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COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session

1992

Bill No. _____ CB-24-

1992

Chapter No.

14

Proposed and Presented by _____ Council Member

Mills

Introduced by _____ Council Member

Mills

Co-Sponsors

Date of Introduction _____ May 5,

1992

ZONING BILL

AN ORDINANCE concerning

Home Occupations

FOR the purpose of amending the definition of Home Occupation to include the production of tangible art and craft objects for retail sale.

BY repealing and reenacting with amendments:

Section 27-107.1(a) (118),

The Zoning Ordinance of Prince George's County, Maryland,
being also

SUBTITLE 27. ZONING.

The Prince George's County Code
(1991 Edition).

SECTION 1. BE IT ENACTED by the 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, that Section 27-107.1(a)(118) of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 2. GENERAL.

DIVISION 1. DEFINITIONS.

Sec. 27-107.1. Definitions.

(a) Terms in the Zoning Ordinance are defined as follows:

(118) **Home Occupation:**

(A) Any occupation which:

(i) Is customarily conducted entirely within a "Dwelling Unit" solely by the inhabitants, except as provided below, for gain or support;

(ii) Is incidental and secondary to the main "Use" of the "Dwelling Unit";

(iii) Does not change the essential character or appearance of the "**Building**" or the primary "Use," or have any exterior evidence (other than a permitted "**Sign**") to indicate that the "Building" is being used for any purpose other than that of a "**Dwelling**"; and

(iv) Includes no storage (on the premises) of merchandise to be sold, except where specifically permitted.

(B) "**Fortunetelling**" establishments, "**Nursing or Care Homes**," tea rooms, "**Tourist Homes**," beauty parlors and barber shops of more than one (1) chair each, and businesses or trades shall not be considered "**Home Occupations**."

(C) The following shall be considered home occupations:

(i) Instruction which involves a single instructor and not more than five (5) students at any one (1) time;

(ii) General clerical work (such as typing; envelope or flyer stuffing, addressing, and mailing; bookkeeping; and the like), involving not more than two (2) additional employees on the premises at any one (1) time;

(iii) Retail businesses involving only door-to-door sales (including "home party" sales) or mail-order customers, with temporary storage of merchandise permitted prior to delivery;

(iv) The practice of electrolysis (the destruction of hair roots with an electric current);

(v) The practice of taxidermy; [and]

(vi) Catering business, limited solely to food preparation for delivery off premises, which business shall be located on a tract consisting of at least ten (10) contiguous acres, within the dwelling unit or in an accessory building which is incidental and secondary in size and use to the principal use of the property as a residence and involving not more than one (1) nonresident or employee on the premises at any time[.]; and

(vii) The creation, production, and storage of tangible objects of art or craft items, including the completed items, works in progress, and supplies and materials, for sale at another location, within the "Dwelling Unit" and "Accessory Buildings" and involving no nonresident employees.

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on June 30, 1992.

Adopted this 26th day of May, 1992.

OF
COUNTY,
COUNTY COUNCIL OF PRINCE
GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S
MARYLAND

BY:

Richard J. Castaldi
Chairman

ATTEST:

Joyce T. Sweeney
Acting Clerk of the Council

KEY:

Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.