

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2016 Legislative Session**

Bill No. CB-94-2016

Chapter No. 58

Proposed and Presented by Council Member Franklin

Introduced by Council Members Franklin, Davis, Harrison and Toles

Co-Sponsors _____

Date of Introduction October 18, 2016

ZONING BILL

1 AN ORDINANCE concerning

2 Buildings and Structures – Regulations – Building Permits – Exemptions

3 For the purpose of providing a limited exemption from the requirements of the Zoning Ordinance
4 and certain other requirements of the County Code for expansions or improvements pursuant to
5 State law for food or beverage store uses, under certain circumstances.

6 BY repealing and reenacting, with amendments:

7 Section 27-118,

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).

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 27-118 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17 be and the same is hereby repealed and reenacted with the following amendments: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 2. GENERAL.**

20 **DIVISION 4. REGULATIONS APPLICABLE IN ALL ZONES.**

SUBDIVISION 3. BUILDINGS AND STRUCTURES.

Sec. 27-118. Buildings and Structures.

(a) No building or structure shall be erected unless it conforms to all of the requirements of this Subtitle.

(b) Mobile homes and trailers designed for human occupancy are main buildings (requiring building permits) unless otherwise specified in this Subtitle.

(c) Any building used exclusively for residential purposes, containing not more than three (3) dwelling units, and constructed prior to November 29, 1949, shall be permitted to continue to be used for residential purposes, and shall not be required to meet the regulations set forth in the Regulations Tables of the zone in which it is located. Any alteration, enlargement, or extension of such a building after November 29, 1949 shall conform to the setback, yard, and height regulations of the zone in which it is located at the time it is or was constructed.

(d) An existing building in the C-S-C (Commercial Shopping Center) Zone with an original use and occupancy permit for a food or beverage store issued on or before May 1, 1965, with said use located in a building that was constructed prior to November 29, 1949, for which an off-site sales Class A beer, wine, and liquor license issued by the Board of License Commissioners for Prince George’s County pursuant to Title 26 of the Alcoholic Beverages Article of the Annotated Code of Maryland on or before July 1, 2016, shall be permitted to perform certain interior and exterior renovations, pursuant to the terms of its Class A license, to improve and/or expand the facility by an area not to exceed twenty percent (20%) of the existing square footage of the current enclosed area and shall not be required to meet the regulations set forth in the Regulations Tables of the zone in which it is located. In addition, and notwithstanding any other provision of Subtitle 4 of this Code to the contrary, any interior and exterior renovations to improve and/or expand the facility shall comply with building standards in effect at the time of issuance of the original Use and Occupancy permit, and shall not be required to conform with current building code regulations.

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall be abrogated and of no further force and effect without further action of the Council after January 1, 2018.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date of its adoption.

Adopted this 15th day of November, 2016.

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: _____
Derrick Leon Davis
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.