

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

Bill No. \_\_\_\_\_ CB-77-2004  
Chapter No. \_\_\_\_\_ 59  
Proposed and Presented by \_\_\_\_\_ Council Member Bland  
Introduced by \_\_\_\_\_ Council Members Bland, Harrington, Dean, Exum, Dernoga and Peters  
Co-Sponsors \_\_\_\_\_  
Date of Introduction \_\_\_\_\_ October 26, 2004

**ZONING BILL**

1 AN ORDINANCE concerning

2 Exclusions from Parking and Loading Requirements

3 For the purpose of establishing special rules within the Town of Upper Marlboro for excluding  
4 uses from conventional parking and loading requirements.

5 BY repealing and reenacting with amendments:

6 Section 27-584,

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

8 being also

9 SUBTITLE 27. ZONING.

10 The Prince George's County Code

11 (2003 Edition).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
14 District in Prince George's County, Maryland, that Section 27-584 of the Zoning Ordinance of  
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
16 be and the same is hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**

**PART 11. OFF-STREET PARKING AND LOADING.**

**DIVISION 4. EXCLUSIONS, WAIVERS, AND DEPARTURES.**

20 **Sec. 27-584. Exclusion of previously existing uses.**

(a) The following shall not be required to comply with the provisions of this Part:

(1) Any legally existing use [which] that complies with the previous requirements for parking and loading areas (in effect at the time the use began). If the use is a certified nonconforming use, the parking lot or loading area used with it shall not be reduced, except in accordance with this Part;

(2) Any legally existing use for which any of the parking or loading requirements had previously been waived or reduced by the District Council or the Board of Zoning Appeals, not including departures granted under Section 27-588; and

(3) Any future use occupying the same premises as either of the above, provided there is no expansion or change of use [which] that would require a greater number of parking or loading spaces (per Sections 27-568 and 27-582) than the number of spaces legally existing under the prior regulations. If the use began prior to the establishment of parking or loading regulations for that use, the phrase "number of spaces legally existing under the prior regulations" shall mean the current regulations of this Part (for the prior legally existing use). In both cases, where additional spaces are created, only the area occupied by the additional spaces shall be required to conform to the Design Standards.

(4) Any legally existing use in the Town of Upper Marlboro constructed before April 24, 1961; except that any proposal to increase the GFA (Gross Floor Area) or increase the interior floor area used for human occupancy must provide parking for the new floor area in accordance with current parking ratios pursuant to Part 11. Any existing on-site parking may not be used to fulfill the parking requirement for newly created GFA or additional interior space.

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

Adopted this 23rd day of November, 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.