

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2008 Legislative Session**

Bill No. CB-71-2008

Chapter No. _____

Proposed and Presented by Council Member Olson

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Gateway Signs

3 For the purpose of providing regulations for gateway signs in a commercial shopping center.

4 BY repealing and reenacting with amendments.

5 Section 27-593,

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 (2003 Edition, 2006 Supplement).

11 By adding:

12 Section 27-624.02

13 The Zoning Ordinance of Prince George's County, Maryland

14 being also

15 SUBTITLE 27. ZONING.

16 The Prince George's County Code

17 (2003 Edition, 2006 Supplement).

18 SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland,

19 sitting as the District Council for that part of the Maryland-Washington Regional District in

20 Prince George's County, Maryland, that Section 27-593 of the Zoning Ordinance of Prince

George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same is hereby repealed and reenacted:

SUBTITLE 27. ZONING.
PART 12. SIGNS.
DIVISION 1. GENERAL.

Sec. 27-593. Prohibited Signs.

- (a) The following signs are prohibited:
 - (1) Any sign not expressly permitted in this Subtitle;
 - (2) Any sign no longer advertising a business on the premises, or advertising products no longer stocked or sold[.], except as otherwise permitted within Section 27-624.02. These signs shall be removed within thirty (30) days of the date the business or sale of the products ceases;

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SECTION 2. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Section 27-624.02 of the Prince George's County Code be and the same is hereby added:

SUBTITLE 27. ZONING.
PART 12. SIGNS.
DIVISION 3. DESIGN STANDARDS
SUBDIVISION 2. SIGNS FOR SPECIFIC USES

Sec. 27-624.02. Gateway Signs (Commercial Shopping Center).

(a) A permanent gateway sign identifying a commercial shopping center, and/or the businesses within said center, is permitted in any Commercial Zone, provided such commercial shopping center consists of lots or parcels which collectively consist of at least (i) 35 contiguous acres, and (ii) two (2) businesses upon said property. Any such gateway sign shall be subject to the following design standards:

- (1) Location – Either (a) upon the subject property of said center; or (b) upon property other than that of the subject property of said center, if the sign: is located on a lot or parcel that was previously part of the lot or parcel that included the shopping center identified in the sign; (ii) is located on a property that is at the intersection of two (2) roads, one of which must be described in the most recent Master Plan as a freeway, and the other described in the

1 most recent Master Plan as being of at least arterial status; (iii) is located within a center or
 2 corridor, as set forth in the County's General Plan; (iv) is located no less than four hundred (400)
 3 feet from land in any residential zone, and no less than one thousand (1000) feet from land
 4 occupied by a rapid rail transit station; and (v) is located no further than six hundred (600) feet
 5 from the closest boundary of said center. Any such sign located on property other than that of
 6 the subject property of said center shall: (1) be expressly permitted, and not classified as an
 7 "outdoor advertising sign"; and (2) be included in the calculation of the allowable number of
 8 freestanding signs for said center, as if it were located on the subject property of said center;

9 (2) Maximum height - Twenty-five (25) feet above the established grade, if located no
 10 greater than one hundred (100) feet from the closest boundary of the center; forty (40) feet above
 11 the established grade if located more than one hundred (100) and less than three hundred (300)
 12 feet from the closest boundary of the center; and fifty-five (55) feet above the established grade
 13 if located between three hundred (300) and six hundred (600) feet from the closest boundary of
 14 the center;

15 (3) Area – A maximum of seven hundred (700) square feet of lettering/advertising
 16 area, if the location of said sign is noted upon a special exception site plan approved prior to
 17 1986; a maximum of four hundred (400) square feet in all other cases;

18 (4) Setback – A minimum of ten (10) feet from the ultimate right-of-way; if, however,
 19 said sign meets the conditions set forth in Section 27-259(a)(3) of this Subtitle, then the sign
 20 shall be permitted to be located less than ten (10) feet from, or within, the ultimate right-of-way;

21 (5) Materials – Low maintenance and durable;

22 (6) Landscaping – If the sign is supported by uncladded steel (or other similar
 23 structural support members) visible from the ground level to a height of at least six (6) feet above
 24 ground level, landscaping at the base of the sign shall be required to reduce the visibility of the
 25 support structures; and

26 (7) Sign may include the names and/or logos of individual businesses in the center.

27 (b) A Departure from Sign Design Standards may be applied for and approved for any
 28 such gateway sign located either on or off the subject property of said center, except that no
 29 departure or variance shall be granted to expand the distance of such sign from the subject
 30 property of the center

1 SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
2 (45) calendar days after its adoption.

Adopted this ____ day of _____, 2008.

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: _____
Samuel H. Dean
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.