

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2010 Legislative Session**

Bill No. CB-72-2010

Chapter No. 56

Proposed and Presented by Council Member Dernoga

Introduced by Council Members Dernoga, Exum, Turner, Bland and Dean

Co-Sponsors _____

Date of Introduction September 28, 2010

ZONING BILL

1 AN ORDINANCE concerning

2 Industrial Uses

3 For the purpose of revising certain provisions of the Table of Uses for the 1-3 Zone and creating
4 a definition for a new use entitled "University Research and Development Park".

5 BY repealing and reenacting with amendments:

6 Sections 27-107.01 and 27-473 (b),

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 (2007 Edition, 2009 Supplement).

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 Sections 27-107.01 and 27-473 (b) of the
15 Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince
16 George's County Code, be and the same are hereby repealed and reenacted with the following
17 amendments:

SUBTITLE 27. ZONING.

PART 2. GENERAL.

DIVISION 1. DEFINITIONS.

Sec. 27-107.01. Definitions.

* * * * *

(243.5) University Research and Development Park: A technology-based university research and development park containing university, private sector, institutional, non-profit and/or governmental uses featuring commercial office, biotechnology, bioscience, information technology, green technology, aeronautics, agriscience or similar fields. The proposed park should encourage a mix of educational, office, light industrial, supporting retail (not to exceed ten percent (10%) of the developed gross floor area), and recreational uses designed in a setting to attract technology-based employment and research activities. The ten percent (10%) limitation on supporting retail developed gross floor area shall exclude any eating or drinking establishments. Additionally, all uses typically deemed accessory to the university or college uses, including but not limited to, supporting residential facilities for students, research fellows, administrators, professors, scientists, research professionals and /or scholars shall be included in this definition. The designation of a University Research and Development Park shall not preclude other uses otherwise allowed in the applicable zoning category.

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SUBTITLE 27. ZONING

PART 7. INDUSTRIAL ZONES

DIVISION 3. USES PERMITTED.

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Sec. 27-473. Uses permitted.

(b) TABLE OF USES.

USE	ZONE				
	I-1 ³³	I-2 ³³	I-3	I-4	U-L-I
(1) COMMERCIAL:					
(A) Eating or Drinking Establishments:					
* * * * *	*	*	*	*	*
(vi) Other than fast-food restaurant on property abutting a minimum of 20 acres of C-S-C zoned land	P	SE	SE	SE	SE
(vii) <u>Within a University Research and Development Park, other than freestanding fast-food</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>
(viii) [vii] Within an existing retail center with net leasable building space of less than 26,000 square feet	P ⁴¹	X	X	X	X
(ix) [viii] All others	SE	SE	SE ¹¹	SE	SE ¹¹
* * * * *	*	*	*	*	*
(C) Offices:					
* * * * *	*	*	*	*	*
<u>University Research and Development Park</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>
(D) Services:					
* * * * *	*	*	*	*	*
Research and Development	X	X	[X]P	P ¹⁷	P
* * * * *	*	*	*	*	*

1 SECTION 2. BE IT FURTHER ENACTED that the provisions of this Act are hereby
2 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,
3 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of
4 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining
5 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this
6 Act, since the same would have been enacted without the incorporation in this Act of any such
7 invalid or unconstitutional word, phrase, clause, sentence, subparagraph, subsection, or section.

8 SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
9 (45) calendar days after its adoption.

Adopted this 26th day of October, 2010.

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:

Redis C. Floyd
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.