

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2014 Legislative Session**

Bill No. \_\_\_\_\_ CB-12-2014 \_\_\_\_\_  
Chapter No. \_\_\_\_\_ 15 \_\_\_\_\_  
Proposed and Presented by Council Members Franklin and Campos  
Introduced by Council Members Franklin and Campos  
Co-Sponsors \_\_\_\_\_  
Date of Introduction June 3, 2014

**ZONING BILL**

1 AN ORDINANCE concerning

2 Rural Residential (R-R) Zone

3 For the purpose of permitting commercial uses in the Rural Residential (R-R) Zone, under  
4 certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-441(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 (2011 Edition; 2013 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 27-441(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16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 5. RESIDENTIAL ZONES.**

19 **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>									
* * * * *	*	*	*	*	*	*	*	*	*
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception).	X	X	X	X	P <sup>72, 98</sup>	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone.	X	X	X	X	SE <sup>72, 98</sup>	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>								
* * * * *	*	*	*	*	*	*	*	*
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception).	X	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone	X	X	X	X	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*

\* \* \* \* \*

**72** Provided:

- (A) The property is located on and inside the Capital Beltway at an existing interchange with said Beltway;
- (B) The site contains a minimum of eighty (80) acres that is split-zoned, I-3 and R-R, with not more than twenty percent (20%) zoned R-R;
- (C) The property is proposed for employment uses in the most recently approved applicable Master Plan;
- (D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle; and
- (E) The site plan shall include at least two (2) stores containing one hundred thousand (100,000) square feet or more of gross floor area.

(CB-65-2003)

\* \* \* \* \*

**98** Provided, and notwithstanding any other provision of this Section, that:

- (A) The property has frontage on and access to a road classified as arterial on the applicable Master Plan;
- (B) The use is located on a site that is split-zoned, C-S-C and R-R, consisting of no more than six (6) acres in size, with existing commercial improvements on the site; and
- (C) The site and the land described in Subsection (B) was split-zoned, C-S-C and R-R, as a result of a Sectional Map Amendment approved after January 1, 2013.

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

Adopted this 8<sup>th</sup> day of July, 2014.

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: \_\_\_\_\_  
Mel Franklin  
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.