

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2004 Legislative Session

Bill No. _____ CB-36-2004
 Chapter No. _____ 40
 Proposed and Presented by _____ Council Member Dean
 Introduced by _____ Council Members Dean, Harrington and Peters
 Co-Sponsors _____
 Date of Introduction _____ July 27, 2004

ZONING BILL

1 AN ORDINANCE concerning

2 R-A Zone

3 For the purpose of allowing gas stations in the R-A Zone under certain circumstances.

4 BY repealing and reenacting with amendments:

5 Section 27-441(b),

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 (1999 Edition, 2002 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 Section 27-441(b) of the Zoning Ordinance of
 14 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
 15 be and the same is hereby repealed and reenacted with the following amendments:

16 **SUBTITLE 27. ZONING.**

17 **PART 5. RESIDENTIAL ZONES.**

18 **DIVISION 3. USES PERMITTED.**

Sec. 27-441. Uses permitted.**(b) TABLE OF USES.**

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(1) COMMERCIAL:									
* * * * *	*	*	*	*	*	*	*	*	*
Funeral parlor, undertaking establishment	X	SE	SE	SE	SE	SE	SE	SE	SE
<u>Gas station</u>	<u>X</u>	<u>X</u>	<u>P⁷⁵</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Kennel:									
(A) On a lot having a net area of 20,000 sq. ft. or less	X	SE	SE	SE	SE	X	X	X	X
(B) On a lot having a net area between 20,000 sq. ft. and 80,000 sq. ft.	X	P	P	SE	P	X	X	X	X
(C) On a lot having a net area exceeding 80,000 sq. ft. (CB-37-1991; CB-16-1993)	P	P	P	P	P	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*	*

⁷⁵Provided:

- (A) The use is located on property in both the C-M and R-A Zones;
- (B) The property has frontage on a road classified as a freeway on the applicable Master Plan;
- (C) The property is between 40,000 and 45,000 square feet in size and abuts the site of an existing gas station that was certified as a nonconforming use; and
- (D) A Detailed Site Plan shall be approved by the Planning Board that shows proposed improvements in both the C-M and R-A Zones and demonstrated compliance with Section 27-358(a)(1),(2),(4),(5),(6),(7),(8),(9) and (10). In addition, the Detailed Site Plan shall demonstrate that there are no single family homes on the property or on any abutting property.

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
(1) COMMERCIAL:								
* * * * *	*	*	*	*	*	*	*	*
Funeral parlor, undertaking establishment	SE	SE	SE	SE	SE	SE	SE	SE
<u>Gas station</u>	X	X	X	X	X	X	X	X
Kennel:								
(A) On a lot having a net area of 20,000 sq. ft. or less	X	X	X	X	X	X	X	X
(B) On a lot having a net area between 20,000 sq. ft. and 80,000 sq. ft.	X	X	X	X	X	X	X	X
(C) On a lot having a net area exceeding 80,000 sq. ft. (CB-37-1991; CB-16-1993)	X	X	X	X	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*

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

Adopted this 14th day of September, 2004

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: _____
Tony Knotts
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.