

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

Bill No. \_\_\_\_\_ CB-25-2004  
Chapter No. \_\_\_\_\_  
Proposed and Presented by \_\_\_\_\_ Council Member Knotts  
Introduced by \_\_\_\_\_  
Co-Sponsors \_\_\_\_\_  
Date of Introduction \_\_\_\_\_

**ZONING BILL**

1 AN ORDINANCE concerning

2 Gas Stations

3 For the purpose of permitting gas stations as an accessory use to certain department or variety  
4 stores in the I-3 Zone, under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-473(b),

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 (1999 Edition, 2002 Supplement).

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 27-473(b) 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16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 7. INDUSTRIAL ZONES.**

19 **DIVISION 3. USES PERMITTED**

**Sec. 27-473. Uses permitted.****(b) TABLE OF USES.**

| USE   | ZONE              |                   |                  |     |                  |
|---|-------------------|-------------------|------------------|-----|------------------|
|   | I-1 <sup>33</sup> | I-2 <sup>33</sup> | I-3              | I-4 | U-L-I            |
| <b>(1) COMMERCIAL:</b>  |                   |                   |                  |     |                  |
| * * * * *   | *                 | *                 | *                | *   | *                |
| <b>(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:</b>   |                   |                   |                  |     |                  |
| Car wash  | P                 | P                 | P <sup>41</sup>  | X   | SP               |
| Gas station   | SE                | SE                | SE <sup>27</sup> | X   | SE               |
| Incidental automobile service in parking garage <sup>3</sup>  | P                 | P                 | X                | X   | SP               |
| Mobile or modular home sales lot, which may include the storage of mobile homes or modular home components for sale       | P                 | P                 | X                | P   | SE               |
| Vehicle, boat, or camping trailer sales, or boat or camping trailer rental lot, including outdoor display of the vehicles | P <sup>38</sup>   | P <sup>38</sup>   | X                | P   | SP <sup>44</sup> |
| * * * * *   | *                 | *                 | *                | *   | *                |

<sup>27</sup> On a lot of no less than ten (10) or more than twenty (20) acres, located within five hundred (500) feet of property in the M-A-C or C-S-C Zones, said lot having frontage on at least two (2) public streets, and a store containing at least one hundred thousand (100,000) square feet of sales and service floor area (excluding mezzanines) under one roof, of which no more than a total of twenty percent (20%) of sales and service floor area may be dedicated to the sale and/or display of building materials, including, among other things, building supplies, plumbing supplies, electrical supplies, and hardware, either individually or in the aggregate; or the use is located on a lot or parcel that is between ten (10) and twenty (20) acres in size; said lot or parcel is located within five hundred (500) feet of property in the M-A-C Zone and has frontage on at least two public streets; the store has no more than twenty-five thousand (25,000) square feet gross floor area; the store fills medical prescriptions and sells medical supplies and nonprescription medicines, in addition to general merchandise; and except for medical prescriptions, medical supplies, and nonprescription medicines, the store has no more than fifty percent (50%) of its gross floor area devoted to the sale of a single type of merchandise, such as food or specialty items. A Department or Variety store, pursuant to this section, may include a gas station as an accessory use on the same or adjacent lot provided the Department or Variety store operates the gas station, its sale of gas and items is offered as a part of a membership program by the store, and the station includes no more than twelve (12) fueling positions. The gas station may be approved by the Planning Board pursuant to a Detailed Site Plan or as a part of or revision to the Detailed Site Plan for the department or variety store. Any such gas station shall not front on an arterial, collector or residential street.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 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.