

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2000 Legislative Session

Bill No. CB-35-2000
Chapter No. 21
Proposed and Presented by The Chairman (by request – County Executive)
Introduced by Council Members Bailey, Wilson, Shapiro, Hendershot & Russell
Co-Sponsors _____
Date of Introduction May 2, 2000

ZONING BILL

1 AN ORDINANCE concerning

2 Commercial recreational development (privately owned) on land leased from a public agency
3 For the purpose of providing a definition of commercial recreational development generally;
4 permitting this use in the R-R Zone and the C-O Zone where the R-R Zoned land abuts the C-O
5 Zoned land, the land in both zones is to be part of an integrated development, and the R-R Zoned
6 land is leased from a public agency; providing for commercial use setbacks for development of
7 the R-R and C-O Zoned land; and establishing criteria for approving signage for a commercial
8 recreational development.

9 BY repealing and reenacting with amendments:

10 Sections 27-107.01, 27-441(b), and 27-461(b),
11 The Zoning Ordinance of Prince George's County, Maryland,
12 being also
13 SUBTITLE 27. ZONING.
14 The Prince George's County Code
15 (1999 Edition).

16 BY adding:

17 Section 27-631,
18 The Zoning Ordinance of Prince George's County, Maryland,
19 being also
20

SUBTITLE 27. ZONING.

The Prince George's County Code

(1999 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 Sections 27-107.01, 27-441(b), and 27-461(b) 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 2. GENERAL.

DIVISION 1. DEFINITIONS.

Sec. 27-107.01. Definitions.

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

* * * * *

(49) Club or Lodge, Private: An establishment providing facilities for entertainment or recreation for only bona fide members and guests, and not operated for profit.

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

* * * * *

PART 5. RESIDENTIAL ZONES.

DIVISION 3. USES PERMITTED.

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(1) COMMERCIAL:									
Animal Hospital, veterinary office	SE	SE	SE	SE	SE	X	X	X	X
Antique shop	X	SE	SE	SE	SE	X	X	X	X
Bus maintenance accessory to a private school, church, or other place of worship (CB-23-1988)	X	SE	SE	SE	SE	SE	SE	SE	SE
Buying of items within guest rooms and pursuant to Section 27-115(a)(2)	X	X	X	X	X	X	X	X	X
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P
Commercial Recreational Development	X	X	X	X	P ⁶⁶	X	X	X	X
Contractor's office (must include sanitary facilities), construction yard or shed, or storage building (in connection with a construction project) as a temporary use:									
(A) Subject to Sections 27-260 and 27-261	X	P	P	P	P	P	P	P	P
(B) All others	X	SE	SE	SE	SE	SE	SE	SE	SE
Distillery for the production of fuel alcohol	SE	SE	SE	X	X	X	X	X	X

* * * * *

66 The use is permitted on R-R zoned property leased from a public agency before January 1, 1974. Parking and loading facilities shall be provided in accordance with Part 11 (Parking and Loading Requirements). Landscaping, buffering and screening shall be provided in accordance with the Landscape Manual. Development regulations for building setbacks shall be provided in accordance with Part 6 (Commercial Zone Regulations).

The following uses are not permitted: car wash, animal hospital, training, kennel, grooming, blacksmith, carpet or rug shampooing, electric or gas appliance repair, farm implement sales and repair, upholstery or furniture repair, locksmith, laboratories, lawn mower repair, machine shop, massage establishment, methadone treatment center, model studio, photo processing plant, studio or darkroom, pizza delivery, print shop, newspaper publishing, sauna or steam bath, septic tank sales, service, sewage dump (pump out) services, shoe repair, taxidermy, welding shop, bait shop, bottled gas, feed sales, wayside stand, and any use prohibited in the lease with the public agency, as modified or amended.

* * * * *

PART 6. COMMERCIAL ZONES.**DIVISION 3. USES PERMITTED.****Sec. 27-461. Uses permitted.****(b) TABLE OF USES.**

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
* * * * *	*	*	*	*	*	*
(3) MISCELLANEOUS:						
* * * * *	*	*	*	*	*	*
Temporary shelter for commercial display, sale, or service use permitted (P) in the respective zones, as a temporary use, in accordance with Sections 27-260 and 27-261	X	X	P	P	P	P
<u>Commercial Recreational Development</u>	P ³⁵	X	X	X	X	X
Wholesaling, distribution, and related storage:						
(A) Incidental to any use allowed and in an office building, but limited to a floor area ratio of 0.1	X	X	X	X	PA and PB	X
(B) Of materials (products) not used or produced on the premises (CB-61-1995)	X	X	X	X	P14	X
* * * * *	*	*	*	*	*	*

35 The use is permitted on C-O zoned property abutting R-R zoned property leased from a public agency before January 1, 1974, where both properties are developed in an integrated fashion pursuant to the same agreement. Parking and loading facilities shall be provided in accordance with Part 11 (Parking and Loading Requirements). Landscaping, buffering and screening shall be provided in accordance with the Landscape Manual. Development regulations for building setbacks shall be provided in accordance with Part 6 (Commercial Zone Regulations). There shall be no building setbacks required between the internal R-R and C-O zoned portions of the site.

The following uses are not permitted: car wash, animal hospital, training, kennel, grooming, blacksmith, carpet or rug shampooing, electric or gas appliance repair, farm implement sales and repair, upholstery or furniture repair, locksmith, laboratories, lawn mower repair, machine shop, massage establishment, methadone treatment center, model studio, photo processing plant, studio or darkroom, pizza delivery, print shop, newspaper publishing, sauna or steam bath, septic tank sales, service, sewage dump (pump out) services, shoe repair, taxidermy, welding shop, bait shop, bottled gas, feed sales, wayside stand, and any use prohibited in the lease with the public agency, as modified or amended.

* * * * *

SECTION 2. BE IT FURTHER ENACTED that Section 27-631 be and the same is hereby added:

SUBTITLE 27. ZONING.

PART 12 SIGNS.

DIVISION 3. DESIGN STANDARDS.

SUBDIVISION 2. SIGNS FOR SPECIFIC USES.

Sec. 27-631. Commercial recreational development.

(a) The design standards for all on-site signs attached to a building and all freestanding on-site signs for a commercial recreational development shall be determined by the Planning Board or its designee for each individual development with the submittal of a Conceptual Sign Plan. Each Conceptual Sign Plan shall be accompanied by plans, sketches or photographs indicating the design size, method of sign attachment, and other information the Planning Board or its designee requires. In approving these signs, the Planning Board or its designee shall find that the proposed signs are appropriate in size, type, and design, given the proposed location and the uses to be served, and are in keeping with the remainder of the development. As a guide, the Planning Board or its designee shall consider the regulation of on-site signs in Commercial and Industrial Zones.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after its adoption.

Adopted this 23rd day of May, 2000.

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: _____
Dorothy F. Bailey
Chair

ATTEST:

Joyce T. Sweeney
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.