

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2003 Legislative Session

Bill No. _____ CB-65-2003
 Chapter No. _____ 61
 Proposed and Presented by _____ Council Member Dean
 Introduced by _____ Council Members Dean, Shapiro, Exum, Harrington, Peters and Hendershot
 Co-Sponsors _____
 Date of Introduction _____ October 14, 2003

ZONING BILL

1 AN ORDINANCE concerning

2 Retail Uses

3 For the purpose of permitting retail uses in the R-R and I-3 Zones under certain circumstances

4 BY repealing and reenacting with amendments:

5 Sections 27-441(b) and 27-473(b),

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

7 being also

8 SUBTITLE 27. ZONING.

9 The Prince George's County Code

10 (1999 Edition, 2002 Supplement).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
 12 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
 13 District in Prince George's County, Maryland, that Sections 27-441(b) and 27-473(b), of the
 14 Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince
 15 George's County Code, be and the same are hereby repealed and reenacted with the following
 16 amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 5. RESIDENTIAL ZONES.**

19 **DIVISION 3. USES PERMITTED.**

20 **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:									
* * * * *	*	*	*	*	*	*	*	*	*
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan.	X	X	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone, if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan.	X	X	X	X	X	X	X	X	X
<u>Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by special exception)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P⁷¹</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone.</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>SE⁷¹</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*	*	*	*

⁷¹ Provided:

- (A) The property is located on and inside the Capital Beltway at an existing interchange with said Beltway;
- (B) The site contains a minimum of 80 acres that is split-zoned, I-3 and R-R, with not more than 20% zoned R-R;
- (C) The property is proposed for employment uses in the most recently approved applicable Master Plan;
- (D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle; and
- (E) The site plan shall include at least two stores containing 100,000 square feet or more of gross floor area.

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
(1) COMMERCIAL:								
* * * * *	*	*	*	*	*	*	*	*
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan. (CB-4-2003)	X	X	X	X	X	X	P	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C, if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan. (CB-4-2003)	X	X	X	X	X	X	SE	X
<u>Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by special exception)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone.</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*	*	*

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

Sec. 27-473. Uses permitted.

(b) TABLE OF USES.

USE	ZONE				
	I-1	I-2	I-3	I-4	U-L-I
(1) COMMERCIAL:					
* * * * *	*	*	*	*	*
Wayside stand:					
(i) As a temporary use, subject to Sections 27-260 and 27-261	P	P	P	P	X
(ii) All others	P	P	X	P	X
<u>Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception)</u>	<u>X</u>	<u>X</u>	<u>P</u> ⁴⁶	<u>X</u>	<u>X</u>
<u>Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone.</u>	<u>X</u>	<u>X</u>	<u>SE</u> ⁴⁶	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*

⁴⁶ Provided:

- (A) The property is located on and inside the Capital Beltway at an existing interchange with said Beltway;
- (B) The site contains a minimum of 80 acres that is split-zoned, I-3 and R-R, with not more than 20% zoned R-R;
- (C) The property is proposed for employment uses in the most recently approved applicable Master Plan;
- (D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle; and
- (E) The site plan shall include at least two stores containing 100,000 square feet or more of gross floor area.

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

Adopted this 25th day of November, 2003.

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: _____
Peter A. Shapiro
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.