

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2010 Legislative Session**

Bill No. CB-22-2010

Chapter No. 15

Proposed and Presented by Council Member Exum

Introduced by Council Members Exum, Knott, Bland, Dernoga, Dean and Olson

Co-Sponsors _____

Date of Introduction May 18, 2010

ZONING BILL

1 AN ORDINANCE concerning

2 Pawnshops

3 For the purpose of amending the requirements for Pawnshops.

4 BY repealing and reenacting with amendments:

5 Sections 27-461(b) and 27-568(a),
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 (2007 Edition, 2009 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 27-461(b) and 27-568 (a) of the
14 Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince
15 George's County Code, be and the same are hereby repealed and reenacted with the following
16 amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 6. COMMERCIAL ZONES.**

19 **DIVISION 3. USES PERMITTED.**

**PART 6. COMMERCIAL ZONES.
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
(1) COMMERCIAL:						
* * * * *	*	*	*	*	*	*
(E) Trade (Generally Retail):						
* * * * *	*	*	*	*	*	*
Pawnshop:						
(i) In accordance with Section 27-250.01	X	X	X	X	X	X
(ii) In accordance with Section 27-394.01	X	X	SE ^[29]	X	SE ^[29]	X
* * * * *	*	*	*	*	*	*

* * * * *

[29 Provided that a certified nonconforming pawnshop that does not meet the location requirements of Section 27-394.01 may relocate without the necessity of obtaining a Special Exception if locational requirements of the proposed location are satisfied and the nonconforming use at the former location is discontinued.] **RESERVED**

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PART 3. ADMINISTRATION.

DIVISION 6. NONCONFORMING BUILDINGS, STRUCTURES, AND USES.

**SUBDIVISION 2. ADDITIONAL REQUIREMENTS FOR SPECIFIC
NONCONFORMING USES.**

Sec. 27-250.01. Pawnshops.

(a) In order for a certified nonconforming pawnshop to continue, the requirements of this Section shall be met (in addition to any other applicable requirements of this Division).

(b) The purposes of this Section are:

(1) To preserve, conserve, and facilitate the revitalization of historic and older communities;

(2) To control detrimental effects upon neighboring properties and existing and proposed land uses in the general area; and

(3) To provide appropriate siting of pawnshops to mitigate adverse effects on nearby residential and commercial areas.

(c) All certified nonconforming pawnshops shall meet the following requirements:

(1) The proprietor, owner, or personnel of the pawnshop establishment shall not transact business with any person who is under eighteen (18) years old;

(2) No parking of motor vehicles pledged as collateral shall be permitted on the subject property.

(d) In the event that a certified nonconforming pawnshop is relocated to another location, the certification shall cease.

PART 4. SPECIAL EXCEPTIONS.

**DIVISION 3. ADDITIONAL REQUIREMENTS FOR SPECIFIC SPECIAL
EXCEPTIONS.**

Sec. 27-394.01. Pawnshop.

(a) A pawnshop may be permitted by Special Exception, subject to the following:

(1) The structure in which the use is proposed shall be located at least three hundred (300) feet from any school, library, park, recreational facility, and historic site, resource, or district identified on the current Adopted Historic Sites and Districts Plan, or National Register Site or Historic District.

(2) As a part of the Special Exception approval, the Council may impose other reasonable requirements deemed necessary to safeguard the health, safety, morals, and general welfare of the community, taking into account the character of surrounding properties and the general neighborhood and any other uses on the subject property.

(3) No Special Exception shall be permitted for a pawnshop located within 2,000 feet of another pawnshop.

(4) Parking of motor vehicles pledged as collateral permitted on the subject property shall be in addition to parking required pursuant to Part 11.

PART 11. OFF-STREET PARKING AND LOADING.

DIVISION 2. PARKING FACILITIES.

SUBDIVISION 3. MINIMUM REQUIREMENTS.

Sec. 27-568. Schedule (number) of spaces required, generally.

(a) In all zones (except the M-X-T Zone), the minimum number of required off-street parking spaces for each type of use shall be as listed in the following schedule. In the schedule, each "employee" means each employee on the largest shift.

TYPE OF USE	NUMBER OF SPACES	UNIT OF MEASUREMENT
* * * * *	* * *	* * * * *
(5) COMMERCIAL TRADE (GENERALLY RETAIL)/SERVICES:		
* * * * *	* * *	* * * * *
<u>Pawnshop</u>	<u>1.0</u>	<u>150 sq. ft. of the first 3,000 sq. ft GFA</u>
	<u>+1</u>	<u>200 sq. ft. of GFA above the first 3,000 sq. ft.</u>
<u>Pawnshop with motor vehicles pledged as collateral</u>	<u>+1</u>	<u>For each motor vehicle pledged</u>
* * * * *	* * *	* * * * *

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

Adopted this 22nd day of June, 2010.

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: _____
Thomas E. Dernoga
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.