

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
1999 Legislative Session

Bill No. _____ CB-5-1999
 Chapter No. _____ 3
 Proposed and Presented by _____ Council Members Wilson and Bailey
 Introduced by _____ Council Members Wilson and Bailey
 Co-Sponsors _____
 Date of Introduction _____ March 9, 1999

ZONING BILL

1 AN ORDINANCE concerning

2 Food or Beverage Stores and Convenience Commercial Centers

3 For the purpose of defining food or beverage stores and eliminating the provisions for
 4 convenience commercial centers.

5 BY repealing:

6 Section 27-346,

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 (1995 Edition, 1998 Supplement).

12 BY repealing and reenacting with amendments:

13 Sections 27-107.01 and 27-461,

14 The Zoning Ordinance of Prince George's County, Maryland,
 15 being also

16 SUBTITLE 27. ZONING.

17 The Prince George's County Code
 18 (1995 Edition, 1998 Supplement).

19 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
 20 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional

District in Prince George's County, Maryland, that Section 27-346 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same is hereby repealed:

SUBTITLE 27. ZONING.

PART 4. SPECIAL EXCEPTIONS.

**DIVISION 3. ADDITIONAL REQUIREMENTS FOR SPECIFIC
SPECIAL EXCEPTIONS.**

Sec. 27-346. [Convenience commercial center.] Reserved.

[(a) A convenience commercial center may be permitted, subject to the following:

(1) The gross floor area devoted to retail sales (not including products for the operation and maintenance of automobiles) shall not be more than three thousand (3,000) square feet;

(2) The applicant shall show a reasonable need for a convenience commercial center in the neighborhood, or that the center is needed to accommodate the public traveling along streets or waterways abutting the subject property; and

(3) The provisions of Section 27-358(a)(1), (2), (4) through (8), and (10) shall apply to a gas station included within the center.]

SECTION 2. BE IT FURTHER ENACTED that Sections 27-107.01 and 27-461 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 2. GENERAL.

DIVISION 1. DEFINITIONS.

Sec. 27-107.01. Definitions.

(a) Terms in the Zoning Ordinance are defined as follows:

* * * * *

(91.1) **Food or Beverage Store:** A use providing the retail sales of food, beverages, and sundries primarily for home consumption, and may include food or beverage preparation.

(91.2) [(91.1)] **Forest Stand Delineation:** A detailed accounting of woody vegetation, prepared in document form, as required by the Prince George's County Woodland Conservation

and Tree Preservation Policy Document, and as explained in the M-NCPPC publication "A Technical Manual for Woodland Conservation with Development in Prince George's County," as amended from time to time.

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PART 6. COMMERCIAL ZONES.

DIVISION 3. USES PERMITTED.

Sec. 27-461. Uses permitted.

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(b) TABLE OF USES

<i>USE</i>	<i>ZONE</i>						
	<i>C-O</i>	<i>C-A</i>	<i>C-S-C</i>	<i>C-W</i>	<i>C-M</i>	<i>C-R-C</i>	
(1) COMMERCIAL:							
*	*	*	*	*	*	*	*
(E) Trade (Generally Retail):							
*	*	*	*	*	*	*	*
[Convenience commercial center (uses located on the same premises that together provide retail sales of food, beverages, gasoline, medicines, and sundries in a convenient manner to neighborhood residents or travelers along a highway or waterway)]	[X]	[X]	[P ⁵]	[SE]	[SE]	[X]	
*	*	*	*	*	*	*	*
4 Except in an emergency. In this case, the parking shall be subject to the traffic and parking regulations applicable to the right-of-way.							
5 [A Special Exception in accordance with Part IV is required for the gas station component.] <u>Reserved.</u>							
6 This shall not apply to:							
(A) Storage accessory (and related) to an allowed use; or							
(B) One (1) such vehicle stored in a wholly enclosed garage.							
*	*	*	*	*	*	*	*

SECTION 3. BE IT FURTHER ENACTED that no nonconforming uses shall be created; all existing convenience commercial centers legally in operation as of the date of adoption of this legislation shall be deemed food or beverage stores and shall continue in their current status as either permitted uses or special exception uses.

SECTION 4. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after its adoption.

Adopted this 27th day of April, 1999.

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: _____
M. H. Jim Estepp
Chairman

ATTEST:

Joyce T. Sweeney
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.