

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session _____ 1990 _____

Bill No. _____ CB-62-1990 _____

Chapter No. _____ 41 _____

Proposed and Presented by The Chairman (by request - MNCPPC)

Introduced by Council Members Castaldi, Bell and Casula

Co-Sponsors _____

Date of Introduction _____ July 3, 1990 _____

ZONING BILL

AN ORDINANCE concerning

Screening of Loading Spaces

FOR the purpose of clarifying the requirement that all vehicle loading and maintenance areas and their access driveways be screened from adjoining residentially zoned land, and that these areas (except access driveways) be screened from adjacent public roads, by removing these requirements from Part 11 (Off-Street Parking and Loading) of the Zoning Ordinance and placing them in the Landscape Manual.

BY repealing and reenacting with amendments:

Section 27-580,

The Zoning Ordinance of Prince George's County, Maryland,

being also

SUBTITLE 27. ZONING.

The Prince George's County Code

(1987 Edition, 1989 Supplement).

BY repealing and reenacting with amendments:

Section 4.4,

The Prince George's County Landscape Manual,
adopted by reference as part of
The Zoning Ordinance of Prince George's County, Maryland,
being also,
SUBTITLE 27. ZONING.
The Prince George's County Code
(1987 Edition, 1989 Supplement).

SECTION 1. BE IT ENACTED by the 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, that Section 27-580 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 11. OFF-STREET PARKING AND LOADING.

DIVISION 3. LOADING FACILITIES.

Subdivision 2. Design Standards.

Sec. 27-580. Screening.

(a) [Where an off-street loading space is located on a lot adjacent to any land in any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan), it shall be screened from that land by a continuous fence, wall, or evergreen

hedge at least six (6) feet high. The screening shall be located so as to provide a maximum of concealment.] Screening of loading areas shall be provided pursuant to the provisions of the Landscape Manual.

SECTION 2. BE IT FURTHER ENACTED that Section 4.4 of the Prince George's County Landscape Manual, adopted by reference as part of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same is hereby repealed and reenacted as follows:

SUBTITLE 27. ZONING.

The Prince George's County Landscape Manual

Section 4. Landscape Standards

4.4 Screening Requirements

In general, screening materials shall consist of evergreen trees and shrubs, walls, fences, and berms. Screening fences and walls shall not be constructed of corrugated metal, corrugated fiberglass, sheet metal, chainlink, or wire mesh. At the time of installation or planting of screening materials, screening must occupy seventy-five percent (75%) of a vertical rectangular plane (excluding driveways) sufficiently high and long to accomplish the required screening.

The screening options presented below should not be used to produce monotonous, linear design. If a long stretch of screening is required, options should be combined or alternated, or plant materials should be varied to achieve a more pleasing effect. Other creative options, such as grade changes [in elevation], or use of

existing vegetation[,] or plant materials within a bufferyard, are encouraged, but the applicant must demonstrate to the satisfaction of the Planning Director or [his] designee that they will provide comparable or superior screening. Screening in addition to that specified below may also be required if, because of slopes or other specific conditions on a site, the normally required screening measures do not achieve the necessary level of concealment. (See "Screen Plantings" in Section 3.)

a. [All loading areas consisting of two or more loading spaces, loading docks, vehicular lanes providing access to the above, and service or maintenance areas shall be screened from land in a residential zone and all adjacent public roads.] Loading spaces, loading docks, maintenance areas, and access driveways to these areas, shall be screened from adjoining land in a residential zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan); loading spaces, loading docks, and maintenance areas shall be screened from public streets.

Options

6 ft. high sight-tight fence or wall

6 ft. high berm

6 ft. evergreen screen (trees or shrubs, minimum six (6) feet high at planting, minimum nine (9) feet on center, double staggered row; see note above concerning linear planting; also Section 3).

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SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date of its adoption.

Adopted this 31st day of July, 1990.

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: _____
Jo Ann T. Bell
Chairman

ATTEST:

Jean M. Schmuhl, CMC
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.