

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2017 Legislative Session**

Bill No. CB-71-2017

Chapter No. 37

Proposed and Presented by Council Member Toles

Introduced by Council Member Toles and Harrison

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

Date of Introduction June 20, 2017

**ZONING BILL**

1 AN ORDINANCE concerning

2 R-55 Zone

3 For the purpose of permitting eating or drinking establishment uses in the R-55 (One-Family  
4 Detached Residential) Zone, under certain specified circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-441,

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 (2015 Edition, 2016 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16 be and the same is hereby repealed and reenacted with the following amendments: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-	R-20
<b>(1) COMMERCIAL:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
Eating or Drinking Establishments:									
(i) Eating or drinking establishment, with drive-through service	X	X	X	X	X	P <sup>96</sup>	P <sup>115, 117</sup>	X	X
(ii) Eating or Drinking Establishment, excluding drive-through service	X	X <sup>106</sup>	X	X	P <sup>113</sup>	X	[X]P <sup>117</sup>	X	X
* * * * *	*	*	*	*	*	*	*	*	*

\* \* \* \* \*

**117** Permitted as a use in the R-55 Zone, where:

- (A) The lot or parcel is located at a “T” intersection with direct frontage and access to a roadway classified as a Collector by the 2009 Approved Countywide Master Plan of Transportation; and
- (B) The lot or parcel is located within 1,000 feet of Southern Avenue and the Prince George’s County boundary with the District of Columbia; and
- (C) The lot or parcel is located within the Approved Master Plan and SMA for the Heights and Vicinity (Planning Area 76A), approved November 21, 2000; and
- (D) The lot or parcel is located adjacent to land placed in the M-X-T Zone as a result of the Southern Green Line Station Area Sector Plan and Sectional Map Amendment, approved February 25, 2014.

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

Adopted this 18<sup>th</sup> day of July , 2017.

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.