

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2019 Legislative Session

Bill No. CB-13-2019

Chapter No. 12

Proposed and Presented by Council Member Turner

Introduced by Council Members Turner, Harrison, Davis and Hawkins

Co-Sponsors _____

Date of Introduction June 18, 2019

ZONING BILL

1 AN ORDINANCE concerning

2 C-O Zone

3 For the purpose of permitting Eating or Drinking Establishments, with drive-through service, in
4 the C-O (Commercial Office) Zone, under certain 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 (2015 Edition, 2018 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 reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 6. COMMERCIAL ZONES.**

19 **DIVISION 3. USES PERMITTED.**

**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
(1) COMMERCIAL:						
(A) Eating or Drinking Establishments:						
(i) Eating or drinking establishment, with drive-through service	[X]P ⁷⁶	X	P ²⁴	X	P ²⁴	X
* * * * *	*	*	*	*	*	*

24 Subject to Detailed Site Plan approval in accordance with Part 3, Division 9, of this Subtitle. Any fast-food restaurant operating pursuant to an approved Special Exception as of the effective date of CB-49-2005 shall remain valid, be considered a legal use, and shall not be deemed a nonconforming use. Such fast-food restaurants and their underlying special exceptions may be modified pursuant to the existing provisions relating to revisions or amendments to special exceptions generally and fast-food restaurants specifically as they exist in the Zoning Ordinance. The requirement for Detailed Site Plan approval does not apply to eating or drinking establishments within, and sharing the same points of vehicular access as, an integrated shopping center having six individual businesses (including the fast-food restaurant) and a minimum 50,000 square foot gross floor area.

76 Permitted use, provided:

- (A) The use is located on a lot(s) or parcel(s) of less than one (1) acre in size;
- (B) The property has frontage on both a roadway with a functional transportation classification of arterial and a roadway with a functional transportation classification of collector on the applicable Master Plan;
- (C) The drive-through service facility shall be designed to avoid obstructions to pedestrian movement along sidewalks, through public use areas, or between parking spaces and building entrances, and to provide a minimum of six (6) stacking spaces measured from the order box; and
- (D) The design of any roof or awning over the drive-through service facility and lanes, including any supporting columns and brackets, shall match the design and exterior building materials of the principal building.

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

Adopted this 23rd day of July , 2019.

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: _____
Todd M. Turner
Chair

ATTEST:

Donna J. Brown
Acting 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.