

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2018 Legislative Session**

Bill No. CB-84-2018

Chapter No. 51

Proposed and Presented by Council Member Toles

Introduced by Council Member Toles

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

Date of Introduction September 25, 2018

**ZONING BILL**

1 AN ORDINANCE concerning

2 C-O Zone

3 For the purpose of amending the commercial table of uses in the Zoning Ordinance to permit  
4 food or beverage store uses in combination with gas station uses in the C-O (Commercial Office)  
5 Zones of Prince George's County, under certain specified circumstances.

6 BY repealing and reenacting with amendments:

7 Section 27-461(b),

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

9 being also

10 SUBTITLE 27. ZONING.

11 The Prince George's County Code

12 (2015 Edition, 2017 Supplement).

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17 be and the same is hereby repealed and reenacted with the following amendments:

18 **SUBTITLE 27. ZONING.**

19 **PART 6. COMMERCIAL ZONES.**

20 **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
<b>(1) COMMERCIAL:</b>						
* * * * *	*	*	*	*	*	*
<b>(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service</b>						
* * * * *	*	*	*	*	*	*
Gas Station (in the C-M Zone, subject to Detailed Site Plan review in accordance with Section 27-358(a)(1),(2),(4),(5),(6), (7), (8), (9), and (10):	[X] P <sup>71</sup>	X	SE	SE	P	X
* * * * *	*	*	*	*	*	*
<b>(E) Trade (Generally Retail):</b>						
* * * * *	*	*	*	*	*	*
Food or beverage store:						
* * * * *	*	*	*	*	*	*
(iv) In combination with a gas station, subject to Detailed Site Plan review in accordance with Part 3, Division 9	[X] P <sup>71</sup>	X	SE	SE	P	X
* * * * *	*	*	*	*	*	*

\* \* \* \* \*

**71** Permitted use, provided that:

- (A) The proposed use is on property that has frontage on a roadway with a functional transportation classification of arterial or higher and abuts land in the I-1 Zone;
- (B) The proposed development shall be subject to a Detailed Site Plan Approval process in accordance with Part 3, Division 9, of this Subtitle; and
- (C) The Planning Board and/or the District Council finds that the proposed gas station use conforms with all regulations set forth in Section 27-358(a) of this Subtitle.

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

Adopted this 23rd day of October, 2018.

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: \_\_\_\_\_  
Dannielle M. Glaros  
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.