

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2015 Legislative Session**

Bill No. CB-24-2015

Chapter No. 15

Proposed and Presented by Council Member Harrison

Introduced by Council Members Harrison and Franklin

Co-Sponsors _____

Date of Introduction June 2, 2015

ZONING BILL

1 AN ORDINANCE concerning

2 Residential Zones

3 For the purpose of permitting artist’s studio, barber shop, beauty shop, and medical practitioner’s
4 office in certain residential zones 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 (2011 Edition; 2014 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16 be and the same is hereby repealed and reenacted with the following amendments: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:									
* * * * *	*	*	*	*	*	*	*	*	*
Antique shop	X	SE	SE	SE	SE	X	X	X	X
<u>Artist's studio</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Barber Shop	X	X	X	SE ⁸⁶	SE ⁸⁶	X	X	X	X
<u>Beauty shop</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>SE⁸⁶</u>	<u>SE⁸⁶</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
(1) COMMERCIAL:								
* * * * *	*	*	*	*	*	*	*	*
Antique shop	X	X	X	X	X	X	X	X
<u>Artist's studio</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P¹⁰²</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Barber Shop	X	X	X	[X] P ¹⁰²	X	X	X	X
<u>Beauty shop</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P¹⁰²</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*	*	*

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
Offices:									
* * * * *	*	*	*	*	*	*	*	*	*
(A) Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	P ⁷	P ⁷	P ⁷	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹	P ^{15,19}	P ^{16,19}
(B) Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance of the dwelling or project	X	X	X	X	X	X	X	X	X
(C) General business and professional offices	X	X	X	X	X	X	X	X	X
(D) Insurance sales office as an accessory use in a dwelling	X	X	X	SE	SE	SE	SE	SE	SE
<u>(E) Medical practitioner's office</u>	X	X	X	X	X	X	X	X	X
[(E)] <u>(F)</u> Medical practitioner's office in a one-family dwelling (except as provided in (A) above)	X	X	SE	SE	SE	SE	SE	SE ¹⁵	SE ¹⁶
[(F)] <u>(G)</u> Real estate sales office as an accessory use in a dwelling	X	X	X	SE	SE	SE	SE	SE	SE
[(G)] <u>(H)</u> Real estate subdivision sales office as a temporary use:									
(i) Subject to Sections 27-260 and 27-261	X	P	P	P	P	P	P	P	P
(ii) All others	X	SE	SE	SE	SE	SE	SE	SE	SE
[(H)] <u>(I)</u> Multifamily dwelling management company (must manage the project within which it is located)	X	X	X	X	X	X	X	X	X

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
[(1)] (d) Temporary trailer for office space accessory to an existing group residential facility, which services more than eight (8) persons, in accordance with Sections 27-260 and 27-261	X	X	X	X	X	X	SE	X	X
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
* * * * *	*	*	*	*	*	*	*	*
Offices:								
(A) Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	P ^{16,19}	P ⁹	P ⁹	X	X	X	X	X
(B) Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance of the dwelling or project	X	P ^{10,39}	PB ¹⁰	P ^{10,39}	PB ¹⁰	PB ¹⁰	PB ¹⁰	PB ¹⁰
(C) General business and professional offices	X	X	X	X	X	X	SE ⁷⁰	SE
(D) Insurance sales office as an accessory use in a dwelling	X	X	X	X	X	X	X	X
<u>(E) Medical practitioner's office</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P¹⁰²</u>	<u>X</u>	<u>X</u>	<u>SE</u>	<u>SE</u>
[(E)] (F) Medical practitioner's office in a one-family dwelling (except as provided in (A) above)	X	X	X	X	X	X	X	X
[(F)] (G) Real estate sales office as an accessory use in a dwelling	X	X	X	X	X	X	X	X
[(G)] (H) Real estate subdivision sales office as a temporary use:								
(i) Subject to Sections 27-260 and 27-261	P	P	P	P	P	P	P	P
(ii) All others	SE	SE	SE	SE	SE	X	SE	SE
[(H)] (I) Multifamily dwelling management company (must manage the project within which it is located)	X	P ^{10,38}	P ^{10,38}	X	X	X	X	X
[(I)] (J) Temporary trailer for office space accessory to an existing group residential facility, which services more than eight (8) persons, in accordance with Sections 27-260 and 27-261	X	X	X	X	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*

* * * * *

102 Provided the use is not located within a multifamily project and is located within an existing one-story building situated on at least five (5) lots that have frontage on, but no direct vehicular access to, a roadway with a transportation functional classification as an arterial or higher on the applicable Master Plan, and said lots were rezoned from commercial to residential pursuant to a Sectional Map Amendment approved between January 1, 2010 and December 31, 2010.

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the
2 date of its adoption.

Adopted this 7th day of July, 2015.

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: _____
Mel Franklin
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.