

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2015 Legislative Session**

Bill No. CB-8-2015
Chapter No. 10
Proposed and Presented by Council Member Davis
Introduced by Council Member Davis
Co-Sponsors _____
Date of Introduction April 21, 2015

ZONING BILL

1 AN ORDINANCE concerning

2 Rural Residential (R-R) Zone

3 For the purpose of permitting commercial uses in the Rural Residential (R-R) Zone, under
4 certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-441(b),

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

8 being also

9 **SUBTITLE 27. ZONING.**

10 The Prince George's County Code

11 (2011 Edition; 2014 Supplement).

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16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 5. RESIDENTIAL ZONES.**

19 **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:									
* * * * *	*	*	*	*	*	*	*	*	*
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception).	X	X	X	X	P ^{72,99,102}	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone.	X	X	X	X	SE ^{72,99,102}	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*	*
<u>Where not otherwise specifically permitted, any use allowed in the M-X-T Zone (excluding those permitted by Special Exception).</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u> ¹⁰²	<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 M-X-T Zone.</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>SE</u> ¹⁰²	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*	*	*	*

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).	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	X	X	X	X	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*
<u>Where not otherwise specifically permitted, any use allowed in the M-X-T 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 M-X-T 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>
* * * * *	*	*	*	*	*	*	*	*

* * * * *

1 0 2 Provided, and notwithstanding any other provision of this Section, that:

- (A) The lot or parcel is entirely surrounded by land in the M-X-T Zone;
- (B) The lot or parcel was approved by a Sectional Map Amendment after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation;
- (C) The lot or parcel was recommended for medium-to high density or mixed-use in a Master Plan or Sector Plan approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation; and
- (D) The lot or parcel area is less than 2.0 acres in size.

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

Adopted this 2nd day of June, 2015.

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: _____
Mel Franklin
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.