

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2020 Legislative Session**

Bill No. CB-40-2020

Chapter No. 39

Proposed and Presented by Council Member Harrison

Introduced by Council Members Harrison, Turner, Davis, Streeter, Franklin, Glaros,  
and Taveras

Date of Introduction July 21, 2020

**ZONING BILL**

1 AN ORDINANCE concerning

2 Eating or Drinking Establishments

3 For the purpose of permitting eating or drinking establishments, excluding drive through service  
4 in the R-E (Residential-Estate) Zone, under certain 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 (2019 Edition).

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 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16 be and the same is hereby repealed and reenacted with the following amendments: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
<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, 118</sup>	X	X
(ii) Eating or drinking establishment, excluding drive-through service	X	X <sup>106</sup>	X	[X]P <sup>138</sup>	P <sup>113</sup>	X	P <sup>118</sup>	X	X
(iii) Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult entertainment	X	X	X	X	X	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*	*

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- A. Provided the property is improved with an existing building that was formerly used as an eating or drinking establishment and said building has been vacant for more than twenty (20) years;
- B. The property consists of a single lot or parcel that is more than 10 acres in size;
- C. The building in which the proposed use is located shall not be enlarged, expanded or, otherwise suffer an increase in gross floor area except as provided under (D); and
- D. Any enlargement, expansion, or increase in gross floor area to the building is subject to Detailed Site Plan approval, in accordance with Part 3, Division 9 of this Subtitle. Development regulations such as parking, landscaping, signage, and building setbacks shall be determined by the Planning Board and/or approved by the District Council, and shall be shown on the approved Detailed Site Plan.

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

Adopted this 9th day of September, 2020.

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: \_\_\_\_\_  
Todd M. Turner  
Council 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.

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