

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2022 Legislative Session**

Bill No. CB-080-2022

Chapter No. 51

Proposed and Presented by Council Member Medlock

Introduced by Council Members Medlock, Hawkins, Harrison, Streeter, Burroughs,  
Turner, Glaros, Dernoga, Franklin and Ivey

Co-Sponsors \_\_\_\_\_

Date of Introduction September 20,2022

**ZONING BILL**

1 AN ORDINANCE concerning

2 Zoning—Interpretations and Definitions—Use Regulations—Convenience Stores

3 For the purpose of amending the Zoning Ordinance to clarify the definition of Convenience store  
4 uses; to amend the Use Regulations to add a minimum distance requirement between certain  
5 Convenience store uses and other specified uses; renumbering Section 27-5102 of the Zoning  
6 Ordinance; and generally relating to Convenience store use regulations in furtherance of the  
7 general health, safety, and welfare of the residents of Prince George’s County.

8 BY repealing and reenacting with amendments:

9 Sections 27-2500 and 27-5102,

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

11 being also

12 SUBTITLE 27. ZONING.

13 The Prince George's County Code

14 (2019 Edition; 2021 Supplement).

15 BY renumbering, without substantive change:

16 Section 27-5102,

17 The Zoning Ordinance of Prince George’s County, Maryland,

18 being also

19 SUBTITLE 27. ZONING.

The Prince George’s County Code  
(2019 Edition, 2021 Supplement).

SECTION 1. BE IT ENACTED by the 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, that Sections 27-2500 and 27-5102 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**

**PART 2. INTERPRETATIONS AND DEFINITIONS.**

**Sec. 27-2500. Definitions.**

The following words, terms, and phrases, when used in this Ordinance, shall have the meaning ascribed to them in this Section.

\* \* \* \* \*

**Convenience store**

A retail sales and service store with less than 5,000 square feet of floor area that primarily sells grocery or deli items and miscellaneous day-to-day goods, such as bottled drinks, candy, canned foods, bread, milk, cheese, [tobacco products,] beer, wine, papers and magazines, [and] general hardware articles , and the incidental sales of tobacco or tobacco accessories not to include hookahs, provided that the area of the tobacco products is not more than sixty-four (64) square feet (8’ x 8’) or twenty-five percent (25%) of the gross floor area, whichever is less. Quick-service food may be offered as an accessory use. A convenience store may also contain another principal use, such as a restaurant if such other use is also permitted in the same zone. A convenience store shall not sell gas or have gas pumps.

\* \* \* \* \*

**PART 5. USE REGULATIONS.**

**SECTION 27-5100. PRINCIPAL USE REGULATIONS.**

**Sec. 27-5102. Requirements for Permitted Principal Uses.**

**(a) General**

(1) Standards for a specific principal use shall apply to the particular individual principal use regardless of the zone in which it is located or the review procedure by which it is

1 approved, unless otherwise specified in this Ordinance. This Section sets forth and consolidates  
2 the standards for all principal uses for which a reference to this Section is provided in the "Use-  
3 Specific Standards" column of the principal use tables in Section 27-5101, Principal Use Tables.  
4 These standards may be modified by other applicable standards or requirements in this  
5 Ordinance.

6 \* \* \* \* \*

7 **(e) Commercial Uses**

8 \* \* \* \* \*

9 **(9) Retail Sales and Service Uses**

10 \* \* \* \* \*

11 **(D) Convenience Store**

12 A Convenience store use that sells tobacco products may not be located within  
13 three miles, measured from the property line, of another convenience store, tobacco shop,  
14 electronic cigarette shop, or a retail tobacco business, as shown on the applicable permit or site  
15 plan.

16 \* \* \* \* \*

17 SECTION 2. BE IT FURTHER ENACTED that remaining subsections of Section 27-5102  
18 of this Code be renumbered to reflect the amendments to Section 27-5102(e)(9)(D) herein.

19 SECTION 3. BE IT FURTHER ENACTED that the principal use tables in Part 27-5 of this  
20 Code be updated to reflect a cross-reference in the "Use-Specific Standards" column to reflect  
21 the use-specific standards of Section 27-5102(e)(9)(D) herein.

1 SECTION 4. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five  
2 (45) calendar days after its adoption.

Adopted this 25<sup>th</sup> day of October, 2022.

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: \_\_\_\_\_  
Calvin S. Hawkins, II  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
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.