

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

Bill No. CB-63-2019
Chapter No. 36
Proposed and Presented by Council Member Streeter
Introduced by Council Members Streeter, Harrison, Davis, Glaros, Hawkins and Franklin
Co-Sponsors _____
Date of Introduction October 15, 2019

ZONING BILL

1 AN ORDINANCE concerning

2 R-T and R-18C Zone

3 For the purpose of amending the Zoning Ordinance to permit Food or Beverage stores in
4 combination with a Gas Station in the R-T and R-18C Zones of Prince George's County, under
5 certain specified circumstances.

6 BY repealing and reenacting with amendments:

7 Section 27-441(b),

8 The Zoning Ordinance of Prince George's County, Maryland,

9 being also

10 SUBTITLE 27. ZONING.

11 The Prince George's County Code

12 (2015 Edition, 2018 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
15 District in Prince George's County, Maryland, that Section 27-441(b) of the Zoning Ordinance of
16 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
17 be and the same is hereby repealed and reenacted with the following amendments:

18 **SUBTITLE 27. ZONING.**

19 **PART 5. RESIDENTIAL ZONES.**

20 **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:									
* * * * *	*	*	*	*	*	*	*	*	*
<u>Food or Beverage store:</u>									
<u>In combination with a Gas Station.</u>	X	X	X	X	X	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
(1) COMMERCIAL:								
* * * * *	*	*	*	*	*	*	*	*
<u>Food or Beverage store:</u>								
<u>In combination with a Gas Station.</u>	<u>P¹³⁵</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P¹³⁵</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*	*	*

135 Provided:

- (A) The property included within the Preliminary Plan of Subdivision fronts on roadways with a functional transportation classification of arterial or higher and collector or higher within the applicable Master Plan; and
- (B) The property included within the Preliminary Plan of Subdivision is zoned both R-T and R-18C.
- (C) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations of the R-T and R-18C Zones shall not apply; all requirements for development shall be established by and shown on the Detailed Site Plan approved by the Planning Board and/or the District Council. The proposed Gas Station use shall conform with all regulations set forth in Section 27-358 (a) and (b) of this Subtitle. Upon abandonment of the Gas Station, as defined in Section 27-358(c), the owner shall remove all structures, including underground storage tanks.

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