

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2024 Legislative Session

Bill No. CB-28-2024

Chapter No. _____

Proposed and Presented by Council Member Hawkins

Introduced by Council Member Hawkins, Ivey, Watson, Fisher, Harrison, Franklin and
Burroughs

Co-Sponsors _____

Date of Introduction April 30, 2024

ZONING BILL

1 AN ORDINANCE concerning

2 Nonresidential Base Zones—Permitted Principal Uses—Cigar Club/Lounge

3 For the purpose of defining the use, “Cigar Club/Lounge,” in the Zoning Ordinance; permitting
 4 the use in the CN (Commercial, Neighborhood), CS (Commercial, Service), and CGO
 5 (Commercial, General, and Office) zones of the County; and establishing regulations governing
 6 the use in furtherance of the public safety, health, and welfare of the residents of Prince George’s
 7 County.

8 BY repealing and reenacting with amendments:

9 Sections 27-2500, 27-5101, 27-5102, and 27-6305,

10 The Zoning Ordinance of Prince George’s County, Maryland,

11 being also

12 SUBTITLE 27. ZONING.

13 The Prince George’s County Code

14 (2023 Edition).

15 SECTION 1. BE IT ENACTED by the County Council of Prince George’s County,
 16 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
 17 District in Prince George’s County, Maryland, that Sections 27-2500, 27-5101, 27-5102, and 27-
 18 6305 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of
 19 the Prince George's County Code, be and the same are hereby repealed and reenacted with the

1 following amendments:

SUBTITLE 27. ZONING.

PART 27-2. INTERPRETATIONS AND DEFINITIONS.

Sec. 27-2500. Definitions.

The following words, terms, and phrases, when used in this Ordinance, shall have the meaning ascribed to them in this Section.

Cigar Club/Lounge

An establishment designated specifically for the sale and on-site use of premium tobacco products in accordance with Section 19-131 of the Prince George’s County Code; and may also include food and alcohol products, excluding adult entertainment.

PART 27-5. USE REGULATIONS.

SEC. 27-5100. PRINCIPAL USES.

Sec. 27-5101. Principal Use Tables

* * * * *

(d) Principal Use Table for Rural and Agricultural, and Residential Base Zones

Table 27-5101(c): Principal Use Table for Rural and Agricultural, and Residential Base Zones														
P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited														
Principal Use Category	Principal Use Type	Rural and Agricultural Base Zones			Residential Base Zones							Use-Specific Standards		
		ROS	AG	AR	RE	RR	RSF-95	RSF-65	RSF-A	RMF-12	RMF-20		RMF-48	
		*	*	*	*	*	*	*	*	*				
Commercial Uses														
		*	*	*	*	*	*	*	*	*				
Recreation/ Entertainment Uses		*	*	*	*	*	*	*	*	*	*			
	Cigar Club/Lounge		X	X	X	X	X	X	X	X	X	X	X	27-5102(e)(8)(G)
		*	*	*	*	*	*	*	*	*	*			
*	*	*	*	*	*	*	*	*	*	*	*	*	*	*

* * * * *

(e) Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones																		
P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited																		
Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards
							NAC	TAC		LTO		RTO-L		RTO-H				
		CN	CS	CGO	IE	IH			Core	Edge	Core	Edge	Core	Edge	Core	Edge	RMH	
		*		*		*		*		*		*		*				
Commercial Uses																		
		*		*		*		*		*		*		*				
Recreational/ Entertainment Uses		* * * * *																
	<u>Cigar Club/Lounge</u>	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	<u>27-5102(e)(8)(G)</u>
		* * * * *																
*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*

(f) Principal Use Table for Planned Development Zones

Table 27-5101(e): Principal Use Table for Planned Development Zones										
A = Permitted, unless the District Council prohibits the use in the PD Basic Plan										
SE = Allowed only with the approval of a Special Exception X = Prohibited										
Principal Use Category	Principal Use Type	Planned Development Zones							Use-Specific Standards	
		R-PD	NAC-PD	TAC-PD	LTO-PD	RTO-PD	MU-PD	IE-PD		
* * * * *										
Commercial Uses										
* * * * *										
Recreation/ Entertainment Uses	* * * * *									
	Cigar Club/Lounge	X	X	X	X	X	X	X	27-5102(e)(8)(G)	
	* * * * *									
* *	* *	* *	* *	* *	* *	* *	* *	* *	* *	

(g) Principal Use Table for Overlay Zones

Table 27-5101(f): Principal Use Table for Overlay Zones															
A blank cell means the use is allowed only if allowed in underlying base zone															
X = Prohibited, irrespective of treatment by underlying base zone															
SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone															
P* = Permitted by right, irrespective of treatment by underlying base zone															
Principal Use Category	Principal Use Type	CBCAO Zones (1)			APAO Zones						MIO Zones (2)			Use Specific Standards	
		RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
* * * * *															
Commercial Uses															
* * * * *															
Recreation/ Entertainment Uses	* * * * *														
	* * * * *														
	Cigar Club/Lounge	X									X	X		27-5102(e)(8)(G)	
	* * * * *														

* * * * *

Sec. 27-5102. Requirements for Permitted Principal Uses.

(a) General

(1) Standards for a specific principal use shall apply to the particular individual principal use regardless of the zone in which it is located or the review procedure by which it is approved, unless otherwise specified in this Ordinance. This Section sets forth and consolidates the standards for all principal uses for which a reference to this Section is provided in the "Use-Specific Standards" column of the principal use tables in Section 27-5101, Principal Use Tables. These standards may be modified by other applicable standards or requirements in this Ordinance.

* * * * *

(e) Commercial Uses

* * * * *

(8) Recreational/Entertainment Uses

* * * * *

(G) Cigar Club/Lounge

(i) The structure in which the use is proposed shall be located at least three hundred (300) feet from any school, library, park, recreational facility, and historic site, resource, or district identified on the *Adopted and Approved Historic Sites and Districts Plan of Prince George's County, Maryland.*

(ii) No cigar club/lounge shall be permitted within 2,000 feet of another cigar club/lounge.

(iii) Displays or signs with LED, bright, or flashing lights shall not be permitted.

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PART 27-6. DEVELOPMENT STANDARDS

SEC. 27-6300 OFF-STREET PARKING AND LOADING

* * * * *

27-6305. Off-Street Parking Space Standards

(a) Minimum Number of Off-Street Parking Spaces

Except as otherwise provided for multiple use developments (see Section 27-6305(c) below), new development or a change in use or expansion shall provide the minimum number of

off-street parking spaces in accordance with Table 27-6305(a), Minimum Number of Off-Street Parking Spaces, based on the principal use(s) involved and the extent of development. Interpretation of the off-street parking space standards for uses with variable parking demands or unlisted uses is provided in Section 27-6305(b), Unlisted Uses.

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces									
Principal Use Category	Principal Use Type	Off-Street Parking Standards							
		RTO and LTO Zones (Base and PD)		TAC Zone (Base and PD)		NAC (Base and PD)	Inside the Capital Beltway	All Other Areas in the County	
		Core	Edge	Core	Edge				
*	*	*	*	*	*	*	*	*	*
Recreation/ Entertainment Uses	*	*	*	*	*	*	*	*	*
	Arena, stadium, or amphitheater	Not applicable					1.0 per 5 seats	1.0 per 5 seats	
	<u>Cigar Club/Lounge</u>	<u>Not applicable</u>					<u>8.0 per 1,000 SF seating area</u>	<u>10.0 per 1,000 SF seating area</u>	
	Cinema	No minimum	1.0 per 6 seats	1.0 per 5 seats	1.0 per 5 seats	1.0 per 5 seats	1.0 per 4 seats	1.0 per 4 seats	
	*	*	*	*	*	*	*	*	*
*	*	*	*	*	*	*	*	*	*
*	*	*	*	*	*	*	*	*	*

SECTION 2. BE IT FURTHER ENACTED that the provisions of this Ordinance are hereby declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Ordinance of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection, or section.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after its adoption.

Adopted this _____ day of _____, 2024.

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: _____
Jolene Ivey
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.