

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2021 Legislative Session**

Bill No. CB-48-2021

Chapter No. 35

Proposed and Presented by Council Member Glaros

Introduced by Council Members Glaros, Hawkins, Taveras, Dernoga, Turner,  
Anderson-Walker, Ivey, Davis, Harrison

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

Date of Introduction September 21, 2021

**ZONING BILL**

1 AN ORDINANCE concerning

2 Gas Stations – Special Exception Requirements--Electric Vehicle Charging Stations and  
3 Distance Requirements

4 For the purpose of amending the definition of Gas station uses in the Zoning Ordinance,  
5 requiring that Special Exceptions and Detailed Site Plans approved for Gas station uses include a  
6 minimum distance from structures used as a residence, and adding a requirement that the Gas  
7 station provide at least two (2) Level 3 or DC fast charger electric vehicle charging stations.

8 BY repealing and reenacting with amendments:

9 Sections 27-107.01 and 27-358,  
10 The Zoning Ordinance of Prince George's County, Maryland,  
11 being also  
12 SUBTITLE 27. ZONING.  
13 The Prince George's County Code  
14 (2019 Edition; 2020 Supplement).

15 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
16 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
17 District in Prince George's County, Maryland, that Sections 27-107.01 and 27-358 of the Zoning  
18 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's  
19 County Code, be and the same are hereby repealed and reenacted with the following

1 amendments:

2 **SUBTITLE 27. ZONING.**

3 **PART 2. GENERAL.**

4 **DIVISION 1. DEFINITIONS.**

5 **Sec. 27-107.01. Definitions.**

6 (a) Terms used in the Zoning Ordinance are defined as follows:

7 \* \* \* \* \*

8 **(99) Gas Station (Automobile Filling Station):**

9 (A) A "Building" or "Lot" having pumps and storage tanks, where the primary "Use" is  
10 the retail sale of motor vehicle fuels. No storage or parking space shall be offered for rent.

11 Vehicle-related services may be offered incidental to the primary "Use," such as:

12 (i) Sales and servicing of spark plugs, batteries, and distributors and distributor  
13 parts; tune-ups;

14 (ii) Tire servicing and repair, but not recapping or regrooving;

15 (iii) Replacement of mufflers and tail pipes, water hoses, fan belts, brake fluid,  
16 lightbulbs, fuses, floor mats, windshield wipers and wiper blades, grease retainers, wheel  
17 bearings, mirrors, and the like;

18 (iv) Washing and polishing, and sale of automotive washing and polishing  
19 materials;

20 (v) Greasing, lubrication, and radiator flushing;

21 (vi) Minor servicing and repair of carburetors, fuel, oil and water pumps and lines,  
22 and minor engine adjustments not involving removal of the head or crank case or racing the  
23 engine;

24 (vii) Emergency wiring repairs;

25 (viii) Adjusting and repairing brakes;

26 (ix) Provision of road maps and other information to travelers [.] ;

27 (x) Electric vehicle charging stations.

28 (B) Services allowed at a "Gas Station" shall not include major chassis or body work; repair of  
29 transmissions or differentials; machine shop work; straightening of body parts; or painting,  
30 welding, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent  
31 greater than normally found in "Gas Stations."

**PART 4. SPECIAL EXCEPTIONS.**

**DIVISION 3. ADDITIONAL REQUIREMENTS FOR SPECIFIC SPECIAL  
EXCEPTIONS.**

**Sec. 27-358. Gas station.**

(a) A gas station may be permitted, subject to the following:

(1) The subject property shall have at least one hundred and fifty (150) feet of frontage on and direct vehicular access to a street with a right-of-way width of at least seventy (70) feet;

(2) The nearest gas pump on the subject property shall be located at least three hundred (300) feet from any lot on which a school, outdoor playground, library, [or] hospital, or a structure used as a residence is located;

(3) The use shall not include the display and rental of cargo trailers, trucks, or similar uses, except as a Special Exception in accordance with the provisions of Section 27-417;

(4) The storage or junking of wrecked motor vehicles (whether capable of movement or not) is prohibited;

(5) Access driveways shall be not less than thirty (30) feet wide unless a lesser width is allowed for a one-way driveway by the Maryland State Highway Administration or the County Department of Permitting, Inspections, and Enforcement, whichever is applicable, and shall be constructed in compliance with the minimum standards required by the County Road Ordinance or Maryland State Highway Administration regulations, whichever is applicable. In the case of a corner lot, a driveway may begin at a point not less than twenty (20) feet from the point of curvature (PC) of the curb return or the point of curvature of the edge of paving at an intersection without curb and gutter. A driveway may begin or end at a point not less than twelve (12) feet from the side or rear lot line of any adjoining lot;

(6) Access driveways shall be defined by curbing;

(7) A sidewalk at least five (5) feet wide shall be provided in the area between the building line and the curb in those areas serving pedestrian traffic;

(8) Gasoline pumps and other service appliances shall be located at least twenty-five (25) feet behind the street line;

(9) Repair service shall be completed within forty-eight (48) hours after the vehicle is left for service. Discarded parts resulting from any work shall be removed promptly from the premises. Automotive replacement parts and accessories shall be stored either inside the main

1 structure or in an accessory building used solely for the storage. The accessory building shall be  
2 wholly enclosed. The building shall either be constructed of brick (or another building material  
3 similar in appearance to the main structure) and placed on a permanent foundation, or it shall be  
4 entirely surrounded with screening material. Screening shall consist of a wall, fence, or sight-  
5 tight landscaping material, which shall be at least as high as the accessory building. The type of  
6 screening shall be shown on the landscape plan.

7 (10) Details on architectural elements such as elevation depictions of each facade,  
8 schedule of exterior finishes, and description of architectural character of proposed buildings  
9 shall demonstrate compatibility with existing and proposed surrounding development.

10 (11) At least two (2) Level 3 or DC fast charger electric vehicle charging stations must  
11 be provided on-site for public use.

12 (12) Any Special Exception or Detailed Site Plan application filed prior to January 1,  
13 2022, and approved shall not be subject to this provision and shall be deemed a conforming use.

14 \* \* \* \* \*

15 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five  
16 (45) calendar days from the date of its adoption.

Adopted this 2<sup>nd</sup> day of November, 2021.

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: \_\_\_\_\_  
Calvin S. Hawkins, II  
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.