

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2011 Legislative Session**

Bill No. CB-62-2011

Chapter No. _____

Proposed and Presented by Council Members Patterson, Franklin, Lehman, Olson

Introduced by Council Members Patterson, Franklin, Lehman and Olson

Co-Sponsors _____

Date of Introduction October 18, 2011

ZONING BILL

1 AN ORDINANCE concerning

2 Commercial Zones - Department or Variety Stores

3 For the purpose of amending the maximum permitted gross floor area for Department or Variety
4 Stores.

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 (2007 Edition, 2010 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16 be and the same are hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 6. COMMERCIAL ZONES.**

19 **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:						
* * * * *	*	*	*	*	*	*
(E) Trade (Generally Retail):						
* * * * *	*	*	*	*	*	*
Department or variety store, excluding pawnshops						
(i) Not exceeding [125,000] <u>85,000</u> square feet of gross floor area	X	X	P	X	P ^{20, 31}	P
[(ii) Exceeding 125,000 square feet of gross floor area within the developed tier or a designated Revitalization Tax Credit Area (as long as the department or variety store does not contain any food or beverage component) ^{24, 52]}	X	X	P	X	P ^{20, 31}	P
[(iii)] (ii) All others, ⁴⁰ in accordance with Section 27-348.02	X	X	SE	X	SE	P
* * * * *	*	*	*	*	*	*

24 Subject to Detailed Site Plan approval in accordance with Part 3, Division 9, of this Subtitle.

* * * * *

[52 This provision shall not apply to property which is located within the Developed Tier for which any portion of same:

- (A) Has an approved Preliminary Plan of subdivision for property which is split-zoned I-3 and R-R, and is located on and inside the Capital Beltway at an existing interchange with said Beltway, or
- (B) Is the subject of any future Preliminary Plan of subdivision or Detailed Site Plan for an integrated shopping center developed pursuant to CB-65-2003; or
- (C) Is the subject of a building permit issued for said use prior to September 1, 2005. All such uses on property meeting the above criteria shall be deemed permitted uses and shall not be considered nonconforming.]

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

Adopted this ____ day of _____, 2011.

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: _____
Ingrid M. Turner, 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.