

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2003 Legislative Session**

Bill No. CB-4-2003  
Chapter No. 4  
Proposed and Presented by Council Member Shapiro  
Introduced by Council Member Shapiro  
Co-Sponsors \_\_\_\_\_  
Date of Introduction February 25, 2003

**ZONING BILL**

1 AN ORDINANCE concerning

2 R-10 Zone

3 For the purpose of permitting retail, general offices, and parking lots in the R-10 Zone under  
4 certain circumstances.

5 BY repealing and reenacting with amendments:

6 Sections 27-441(b) and 27-442(c),  
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 (1999 Edition, 2002 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 Sections 27-441(b) and 27-442(c) of the  
15 Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince  
16 George's County Code, be and the same are hereby repealed and reenacted with the following  
17 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>									
* * * * *	*	*	*	*	*	*	*	*	*
Waterfront Entertainment/Retail Complex, in accordance with Section 27-445.08 (CB-44-1997)	P	P	P	P	P	P	X	X	X
Wayside stand as a temporary use:									
(A) Subject to Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P
(B) All others	SE	SE	SE <sup>25</sup>	SE	SE	SE	SE	SE	SE
<u>Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan.</u>	X	X	X	X	X	X	X	X	X
<u>Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone, if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan.</u>	X	X	X	X	X	X	X	X	X
<b>(2) Institutional/Educational:</b>									
Adult day care center	X	SE	SE	SE	SE	SE	SE	SE	SE

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
<b>(1) COMMERCIAL:</b>								
* * * * *	*	*	*	*	*	*	*	*
Waterfront Entertainment/Retail Complex, in accordance with Section 27-445.08 (CB-44-1997)	X	X	X	X	X	X	X	X
Wayside stand as a temporary use:								
(A) Subject to Sections 27-260 and 27-261	P	P	P	P	P	P	P	P
(B) All others	SE	SE	SE	SE	SE	X	SE	SE
<u>Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan.</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C, if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan.</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>SE</u>	<u>X</u>
<b>(2) Institutional/Educational:</b>								
Adult day care center	X	X	X	SE	X	X	X	X
Chancery, on a lot having a net area of at least 15 acres	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>								
* * * * *	*	*	*	*	*	*	*	*
Offices:								
(A) Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	P <sup>16,19</sup>	P <sup>9</sup>	P <sup>9</sup>	X	X	X	X	X
(B) Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance of the dwelling or project (CB-36-1987)	X	P <sup>10,39</sup>	PB <sup>10</sup>	P <sup>10,39</sup>	PB <sup>10</sup>	PB <sup>10</sup>	PB <sup>10</sup>	PB <sup>10</sup>
(C) General business and professional offices	X	X	X	X	X	X	SE <sup>70</sup>	SE
(D) Insurance sales office as an accessory use in a dwelling	X	X	X	X	X	X	X	X
(E) Medical practitioner's office in a one-family dwelling (except as provided in (A) above)	X	X	X	X	X	X	X	X
(F) Real estate sales office as an accessory use in a dwelling	X	X	X	X	X	X	X	X
(G) Real estate subdivision sales office as a temporary use:								
* * * * *	*	*	*	*	*	*	*	*

<sup>70</sup> Permitted use without requirement for special exception, provided; if as of February 1, 2003:

- (A) The use is on a parcel of land which is surrounded by commercial and institutional uses;
- (B) The parcel does not abut any property that is improved with single-family detached residential dwellings;
- (C) The site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification; and
- (D) Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan.

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
<b>(8) Transportation/Parking/Communications/Utilities:</b>								
* * * * *	*	*	*	*	*	*	*	*
Parking lot used in accordance with Part 11 to serve a use in an adjacent Commercial, Industrial, or M-X-T Zone (CB-85-1988)	SE	SE	SE	SE	SE	X	SE <sup>70</sup>	SE
Parking of mobile home except as otherwise specified	X	X	X	X	X	X	X	X
Parking of mobile home in a public right-of-way <sup>31</sup>	X	X	X	X	X	X	X	X
Parking of vehicles owned or used by the occupants of the premises or their bona fide guests:								
(A) Boats and boat trailers <sup>44</sup>	P <sup>17</sup>	P	P	P	P	P	P	P
(B) Buses, 18 on the same lot with, and accessory to, the principal use, such as a school or church	P	P	P	P	P	P	P	P
(C) Camping trailer (unoccupied): <sup>44</sup>								
(i) Not more than one	P	X	X	X	X	X	X	X
(ii) Unlimited number (CB-43-1989)	X	P	P	P	P	P	P	P
(D) Not more than 1 commercial vehicle:								
(i) Having a maximum manufacturer's gross vehicle weight specification of up to 17,000 pounds, and which may include unlimited advertising on the side of the vehicle:								
(aa) If parked within a wholly enclosed private parking garage	P	X	X	X	X	X	X	X

<sup>70</sup> Permitted use without requirement for special exception, provided; if as of February 1, 2003:

(A) The use is on a parcel of land which is surrounded by commercial and institutional uses;

(B) The parcel does not abut any property that is improved with single-family detached residential dwellings;

(C) The site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification; and

(D) Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan.

**DIVISION 4. REGULATIONS.**

**(c) TABLE II – LOT COVERAGE AND GREEN AREA**

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
<b>Lot Coverage (Maximum % of Net Lot Area):</b>								
* * * * *	*	*	*	*	*	*	*	*
One-family semidetached	35 <sup>1</sup>	35 <sup>1</sup>	35 <sup>1</sup>	35 <sup>1</sup>	35 <sup>1</sup>	-	-	-
One-family triple-attached	-	-	-	-	-	-	-	-
Townhouses	35 <sup>1</sup>	35 <sup>1</sup>	35 <sup>1</sup>	35 <sup>1</sup>	35 <sup>1</sup>	-	-	-
Two-family	35 <sup>1</sup>	35 <sup>1</sup>	35 <sup>1</sup>	35 <sup>1</sup>	35 <sup>1</sup>	-	-	-
Three-family	35 <sup>1</sup>	35 <sup>1</sup>	35 <sup>1</sup>	35 <sup>1</sup>	35 <sup>1</sup>	-	-	-
Multifamily	-	20 <sup>1</sup>	20 <sup>1</sup>	30	30	50	50	12 <sup>1,4</sup>
Agricultural preservation development	-	-	-	-	-	-	-	-
Churches or similar places of worship on lots between one (1) and two (2) acres in size (CB-76-1993)	50	50	50	50	50	50	50	50
Other allowed uses	60	60	60	60	60	50	60 <sup>10</sup>	60

<sup>10</sup> No maximum percent of lot coverage is required if; as of February 1, 2003:

(A) The use is on a parcel of land which is surrounded by commercial and institutional uses;

(B) The parcel does not abut any property that is improved with single-family detached residential dwellings; and

(C) The site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification.

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

Adopted this 8th day of April, 2003.

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: \_\_\_\_\_  
Peter A. Shapiro  
Chair

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.