

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

Bill No. CB-81-2016

Chapter No. 52

Proposed and Presented by Council Member Lehman

Introduced by Council Member Lehman

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

Date of Introduction October 18, 2016

**ZONING BILL**

1 AN ORDINANCE concerning

2 R-55 Zone

3 For the purpose of amending the Zoning Ordinance to permit eating or drinking establishment,  
4 with drive-through service uses in the R-55 (One-Family Detached Residential) Zone, under  
5 certain 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17 be and the same is hereby repealed and reenacted with the following amendments: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
<b>(1) COMMERCIAL:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
Eating or Drinking Establishments:									
(i) Eating or drinking establishment, with drive-through service	X	X	X	X	X	P <sup>96</sup>	[X]P <sup>113</sup>	X	X
(ii) Eating or drinking establishment, excluding drive-through service	X	X <sup>106</sup>	X	X	X	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
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
<b>(1) COMMERCIAL:</b>								
* * * * *	*	*	*	*	*	*	*	*
Eating or Drinking Establishments:								
(i) Eating or drinking establishment, with drive-through service	X	X	X	X	X	X	X	X
(ii) Eating or drinking establishment, excluding drive-through service	X	X	X	X	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
* * * * *	*	*	*	*	*	*	*	*

\* \* \* \* \*

**113** Provided:

- (A) The property was used as a parking lot serving adjacent property in a commercial zone pursuant to a special exception approved prior to September 1, 1991.
- (B) A detailed site plan shall be approved in accordance with Part 3, Division 9 of this Subtitle.
- (C) 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 applicable for development in the R-55 Zone shall not apply.

\* \* \* \* \*

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

Adopted this 15<sup>th</sup> 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  
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.