

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**SITTING AS THE DISTRICT COUNCIL**

**2020 Legislative Session**

Bill No. CB-70-2020

Chapter No. 53

Proposed and Presented by Council Members Ivey, Glaros, Streeter, Taveras and Franklin

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

Date of Introduction October 13, 2020

**ZONING BILL**

1 AN ORDINANCE concerning

2 Food Halls

3 For the purpose of defining Food Halls in the Zoning Ordinance, permitting the use in the I-1  
 4 (Light Industrial), I-3 (Planned Industrial/Employment Park), U-L-I (Urban Light Industrial),  
 5 M-X-T (Mixed Use Transportation-Oriented), M-X-C (Mixed Use Community), and  
 6 Commercial Zones of Prince George's County under certain circumstances, and providing  
 7 certain parking, loading, and regulatory requirements for the use.

8 BY repealing and reenacting with amendments:

9 Sections 27-107.01, 27-461, 27-473, 27-547, 27-568, and 27-582,

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 (2019 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 27-107.01, 27-461, 27-473, 27-547,  
 18 27-568, and 27-582 of the Zoning Ordinance of Prince George's County, Maryland, being also  
 19 Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and  
 20 reenacted with the following amendments:  
 21

## 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. Does not include a Department or Variety Store that provides incidental sales of candy, gum and similar non-refrigerated items at a check-out counter, or in a standard vending machine.

(91.1.1) **Food Hall:** Establishments consisting of three or more individually-licensed businesses within an enclosed building where food and beverages may be consumed on the premises, taken out, or delivered, and may also include small retail venues, of up to twenty percent (20%) of the gross floor area of the use. Food uses shall comprise a minimum of sixty percent (60%) of the gross floor area of the use. Patrons may be served while seated and pay after eating, or orders may be made at a walk-up window, counter, machine, or remotely, and payment made prior to food consumption. Characteristics of food halls include but are not limited to: shared entrance/lobby areas, compartmentalized spaces for individually licensed businesses, craft retail and locally made products such as ( apothecary, clothing, furniture), art shows, maker space for craft artisans, shared eating areas, shared restrooms, and shared “back of house” areas (e.g. storage, dishwashing, food preparation); live entertainment, artistic performances, and artistic instruction. Each compartmentalized space may have access to the exterior of the building. Only individually-licensed food establishments may use the exterior of the building for outdoor dining and seating areas. The use may include patron dancing in accordance with the provisions of this Subtitle but shall not include Adult Entertainment. Any use operating as a food hall use or could be construed as a food hall under this Section that was in operation on or before January 1, 2020, may continue operations in accordance with the provisions of this Subtitle.

(91.2) **Forest Stand Delineation:** A detailed accounting of woody vegetation, prepared in plan and document form, as required by Division 2 of Subtitle 25, and as explained in the publication, The Woodland and Wildlife Habitat Conservation Technical Manual.

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**PART 6. COMMERCIAL ZONES.****DIVISION 3. USES PERMITTED.****Sec. 27-461. Uses permitted.****(b) TABLE OF USES I.**

| USE                                  | ZONE                  |                       |                       |                       |                       |                       |
|--------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|                                      | C-O                   | C-A                   | C-S-C                 | C-W                   | C-M                   | C-R-C                 |
| <b>(1) COMMERCIAL:</b>               |                       |                       |                       |                       |                       |                       |
| * * * * *                            | *                     | *                     | *                     | *                     | *                     | *                     |
| <b>(E) Trade (Generally Retail);</b> |                       |                       |                       |                       |                       |                       |
| * * * * *                            |                       |                       |                       |                       |                       |                       |
| <u>Food Hall</u>                     | <u>P<sup>84</sup></u> | <u>P<sup>84</sup></u> | <u>P<sup>84</sup></u> | <u>P<sup>84</sup></u> | <u>P<sup>84</sup></u> | <u>P<sup>84</sup></u> |
| * * * * *                            | *                     | *                     | *                     | *                     | *                     | *                     |

\* \* \* \* \*

**84** If the use conducts business outdoors, said use shall comply with the life safety requirements of Section 27-261(j)(11)-(12).

**PART 7. INDUSTRIAL ZONES.**  
**DIVISION 3. USES PERMITTED.**

**Sec. 27-473. Uses permitted.**

**(b) TABLE OF USES.**

| USE                                  | ZONE                  |                   |                       |          |                       |
|--------------------------------------|-----------------------|-------------------|-----------------------|----------|-----------------------|
|                                      | I-1 <sup>33</sup>     | I-2 <sup>33</sup> | I-3                   | I-4      | U-L-I                 |
| <b>(1) COMMERCIAL:</b>               |                       |                   |                       |          |                       |
| * * * * *                            | *                     | *                 | *                     | *        | *                     |
| <b>(E) Trade (Generally Retail);</b> |                       |                   |                       |          |                       |
| * * * * *                            | *                     | *                 | *                     | *        | *                     |
| <u>Food Hall</u>                     | <u>P<sup>74</sup></u> | <u>X</u>          | <u>P<sup>74</sup></u> | <u>X</u> | <u>P<sup>74</sup></u> |
| * * * * *                            | *                     | *                 | *                     | *        | *                     |

\* \* \* \* \*

**74** If the use conducts business outdoors, said use shall comply with the life safety requirements of Section 27-261(j)(11)-(12).

**PART 10. MIXED USE ZONES.  
DIVISION 3. USES PERMITTED.**

**Sec. 27-547. Uses permitted.**

**(b) TABLE OF USES.**

| USE                    | ZONE                  |                       |
|------------------------|-----------------------|-----------------------|
|                        | M-X-T                 | M-X-C                 |
| <b>(1) COMMERCIAL:</b> |                       |                       |
| * * * * *              | *                     | *                     |
| <u>Food Halls</u>      | <u>P<sup>21</sup></u> | <u>P<sup>21</sup></u> |

**21** If the use conducts business outdoors, said use shall comply with the life safety requirements of Section 27-261(j)(11)-(12) of this Subtitle.

**PART 11. OFF-STREET PARKING AND LOADING.****DIVISION 2. PARKING FACILITIES.****SUBDIVISION 3. MINIMUM REQUIREMENTS.****Sec. 27-568. Schedule (number) of spaces required, generally.**

(a) In all zones (except the M-X-T Zone), the minimum number of off-street parking spaces for each type of use shall be as listed in the following table. In the schedule, each “employee” means each employee on the largest shift.

| TYPE OF USE  | NUMBER OF SPACES | UNIT OF MEASUREMENT                                     |
|--|------------------|---|
| * * * * *  | *                | *   |
| <b>(5) COMMERCIAL TRADE (GENERALLY RETAIL)/SERVICES:</b>   |                  |   |
| * * * * *  | *                | *   |
| <b>(B) Low Parking Generation Group</b>  | 1.0              | 500 sq. ft. of GFA                                      |
| (This group consists of: furniture stores; carpeting and floor covering stores; retail upholstery shops; sporting goods, which may include marine equipment and supplies; vehicle, trailer, mobile home, and boat sales (indoor); office supply and business machine sales; market halls; <u>food halls</u> ; similar uses which, because of their large areas of display space, generate relatively small demands for parking space.) | 1.0              | 500 sq. ft. of GFA                                      |
| <b>(D) Miscellaneous:</b>  |                  |   |
| * * * * *  | *                | *   |
| <u>Food Halls</u>  | <u>+1.0</u>      | <u>200 sq. ft. of GFA above the first 3,000 sq. ft.</u> |

**DIVISION 3. LOADING FACILITIES.**

**SUBDIVISION 4. MINIMUM REQUIREMENTS.**

**Sec. 27-582. Schedule (number) of spaces required, generally.**

(a) In all zones (except the M-X-T Zone), the minimum number of required off-street loading spaces for each type of use shall be as listed in the following schedule:

| TYPE OF USE      | NUMBER OF SPACES | UNIT OF MEASUREMENT           |
|------------------|------------------|-------------------------------|
| * * * * *        | *                | *                             |
| <u>Food Hall</u> | <u>None</u>      | <u>0-10,000 sq. ft of GFA</u> |
| * * * * *        | *                | *                             |



1       SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five  
2 days from the date of its adoption.

Adopted this 17th day of November, 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.