

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2023 Legislative Session**

Bill No. CB-011-2023

Chapter No. 14

Proposed and Presented by Council Members Ivey, Dernoga, Blegay, Burroughs, Olson, Oriadha

Introduced by Council Members Ivey, Dernoga, Blegay, Burroughs, Olson, Oriadha, Hawkins

Co-Sponsors \_\_\_\_\_

Date of Introduction February 21, 2023

**ZONING BILL**

1 AN ORDINANCE concerning

2 Consolidated Storage

3 For the purpose of prohibiting Consolidated Storage in certain Non-Residential and Transit-  
4 Oriented/Activity Center Base Zones of Prince George’s County; providing a limited transition  
5 period subject to additional development requirements; defining community non-profit space;  
6 and specifying that existing uses shall not be deemed nonconforming.

7 BY repealing and reenacting with amendments:

8 Sections 27-2500, 27-5101, 27-5102, and 5402,

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 (2019 Edition; 2022 Supplement).

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 Sections 27-2500, 27-5101, 27-5102, and 27-  
17 5402 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of

1 the Prince George's County Code, be and the same are hereby repealed and reenacted with the  
2 following amendments:

3 **SUBTITLE 27. ZONING.**

4 **PART 27-2. INTERPRETATION AND DEFINITIONS.**

5 **SECTION 27-2500. DEFINITIONS.**

6 **Sec. 27-2500. Definitions.**

7 (a) The following words, terms, and phrases, when used in this Ordinance, shall have  
8 the meaning ascribed to them in this Section.

9 \* \* \* \* \*

10 **Community Non-Profit Space**

11 Building space leased to a non-profit community service agency, social service, or arts  
12 organization that is primarily available to the public for educational, recreational, community  
13 service, social service, or other civic purposes, and not operated for profit.

14 \* \* \* \* \*

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

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

17

27-5101. Principal Use Tables

(d) Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones

Table 27-5101(d): Principal Use Table for Nonresidential, Transit-Oriented/Activity Center, and Other Base Zones																			
P = Permitted by Right SE = Allowed only with approval of a Special Exception X = Prohibited																			
Principal Use Category	Principal Use Type	Nonresidential Base Zones					Transit-Oriented/Activity Center Base Zones										Other Base Zones	Use-Specific Standards	
							NAC	TAC		LTO		RTO-L		RTO-H					
		CN	CS	CGO	IE	IH		Core	Edge	Core	Edge	Core	Edge	Core	Edge	RMH			
<b>Industrial Uses</b>																			
Warehouse and Freight Movement Uses	Cold storage plant or distribution warehouse	X	X	X	SE	P	X	X	P	X	X	X	X	X	X	X	X	X	Refer to special exception standards.
	Consolidated storage	X	[SE]X	[P]X	P	P	[SE]X	X	[SE]X	X	[SE]X	X	X	X	X	X	X	X	27-5102(f)(4)(A) and refer to special exception standards
	Motor freight facility	X	X	X	SE	P	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards <u>27-5400</u>
	Outdoor storage (as a principal use)	X	SE	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	27-5102(f)(4)(B) and to refer to special exception standards
	Storage warehouse	X	SE	X	P	P	X	X	P	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Warehouse showroom	X	SE	X	P	P	X	X	P	X	X	X	X	X	X	X	X	X	27-5102(f)(4)(C) and refer to special exception standards

\* \* \* \* \*

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

**(a) General**

(1) Standards for a specific principal use shall apply to the particular individual principal use regardless of the zone in which it is located or the review procedure by which it is approved, unless otherwise specified in this Ordinance. This Section sets forth and consolidates the standards for all principal uses for which a reference to this Section is provided in the "Use-Specific Standards" column of the principal use tables in Section 27-5101, Principal Use Tables. These standards may be modified by other applicable standards or requirements in this Ordinance.

\* \* \* \* \*

**(f) Industrial Uses**

\* \* \* \* \*

**(4) Warehouse and Freight Movement Uses**

**(A) Consolidated Storage**

\* \* \* \* \*

(vii) In the CGO Zone, the property owner shall set aside of minimum of 1,500 square feet of gross floor area of commercial/retail/office space at ground level or above ground level at zero base rent to be leased as a business incubator or Community Non-Profit Space, as defined in Section 27-2500 of this Code, subject to the following:

(aa) If the Community Non-Profit Space is located above ground level, the property owner shall ensure that space is handicapped accessible, and shall provide adequate signage so that the public can locate the space.

(bb) Occupancy and use of the Community Non-Profit Space shall be subject to a Community Benefit Agreement executed by the property owner and Community Non-Profit Organization, as approved by the District Council. Said Community Benefit Agreement shall be binding on all successors, heirs, and assigns of the property.

(viii) Property in the IE Zone that was rezoned from the I-3 Zone, and that is adjacent to land in the RE Zone, shall not develop with Consolidated Storage uses.

1                    (cc) The property owner shall ensure that the Community Non-Profit  
2 tenant access to at least one (1) large storage unit on the property.

3                    \*                    \*                    \*                    \*                    \*                    \*                    \*                    \*

4                    **SECTION 27-5400. SPECIAL EXCEPTION USES.**

5 **Sec. 27-5402. Additional Requirements for Specific Special Exception Uses.**

6                    \*                    \*                    \*                    \*                    \*                    \*                    \*                    \*

7                    **(u) Consolidated Storage**

8                    (1) Consolidated storage may be permitted, subject to the following:

9                    \*                    \*                    \*                    \*                    \*                    \*                    \*                    \*

10                    (I) in the CS, NAC, TAC-E, and LTO-E Zones, the property owner shall set  
11 aside of minimum of 1,500 square feet of gross floor area of commercial/retail/office space at  
12 ground level or above ground level at zero base rent to be leased as business incubator or  
13 Community Non-Profit Space, as defined in Section 27-2500 of this Code, subject to the  
14 following:

15                    (i) If the Community Non-Profit Space is located above ground level,  
16 the property owner shall ensure that space is handicapped accessible, and shall provide adequate  
17 signage so that the public can locate the space.

18                    (ii) Occupancy and use of the Community Non-Profit Space shall be  
19 subject to a Community Benefit Agreement executed by the property owner and Community  
20 Non-Profit organization. Said Community Benefit Agreement shall be binding on all successors,  
21 heirs, and assigns of the property.

22                    (iii) The property owner shall ensure that the Community Non-Profit  
23 tenant access to at least one (1) large storage unit on the property.

24                    \*                    \*                    \*                    \*                    \*                    \*                    \*                    \*

1           SECTION 2. BE IT FURTHER ENACTED that, for proposed uses inside I-95/I-495 (the  
2 “Capital Beltway”), no Detailed Site Plan for a consolidated storage use in a non-industrial zone  
3 shall be approved after March 1, 2023, except for any proposed development of consolidated  
4 storage which has completed a Pre-Application Conference pursuant to Section 27-3401 before  
5 April 1, 2023; provides Community Non-Profit Space; and is adjacent to an existing consolidated  
6 storage use.

7           SECTION 3. BE IT FURTHER ENACTED that any proposed development of a  
8 consolidated storage use located outside I-95/I-495 (the “Capital Beltway”) that has completed a  
9 Pre-Application Neighborhood Meeting for a Special Exception or a Detailed Site Plan pursuant  
10 to Section 27-3402, prior to April 1, 2023, may be reviewed and decided in accordance with the  
11 use regulations in effect prior to the effective date of this Ordinance.

12           SECTION 4. BE IT FURTHER ENACTED that all uses in existence on the effective date  
13 of this Ordinance may continue and shall be permitted and not deemed nonconforming uses.

1 SECTION 5. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five  
2 (45) calendar days after its adoption.

Adopted this 28<sup>th</sup> day of March, 2023.

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: \_\_\_\_\_  
Thomas E. Dernoga  
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.