

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2021 Legislative Session**

Bill No. CB-44-2021

Chapter No. 28

Proposed and Presented by Council Member Ivey

Introduced by Council Members Ivey, Streeter, Anderson-Walker, Hawkins, Davis,  
Harrison and Franklin

Date of Introduction July 13, 2021

**ZONING BILL**

1 AN ORDINANCE concerning

2 Industrial Zones—Permitted Uses—Department or Variety Stores

3 For the purpose of defining Thrift Store uses in the Zoning Ordinance; and amending the  
4 Industrial Table of Uses in the Zoning Ordinance to clarify that Department or Variety Store  
5 Uses Not exceeding 13,000 square feet used as Thrift stores are permitted uses in the Planned  
6 Industrial/Employment Park (I-3) Zone of Prince George’s County.

7 BY repealing and reenacting with amendments:

8 Sections 27-107.01 and 27-473,  
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 (2019 Edition; 2020 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 Sections 27-107.01 and 27-473 of the Zoning  
17 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's  
18 County Code, be and the same is hereby repealed and reenacted with the following amendments:

19 **SUBTITLE 27. ZONING.**

20 **PART 2. GENERAL.**

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**DIVISION 1. DEFINITIONS.**

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

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

\* \* \* \* \*

(236.1) Thrift store: A Department or Variety Store retail use, where the primary "Use" is the sale of previously owned, non-food consumer household goods.

(236.2) Tobacco Shop: A retail store where the primary "Use" is the retail sale of, for off-site consumption, tobacco products, tobacco smoking accessories, and related tobacco items.

\* \* \* \* \*

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

**Sec. 27-473. Uses permitted.**

**(b) TABLE OF USES.**

USE	ZONE				
	I-1 <sup>33</sup>	I-2 <sup>33</sup>	I-3	I-4	U-L-I
<b>(1) COMMERCIAL:</b>					
* * * * *	*	*	*	*	*
<b>(E) Trade (Generally Retail):</b>					
* * * * *	*	*	*	*	
Department or variety stores, excluding pawnshops					
(i) Not exceeding 13,000 square feet	P <sup>10</sup>	X	P <sup>27</sup> , Z <sup>7</sup>	X	
(ii) All others, in accordance with Section 27-348.02	X	X	SE <sup>27</sup>	X	
* * * * *	*	*	*	*	*

\* \* \* \* \*

**77** Permitted use, provided:

(A) The property is classified in the I-3 Zone pursuant to a Sectional Map Amendment approved before July 1, 2010;

(B) The property is proposed for employment uses in the most recently approved applicable Master Plan; and

(C) The Department or variety store use is a thrift store conducted within a wholly enclosed building on property owned by a non-profit organization, including a Church or similar place of Worship

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

Adopted this 8<sup>th</sup> day of September, 2021.

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: \_\_\_\_\_  
Calvin S. Hawkins, II  
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.