

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**SITTING AS THE DISTRICT COUNCIL****2006 Legislative Session**Bill No. CB-68-2006Chapter No. 59Proposed and Presented by Council Member HarringtonIntroduced by Council Member Exum

Co-Sponsors _____

Date of Introduction October 10, 2006**ZONING BILL**

1 AN ORDINANCE concerning

2 Industrial Zones

3 For the purpose of defining a Commercial Fuel Depot and permitting this use in the I-1 Zone
4 under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Sections 27-107.01 and 27-473,

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, 2005 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 Sections 27-107.01 and 27-473 of the Zoning
15 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
16 County Code, be and the same are hereby repealed and reenacted with the following
17 amendments:18 **SUBTITLE 27. ZONING.**19 **PART 2. GENERAL.**20 **DIVISION 1. DEFINITIONS.**

1 **Sec. 27-107.01. Definitions.**

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

3 * * * * * * * *

4 (49.1) **College or university, private:** A type of private school offering a program of
5 instruction for students after secondary school. The college or university must be approved by
6 the Maryland Higher Education Commission and accredited by a national association of colleges
7 and universities, and it must offer one or more programs leading to associate, baccalaureate, or
8 higher degrees.

9 (49.2) **Commercial Fuel Depot:** An unattended, automated fuel dispensing facility
10 that dispenses fuel to businesses, organizations, and municipalities that maintain a fleet of
11 vehicles. This use does not include any retail sale of gasoline to the general public and does not
12 include any store sales, vehicle service or vending operations.

13 [(49.2)](49.3) **Commercial recreational development:** A contiguous assemblage of
14 land leased from a public agency before January 1, 1974, containing no less than 60 acres at the
15 time of said lease and to be developed with an array of commercial, including parking lots for
16 commercial purposes, residential, lodging, recreational, entertainment, retail, social, cultural, or
17 similar uses, and which development and/or use shall conform to the terms of that lease as
18 modified or amended.

19 * * * * * * * *

PART 7. INDUSTRIAL ZONES.
DIVISION 3. USES PERMITTED.

Sec. 27-473. Uses permitted.

(b) TABLE OF USES.

USE	ZONE				
	I-1 ³³	I-2 ³³	I-3	I-4	U-L-I
(1) COMMERCIAL:					
* * * * *	*	*	*	*	*
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:					
Car wash	P	P	P ⁴¹	X	SP
Commercial Fuel Depot	P ⁵¹	X	X	X	X
Gas station	SE ¹⁰	SE	SE	X	SE
* * * * *	*	*	*	*	*

51 Provided:

- (A) The use is limited to property that has at least one hundred and fifty (150) feet of frontage on and vehicular access to at least one road classified as a collector or lower classification on the applicable Master Plan and a minimum right-of-way width of 60 feet;
- (B) A Limited Detailed Site Plan shall be approved for the use in accordance with Section 27-286(a). The site plan shall address architecture, landscaping, lighting, and infrastructure which is essential to the development of the site including streets, utilities, and stormwater management facilities;
- (C) The Limited Detailed Site Plan shall demonstrate compliance with Section 27-358(a) (2),(3),(4),(5),(6),(8), and (10); and (b)(1),(2), and (3); and
- (D) Upon the abandonment of a commercial fuel depot, all structures exclusively used in the business (including underground storage tanks), except buildings, shall be removed by the owner of the property. For the purpose of this footnote, the term “abandonment” shall mean nonoperation as a commercial fuel depot for a period of fourteen (14) months after the services cease.

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

Adopted this 31st day of October, 2006

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
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.