

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2007 Legislative Session**

Bill No. CB-31-2007

Chapter No. \_\_\_\_\_

Proposed and Presented by Council Member Knotts

Introduced by \_\_\_\_\_

Co-Sponsors \_\_\_\_\_

Date of Introduction \_\_\_\_\_

**ZONING BILL**

1 AN ORDINANCE concerning

2 Home Occupations

3 For the purpose of amending certain criteria relating to home occupations in the County.

4 BY repealing and reenacting with amendments:

5 Section 27-107.01(a),

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 (2003 Edition, 2006 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 Section 27-107.01(a) of the Zoning Ordinance  
14 of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County  
15 Code, be and the same is hereby repealed and reenacted with the following amendments:

16 **SUBTITLE 27. ZONING.**

17 **PART 2. GENERAL.**

18 **DIVISION 1. DEFINITIONS.**

19

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

2 \* \* \* \* \*

3 (118) **Home Occupation:**

4 Any occupation or enterprise for gain or profit carried on in a dwelling unit and  
5 meeting the following criteria:

6 (A) It is customarily conducted entirely within a dwelling unit solely by the residents;

7 (B) It is incidental and secondary to the main residential use of the dwelling unit;

8 (C) It does not change the residential character or appearance of the dwelling or its  
9 primary residential use, nor does it have any exterior evidence, other than a permitted sign, to  
10 indicate that the dwelling is used for any but residential purposes;

11 (D) It has no on-premises storage of merchandise to be sold and used or equipment or  
12 materials to be used off the premises, unless storage is specifically permitted;

13 (E) Employment of nonresidents is prohibited unless specifically permitted as  
14 provided below;

15 (F) Off-street parking requirements in Part 11 do not apply to home occupations;

16 (G) Not more than two (2) vehicles associated with the home occupation or enterprise  
17 may be based at the subject property, nor parked on-site or off-site or on a public street within  
18 four hundred (400) yards from the property. Upon request by the Department of Environmental  
19 Resources, each dwelling unit resident shall provide for inspection the Motor Vehicle  
20 Administration registrations for all vehicles owned or leased by the resident, titled in the  
21 business name, or listed as business personal property on the resident's or the business' income  
22 or property tax returns;

23 (H) The following uses are permitted as a home occupation accessory to a dwelling,  
24 subject to restrictions in the definitions of those uses, and with additional restrictions as  
25 indicated:

26 (i) Instruction that involves a single instructor and not more than five (5)  
27 students at any one time;

28 (ii) General clerical work (such as typing, envelope or flyer preparation or  
29 mailing, bookkeeping, and the like), with no more than two (2) nonresident employees on the  
30 premises at any time;

1 (iii) Retail businesses involving only door-to-door, home party, or mail-order  
2 sales, with temporary storage of merchandise permitted prior to delivery;

3 (iv) The practice of electrolysis (the destruction of hair roots with an electric  
4 current);

5 (v) The practice of taxidermy;

6 (vi) Nail salons, beauty parlors and barber shops of [one (1) chair] no more than  
7 three (3) chairs;

8 (vii) Catering businesses limited to food preparation for off-premises delivery,  
9 with no more than one (1) nonresident employee and one (1) customer on the premises at any  
10 time. The business shall be on property of at least ten (10) contiguous acres and may be in the  
11 dwelling unit or in an accessory building subordinate to the dwelling in size and use; and

12 (viii) The creation, production, and storage within the dwelling unit and accessory  
13 buildings, for sale at another location, of tangible objects of art or craft items, works in progress,  
14 and supplies and materials;

15 (I) The following uses are not permitted as a home occupation accessory to a  
16 dwelling:

17 (i) Fortunetelling;

18 (ii) Nursing or care homes, family or adult day care centers, congregate living  
19 facilities, group residential facilities, hospitals, and the like;

20 (iii) Tourist homes;

21 (iv) Nail salons, beauty parlors, or barber shops of more than [one (1) chair]  
22 three (3) chairs;

23 (v) Businesses, trades, offices, or enterprises which use more than two (2)  
24 commercial vehicles, alter the residential appearance of the dwelling, or adversely impact the  
25 residential character of the neighborhood; and

26 (vi) Wholesale dealers' display, storage or repair of vehicles.

27 \* \* \* \* \*

28

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2007.

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: \_\_\_\_\_  
Camille A. Exum  
Chair

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.