

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

Bill No. \_\_\_\_\_ CB-73-2010 \_\_\_\_\_

Chapter No. \_\_\_\_\_

Proposed and Presented by \_\_\_\_\_ Council Member Dernoga \_\_\_\_\_

Introduced by \_\_\_\_\_ Council Member Dernoga \_\_\_\_\_

Co-Sponsors \_\_\_\_\_

Date of Introduction \_\_\_\_\_ September 28, 2010 \_\_\_\_\_

**ZONING BILL**

1 AN ORDINANCE concerning

2 Accessory Uses

3 For the purpose of clarifying the definition of Accessory Uses and making associated changes to  
4 the Zoning Ordinance related thereto.

5 BY repealing and reenacting with amendments:

6 Section 27-107.07,

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 (2007 Edition, 2009 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 27-107.01 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16 be and the same is hereby repealed and reenacted with the following amendments: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 2. GENERAL.**

19 **DIVISION 1. DEFINITIONS.**

20 **Sec. 27-107.01. Definitions.**

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

\* \* \* \* \*

(3) **Accessory Use:** See "Use, Accessory."

\* \* \* \* \*

(245) **Use, Accessory:** The "Use" of a "Building," "Structure," or land which:

(A) Is related to, subordinate to, customarily incidental to, and ordinarily found in association with, and dependent on and pertaining to, a principal "Use," which it serves. (When a specific "Structure" or "Use" is allowed in the Tables of Uses accessory to another, the "Structure" or "Use" need not be customarily incidental to, or ordinarily found in association with, the principal "Use");

(B) Is subordinate in purpose, area (except in the case of a cemetery that is accessory to a church, convent, or monastery, provided both uses were existing as of January 1, 1991), floor area, intensity, and extent to, and located on the same "Lot" with, the principal "Use";  
[and]

(C) Contributes to the comfort, convenience, or necessity of users of the principal use during the regular business hours of the principal use;

(D) serves no other principal use;

(E) does not alter the character of the area nor is detrimental thereto; and

(F) Does not change the nature or character of the principal lawfully permitted "Use".

\* \* \* \* \*

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

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