

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

Bill No. CB-062-2024  
Chapter No. 51  
Proposed and Presented by Council Member Oriadha  
Introduced by Council Members Oriadha, Dernoga, Watson, Blegay, Hawkins,  
Burroughs and Fisher  
Co-Sponsors \_\_\_\_\_  
Date of Introduction October 15, 2024

**ZONING BILL**

1 AN ORDINANCE concerning

2 Convenience Store Locations

3 For the purpose of amending the Zoning Ordinance to revise the use-specific standards  
4 applicable to convenience stores by adding a minimum distance between convenience store uses  
5 in furtherance of the public safety, health, and welfare of citizens and residents of Prince  
6 George's County.

7 BY repealing and reenacting with amendments:

8 Section 27-5102,

9 The Zoning Ordinance of Prince George's County, Maryland,  
10 being also

11 SUBTITLE 27. ZONING.

12 The Prince George's County Code  
13 (2023 Edition).

14 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
15 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
16 District in Prince George's County, Maryland, that Section 27-5102 of the Zoning Ordinance of  
17 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
18 be and the same is hereby repealed and reenacted with the following amendments:  
19

**SUBTITLE 27. ZONING.**

**PART 27-5. USE REGULATIONS.**

**SECTION 27-5100. PRINCIPAL USES.**

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

\* \* \* \* \*

**(e) Commercial Uses**

\* \* \* \* \*

**(9) Retail Sales and Service Uses**

\* \* \* \* \*

**(D) Convenience Store**

(i) A convenience store use may not be conducted on property within three miles, measured from the property line, of a building in which a convenience store use is legally operating with a use and occupancy permit. This provision shall not apply to any convenience store use legally operating with a use and occupancy permit as of December 31, 2024, nor any change in occupancy of such convenience store uses after that date.

(ii) As shown on the applicable permit site plan or detailed site plan, [A Convenience] a convenience store use that sells tobacco products may not be [located] conducted within three miles, measured from the property line, of a building legally operating any of the following uses: another convenience store, tobacco shop, electronic cigarette shop, or a retail tobacco business[, as shown on the applicable permit or site plan].

(iii) Convenience store uses conducted in Transit-Oriented/Activity Center Zones and Transit-Oriented/Activity Center Planned Development Zones shall not be subject to the limitations set forth in Subsections (i) and (ii) above.

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

Adopted this 19<sup>th</sup> day of November, 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  
Jolene Ivey  
Chair

ATTEST:

Donna J. Brown  
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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