

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2021 Legislative Session**

Bill No. CB-21-2021

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

Proposed and Presented by Council Member Turner

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

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

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

**ZONING BILL**

1 AN ORDINANCE concerning

2 R-A Zone

3 For the purpose of amending the Zoning Ordinance to permit Food and Beverage Stores in  
4 combination with a Gas Station in the R-A Zone under 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 (2019 Edition; 2020 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16 be and the same is hereby repealed and reenacted with the following amendments: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:									
* * * * *	*	*	*	*	*	*	*	*	*
Food or Beverage Store:									
In combination with a Gas Station	X	X	[X] P <sup>143</sup>	X	X	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*	*
Gas Station	X	X	P <sup>75,143</sup>	X	X	X	X	X	
* * * * *	*	*	*	*	*	*	*	*	*

143 Provided:

- (A) The use is located on property that has frontage on roadways with a functional transportation classifications of freeway and primary or higher within the applicable Master Plan or Master Plan of Transportation;
- (B) The use is located on property that is more than 3 acres in size;
- (C) The use is located on property that is located within 2,500 feet of an existing or planned intersection or interchange of two roadways classified as arterial or higher on an applicable Master Plan or Master Plan of Transportation; and
- (D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations of the R-A Zone shall not apply; all requirements and regulations for development shall be consistent with the C-M Zone and the DSP shall be in compliance with Section 27-358(a)(1), (2), (4), (5), (6), (7), (8), (9), and (10). Upon abandonment of the Gas Station, as defined in Section 27-358(c), the user shall remove all structures, including underground storage tanks.

\* \* \* \* \*

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2021.

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: \_\_\_\_\_  
Calvin S. Hawkins, II  
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.

\* \* \* \* \*