

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**SITTING AS THE DISTRICT COUNCIL****2001 Legislative Session**

Bill No. _____ CB-93-2001

Chapter No. _____ 59

Proposed and Presented by _____ Council Member Scott

Introduced by _____ Council Member Scott

Co-Sponsors _____

Date of Introduction _____ October 23, 2001

ZONING BILL

1 AN ORDINANCE concerning

2 Eating or Drinking Establishments and Food or Beverage Stores in the I-1 Zone

3 For the purpose of permitting eating or drinking establishments and food or beverage stores in
4 the I-1 Zone, under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-473(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 (1999 Edition, 2000 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 27-473(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16 be and the same is hereby repealed and reenacted with the following amendments:17 **SUBTITLE 27.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 7. INDUSTRIAL ZONES.**19 **DIVISION 3. USES PERMITTED.**

Sec. 27-473. Uses permitted.**(b) TABLE OF USES.**

USE	ZONE				
	I-1 ³³	I-2 ³³	I-3	I-4	U-L-I
(1) COMMERCIAL:					
* * * * *	*	*	*	*	*
(A) Eating or Drinking Establishments:					
(i) Accessory to, and within the same building or group of attached buildings as, any permitted use except a hotel or motel (CB-37-1988)	P	P	X	PA	SP ²⁵
(ii) Within a hotel	SE ⁵	SE ⁵	P ⁶	X	SE
(iii) Within a motel	SE ⁵	SE ⁵	X	X	SE
(iv) Within an office building:					
(aa) Fast-food restaurant	P	P	PA ⁶	X	SE
(bb) Other than fast-food restaurant	P	P	P ⁶	X	SE
(v) Within an industrial park:					
(aa) Of at least 100 acres, fast food restaurant	SE	SE	SE ³⁰	SE	SE
(bb) Of at least 100 acres, all others	SE	SE	P ²⁹	SE	SE
(cc) Of between 25 and 99 acres	SE	SE	P ¹⁰	SE	SE
(dd) Of less than 25 acres, except as provided above	SE	SE	SE ¹¹	SE	SE
(vi) Other than fast-food restaurant on property abutting a minimum of 20 acres of C-S-C zoned land	P	SE	SE	SE	SE
<u>(vii) Within an existing retail center with net leasable building space of less than 26,000 square feet</u>	P ⁴¹	X	X	X	X
[(vii)] (viii) All others	SE	SE	SE ¹¹	SE	SE ¹¹
* * * * *	*	*	*	*	*

USE	ZONE				
	I-1 ³³	I-2 ³³	I-3	I-4	U-L-I
(E) Trade (Generally Retail):					
* * * * *	*	*	*	*	*
Food or beverage store	[SE]	[SE]	[X]	[X]	[SE]
(a) <u>Within an existing retail center with net leasable building space of less than 26,000 square feet</u>	<u>P</u> ⁴¹	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
(b) <u>All others</u>	<u>SE</u>	<u>SE</u>	<u>X</u>	<u>X</u>	<u>SE</u>
* * * * *	*	*	*	*	*

41 Provided:

(A) The retail center is built and has one or more approved occupancy permits prior to October 1, 2001;

(B) The retail center lies on property that adjoins land in the R-18 Zone and has frontage on a road classified as an arterial on the applicable Master Plan; and

(C) No food or beverage store may occupy more than 10,000 square feet or one-third (1/3) of the property's net leasable building space, whichever is less.

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

Adopted this 19th day of November, 2001.

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: _____
Ronald V. Russell
Chairman

ATTEST:

Joyce T. Sweeney
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.