

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

1999 Legislative Session

Bill No. _____ CB-72-1999
 Chapter No. _____ 46
 Proposed and Presented by _____ Council Member Gourdine
 Introduced by _____ Council Member Gourdine
 Co-Sponsors _____
 Date of Introduction _____ October 19, 1999

ZONING BILL

1 AN ORDINANCE concerning

2 Gas Stations

3 For the purpose of requiring Detailed Site Plan review of gas stations.

4 BY repealing and reenacting with amendments:

5 Sections 27-358 and 27-461,

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 (1995 Edition, 1998 Supplement).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
 12 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
 13 District in Prince George's County, Maryland, that Sections 27-358 and 27-461 of the Zoning
 14 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
 15 County Code, be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 4. SPECIAL EXCEPTIONS

DIVISION 3. ADDITIONAL REQUIREMENTS FOR SPECIFIC

SPECIAL EXCEPTIONS.

Sec. 27-358. Gas station.

(a) A gas station may be permitted, subject to the following:

(1) The subject property shall have at least one hundred and fifty (150) feet of frontage on and direct vehicular access to a street with a right-of-way width of at least seventy (70) feet;

(2) The subject property shall be located at least three hundred (300) feet from any lot on which a school, playground, library, or hospital is located;

(3) The use shall not include the display and rental of cargo trailers, trucks, or similar uses, except as a Special Exception in accordance with the provisions of Section 27-417;

(4) The storage or junking of wrecked motor vehicles (whether capable of movement or not) is prohibited;

(5) Access driveways shall be not less than thirty (30) feet wide unless a lesser width is allowed for a one-way driveway by the Maryland State Highway Administration or the County Department of Public Works and Transportation, whichever is applicable, and shall be constructed in compliance with the minimum standards required by the County Road Ordinance or Maryland State Highway Administration regulations, whichever is applicable. In the case of a corner lot, a driveway may begin at a point not less than twenty (20) feet from the point of curvature (PC) of the curb return or the point of curvature of the edge of paving at an intersection without curb and gutter. A driveway may begin or end at a point not less than twelve (12) feet from the side or rear lot line of any adjoining lot;

(6) Access driveways shall be defined by curbing;

(7) A sidewalk at least five (5) feet wide shall be provided in the area between the building line and the curb in those areas serving pedestrian traffic;

(8) Gasoline pumps and other service appliances shall be located at least twenty-five (25) feet behind the street line;

(9) Repair service shall be completed within forty-eight (48) hours after the vehicle is left for service. Discarded parts resulting from any work shall be removed promptly from the premises. Automotive replacement parts and accessories shall be stored either inside the main structure or in an accessory building used solely for the storage. The accessory building shall be wholly enclosed. The building shall either be constructed of brick (or another building material similar in appearance to the main structure) and placed on a permanent foundation, or it shall be

1 entirely surrounded with screening material. Screening shall consist of a wall, fence, or sight-
 2 tight landscaping material, which shall be at least as high as the accessory building. The type of
 3 screening shall be shown on the landscape plan.

4 (10) Details on architectural elements such as elevation depictions of each façade,
 5 schedule of exterior finishes, and description of architectural character of proposed buildings
 6 shall demonstrate compatibility with existing and proposed surrounding development.

7 (b) In addition to what is required by Section 27-296(c), the site plan shall show the
 8 following:

9 (1) The topography of the subject lot and abutting lots (for a depth of at least fifty
 10 (50) feet);

11 (2) The location and type of trash enclosures; and

12 (3) The location of exterior vending machines or vending area.

13 (c) Upon the abandonment of a gas station, the Special Exception shall terminate and all
 14 structures exclusively used in the business (including underground storage tanks), except
 15 buildings, shall be removed by the owner of the property. For the purpose of this subsection, the
 16 term "abandonment" shall mean nonoperation as a gas station for a period of fourteen (14)
 17 months after the retail services cease.

18 (d) When approving a Special Exception for a gas station, [T]the District Council shall
 19 find that the proposed use:

20 (1) Is necessary to the public in the surrounding area; and

21 (2) Will not unduly restrict the availability of land, or upset the balance of land use,
 22 in the area for other trades and commercial uses.

23 **PART 6. COMMERCIAL ZONES.**

24 **DIVISION 3. USES PERMITTED.**

25 **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
	*	*	*	*	*	*
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:						
	*	*	*	*	*	*
Car wash:						
(i) On a parcel of at least 10 acres with any structures located at least 200 feet from any land in any Residential Zone or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan	X	X	P	X	P	X
(ii) Self-service, coin operated, automatic car wash as an accessory use to the permitted use of a commercial parking lot, with shuttle service to Metro and located within two (2) miles of a Metro station	X	X	P	X	X	X
(iii) All others	X	X	SE	X	P	X

<i>USE</i>	<i>ZONE</i>					
	<i>C-O</i>	<i>C-A</i>	<i>C-S-C</i>	<i>C-W</i>	<i>C-M</i>	<i>C-R-C</i>
Gas Station (in the C-M Zone, subject to <u>Detailed Site Plan review in accordance with Section 27-358 (a)(1),(2),(4),(5),(6),(7), [and] (8),(9), and (10))</u>)	X	X	SE	SE	P	X
Incidental automobile service in a parking garage ³	X	X	SE	X	X	X
Vehicle lubrication or tune-up facility, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage	X	X	SE	X	P	X
*	*	*	*	*	*	*

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

Adopted this 23rd day of November, 1999.

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: _____
M. H. Jim Estepp
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.