b>						
* * *	*		*	*		*
<b>(E) Trade (Generally Retail):</b>						
* * *	*		*	*		*
<b>Department or variety store, excluding pawnshops</b>	<b>X</b>	<b>X</b>	<b>P</b>	<b>X</b>	<b>P<sup>20</sup></b>	<b>P</b>
* * *	*		*	*		*

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- 20** Provided the use is on a parcel or contiguous parcels of land in the C-M Zone, the gross tract area of which is a minimum of fifty (50) acres, which is contiguous to an existing street right-of-way at least one hundred twenty (120) feet wide, and of which no more than thirty-five percent (35%) is occupied by the uses subject to this requirement. The entire tract of land in the C-M Zone shall require Detailed Site Plan approval in accordance with Part 3, Division 9 of this Subtitle. Each use subject to these requirements shall consist of at least twenty-five thousand (25,000) square feet of gross floor area, and uses consisting of less than fifty thousand (50,000) square feet of gross floor area are permitted only if there is one existing retail use consisting of more than one hundred thousand (100,000) square feet of gross floor area for every two (2) retail uses consisting of less than fifty thousand (50,000) square feet of gross floor area. Clothing, dry goods, millinery, and shoe stores shall be permitted by Special Exception in all other cases. For the purposes of this footnote, the word "contiguous" shall include parcels that are separated only by a right-of-way. However, a department or variety store consisting of no more than fifteen thousand (15,000) square feet of gross floor area shall be permitted upon a parcel or contiguous parcels of land in the C-M Zone, the gross tract area of which is no more than three (3) acres, and which is contiguous to an existing street right-of-way at least one hundred twenty (120) feet wide, subject to Detailed Site Plan approval in accordance with Part 3, Division 9 of this Subtitle.

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

Adopted this 9th day of June, 1998.

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: \_\_\_\_\_  
Ronald V. Russell  
Chairman

ATTEST:

\_\_\_\_\_  
Joyce T. Sweeney  
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.