

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2009 Legislative Session**

Bill No. CB-60-2009  
Chapter No. \_\_\_\_\_  
Proposed and Presented by Council Member Dean  
Introduced by Council Member Dean  
Co-Sponsors \_\_\_\_\_  
Date of Introduction October 26, 2009

**ZONING BILL**

1 AN ORDINANCE concerning

2 The R-R and C-O Zones

3 For the purpose of amending the commercial uses permitted in the R-R and C-O Zones.

4 BY repealing and reenacting with amendments:

5 Sections 27-441(b), and 27-461(b),  
6 The Zoning Ordinance of Prince George's County, Maryland,  
7 being also  
8 SUBTITLE 27. ZONING.  
9 The Prince George's County Code  
10 (2007 Edition, 2008 Supplement).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
12 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
13 District in Prince George's County, Maryland, that Sections 27-441(b), and 27-461(b) of the  
14 Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince  
15 George's County Code, be and the same are hereby repealed and reenacted with the following  
16 amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 5. RESIDENTIAL ZONES.**

19 **DIVISION 3. USES PERMITTED.**

20 **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>									
Animal Hospital, veterinary office	SE	SE	SE	SE	SE	X	X	X	X
Antique shop	X	SE	SE	SE	SE	X	X	X	X
Bus maintenance accessory to a private school, church, or other place of worship (CB-23-1988)	X	SE	SE	SE	SE	SE	SE	SE	SE
Buying of items within guest rooms and pursuant to Section 27-115(a)(2)	X	X	X	X	X	X	X	X	X
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P
Commercial Recreational Development	X	X	X	X	P <sup>66</sup>	X	X	X	X
Contractor's office (must include sanitary facilities), construction yard or shed, or storage building (in connection with a construction project) as a temporary use:									
(A) Subject to Sections 27-260 and 27-261	X	P	P	P	P	P	P	P	P
(B) All others	X	SE	SE	SE	SE	SE	SE	SE	SE
Distillery for the production of fuel alcohol	SE	SE	SE	X	X	X	X	X	X

\* \* \* \* \*

**66** The use is permitted on R-R zoned property leased from a public agency before January 1, 1974. Parking and loading facilities shall be provided in accordance with Part 11 (Parking and Loading Requirements). Landscaping, buffering and screening shall be provided in accordance with the Landscape Manual. Development regulations for building setbacks shall be provided in accordance with Part 6 (Commercial Zone Regulations).

The following uses are not permitted: car wash, animal hospital, training, kennel, grooming, blacksmith, carpet or rug shampooing, department store exceeding 80,000 square feet, electric or gas appliance repair, farm implement sales and repair, upholstery or furniture repair, locksmith, laboratories, lawn mower repair, machine shop, massage establishment, methadone treatment center, model studio, photo processing plant, studio or darkroom, pizza delivery, print shop, newspaper publishing, sauna or steam bath, septic tank sales, service, sewage dump (pump out) services, shoe repair, taxidermy, welding shop, bait shop, bottled gas, feed sales, wayside stand, and any use prohibited in the lease with the public agency, as modified or amended.

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**PART 6. COMMERCIAL ZONES.  
DIVISION 3. USES PERMITTED.**

**Sec. 27-461. Uses permitted.**

**(b) TABLE OF USES.**

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
* * * * *	*	*	*	*	*	*
<b>(3) MISCELLANEOUS:</b>						
* * * * *	*	*	*	*	*	*
Temporary shelter for commercial display, sale, or service use permitted (P) in the respective zones, as a temporary use, in accordance with Sections 27-260 and 27-261	X	X	P	P	P	P
Commercial Recreational Development	[P <sup>35</sup> ] X	X	X	X	X	X
Wholesaling, distribution, and related storage:						
(A) Incidental to any use allowed and in an office building, but limited to a floor area ratio of 0.1	X	X	X	X	PA and PB	X
(B) Of materials (products) not used or produced on the premises (CB-61-1995)	X	X	X	X	P14	X
* * * * *	*	*	*	*	*	*

**[ 35** The use is permitted on C-O zoned property abutting R-R zoned property leased from a public agency before January 1, 1974, where both properties are developed in an integrated fashion pursuant to the same agreement. Parking and loading facilities shall be provided in accordance with Part 11 (Parking and Loading Requirements). Landscaping, buffering and screening shall be provided in accordance with the Landscape Manual. Development regulations for building setbacks shall be provided in accordance with Part 6 (Commercial Zone Regulations). There shall be no building setbacks required between the internal R-R and C-O zoned portions of the site.

The following uses are not permitted: car wash, animal hospital, training, kennel, grooming, blacksmith, carpet or rug shampooing, department store exceeding 100,000 square feet, electric or gas appliance repair, farm implement sales and repair, upholstery or furniture repair, locksmith, laboratories, lawn mower repair, machine shop, massage establishment, methadone treatment center, model studio, photo processing plant, studio or darkroom, pizza delivery, print shop, newspaper publishing, sauna or steam bath, septic tank sales, service, sewage dump (pump out) services, shoe repair, taxidermy, welding shop, bait shop, bottled gas, feed sales, wayside stand, and any use prohibited in the lease with the public agency, as modified or amended.]

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SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date of its adoption.

Adopted this 17th day of November, 2009.

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: \_\_\_\_\_  
Marilynn M. Bland  
Chairperson

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.