

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2019 Legislative Session**

Bill No. CB-45-2019  
Chapter No. 30  
Proposed and Presented by Council Member Turner  
Introduced by Council Member Turner  
Co-Sponsors \_\_\_\_\_  
Date of Introduction October 15, 2019

**ZONING BILL**

1 AN ORDINANCE concerning

2 C-S-C Zone - Table of Uses

3 For the purpose of permitting by right 'Gas Station', 'Food or beverage store' in combination with  
4 a gas station, 'Apartment housing for the elderly or physically handicapped', 'Dwelling,  
5 multifamily', and 'Townhouse' uses in the C-S-C (Commercial Shopping Center) Zone of Prince  
6 George's County, under certain circumstances.

7 BY repealing and reenacting with amendments:

8 Section 27-461(b),  
9 The Zoning Ordinance of Prince George's County, Maryland,  
10 being also  
11 SUBTITLE 27. ZONING.  
12 The Prince George's County Code  
13 (2015 Edition, 2018 Supplement).

14 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
15 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
16 District in Prince George's County, Maryland, that Section 27-461(b) of the Zoning Ordinance of  
17 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
18 be and the same is hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**

**PART 6. COMMERCIAL ZONES.**

**DIVISION 3. USES PERMITTED.**

**Sec. 27-461. Uses permitted.**

**(b) TABLE OF USES I.**

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
<b>(1) COMMERCIAL:</b>						
* * * * *	*	*	*	*	*	*
<b>(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:</b>						
* * * * *	*	*	*	*	*	*
Gas Station (in the C-M Zone, subject to Detailed Site Plan review in accordance with Section 27-358(a)(1), (2), (4), (5), (6), (7), (8), (9), and (10))	P <sup>71, 74</sup>	X	SE <sup>76</sup>	SE	P	X
* * * * *	*	*	*	*	*	*
<b>(E) Trade (Generally Retail):</b>						
* * * * *	*	*	*	*	*	*
Food or beverage store:						
(i) Not exceeding 3,000 square feet of gross floor area	X	P	P	PB	SE	P
(ii) Not exceeding 125,000 square feet of gross floor area	X	P	P	X	SE <sup>63</sup>	P
(iii) In combination with a department or variety store on the same or adjacent site, in accordance with Section 27-348.02	X	X	SE	X	SE	X
(iv) In combination with a gas station, subject to Detailed Site Plan review in accordance with Part 3, Division 9, <u>unless the gas station requires special exception approval</u>	P <sup>71, 74</sup>	X	SE <sup>76</sup>	SE	P	X
(v) All others	X	X	P	X	SE	P
* * * * *	*	*	*	*	*	*
<b>(6) RESIDENTIAL/LODGING:</b>						
Apartment housing for the elderly or physically handicapped	X	X	SE <sup>77</sup>	X	X	X
* * * * *	*	*	*	*	*	*

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
Dwelling, Multifamily	P <sup>46, 65</sup>	X	P <sup>50, 66, 75, 78</sup>	X	X	X
* * * * *	*	*	*	*	*	*
Townhouse	P <sup>59, 65, 75</sup>	X	P <sup>68, 75, 79</sup>	X	P <sup>70</sup>	X
* * * * *	*	*	*	*	*	*

**76** A special exception shall not be required, and the use shall be permitted provided:

1. The property is a minimum of fifty (50) acres in size at the time of preliminary plan of subdivision; and
2. A Detailed Site Plan is required as a condition of preliminary plan of subdivision and shall be approved in accordance with Part 3, Division 9 of this Subtitle and Section 27-358(a)(1), (2), (4), (5), (6), (7), (8), (9), and (10). The detailed site plan shall include architectural review and approval of building elevations and materials. The development regulations as provided for in Section 27-454(d) shall apply.

**77** A special exception shall not be required, and the use shall be permitted provided:

1. The property is a minimum of fifty (50) acres in size at the time of preliminary plan of subdivision and the apartment use shall contain at least two (2) contiguous acres;
2. A Detailed Site Plan is required as a condition of preliminary plan of subdivision and shall be approved in accordance with Part 3, Division 9 of this Subtitle. The detailed site plan shall include architectural review and approval of building elevations and materials. The development regulations as provided for in Section 27-454(d) shall apply; and
3. For apartment housing for the elderly or physically handicapped, the owner of the property shall record among the land records of Prince George’s County a Declaration of Covenants which establishes that the premises shall be solely occupied by elderly or physically handicapped families (as defined by Section 27-337(c)) for a fixed term of not less than twenty (20) years. The covenants shall run to the benefit of the M-NCPPC.

**78** Permitted use, provided that:

1. The property is a minimum of fifty (50) acres in size at the time of preliminary plan of subdivision; and
2. A Detailed Site Plan is required as a condition of preliminary plan of subdivision and shall be approved in accordance with Part 3, Division 9 of this Subtitle. The detailed site plan shall include architectural review and approval of building elevations and materials. The development regulations as provided for in Section 27-454(d) shall apply. However, in no event shall the number of multifamily dwelling units exceed 48.00 units per net acre.

**79** Permitted use, provided that:

1. The property is a minimum of fifty (50) acres in size at the time of preliminary plan of subdivision; and
2. A Detailed Site Plan is required as a condition of preliminary plan of subdivision and shall be approved in accordance with Part 3, Division 9 of this Subtitle. The detailed site plan shall include architectural review and approval of building elevations and materials. The development regulations as provided for in Section 27-454(d) shall apply. However, in no event shall the number of townhouse units exceed 20.00 dwelling units per net acre.

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the  
2 date of its adoption.

Adopted this 19th day of November , 2019.

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: \_\_\_\_\_  
Todd M. Turner  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
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.