

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

Bill No. CB-71-2016

Chapter No. 49

Proposed and Presented by Council Member Glaros

Introduced by Council Members Glaros, Davis, Harrison, Franklin and Taveras

Co-Sponsors _____

Date of Introduction October 18, 2016

ZONING BILL

1 AN ORDINANCE concerning

2 R-R Zone

3 For the purpose of permitting eating or drinking establishments excluding drive-through service
4 uses in combination with a beauty shop use in the R-R (Rural Residential) Zone, under certain
5 specified circumstances.

6 BY repealing and reenacting, with amendments:

7 Section 27-441(b),

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

9 being also

10 SUBTITLE 27. ZONING

11 The Prince George's County Code

12 (2015 Edition).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
15 District in Prince George's County, Maryland, that Section 27-441(b) of the Zoning Ordinance of
16 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
17 be and the same is hereby repealed and reenacted with the following amendments:

18 **SUBTITLE 27. ZONING.**

19 **PART 5. RESIDENTIAL ZONES.**

20 **DIVISION 3. USES PERMITTED.**

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(1) COMMERCIAL:									
Beauty Shop	X	X	X	SE ⁸⁶	SE ^{86,114}	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*	*
Eating or Drinking Establishments:									
(i) Eating or drinking establishment, with drive-through service	X	X	X	X	X	P ⁹⁶	X	X	X
(ii) Eating or drinking establishment, excluding drive-through service	X	X ¹⁰⁶	X	X	[X] P ¹¹³	X	X	X	X
(iii) Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult entertainment	X	X	X	X	X	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*	*

* * * * *

86 Provided:

- (A) The subject property is a minimum of eighteen thousand (18,000) square feet in size.
- (B) The subject property is located on a corner lot with frontage on at least one public street with a right of way greater than eighty (80) feet in width.
- (C) The use requires no new "building" construction on the subject property.
- (D) The use meets the Additional Requirements for Specific Special Exception as set forth in Section 27-348.03.

* * * * *

113 Provided that the use is within a building being used as a beauty shop pursuant to FN 114 of this Section.

114 Notwithstanding any other provision of this Subtitle, the use shall be permitted without the requirement of a special exception, provided:

- (A) The use is on a parcel or lot having a gross tract area of no more than three (3) acres;
- (B) The use is in a building that includes more than five (5) chairs and is not included within a single-family residential dwelling;
- (C) The site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification;
- (D) The majority of parking provided for the building shall be beside or behind the building; and
- (E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage and green area, lot/width, frontage, yards, building height, density, minimum area for development, any dimensional (bulk) requirements, and other requirements of the R-R Zone shall not apply. If not specified within Transit District Standards or Development District Standards applicable to a property, the foregoing requirements shall be established and shown on the Detailed Site Plan.

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

Adopted this 15th day of November , 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
Chair

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.