

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2021 Legislative Session

Bill No. CB-23-2021

Chapter No. 19

Proposed and Presented by Council Member Harrison

Introduced by Council Member Harrison, Turner, Hawkins, Davis, Glaros and Franklin

Co-Sponsors _____

Date of Introduction April 27, 2021

ZONING BILL

1 AN ORDINANCE concerning

2 I-3 Zone

3 For the purpose of amending the Industrial Table of Uses in the Zoning Ordinance to permit
4 Moving and Storage, Motor Freight Shipping and Receiving Facilities, and Warehousing uses in
5 the I-3 (Planned Industrial/Employment Park) Zone of Prince George's County, under certain
6 specified circumstances.

7 BY repealing and reenacting with amendments:

8 Section 27-473,

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; 2020 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 Section 27-473 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18 be and the same is hereby repealed and reenacted with the following amendments: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 7. INDUSTRIAL ZONES.
DIVISION 3. USES PERMITTED.**

Sec. 27-473. Uses permitted.

(b) TABLE OF USES.

USE	ZONE				
	I-1 ³³	I-2 ³³	I-3	I-4	U-L-I
(2) INDUSTRIAL:					
* * * * *	*	*	*	*	*
(F) Miscellaneous Industrial, Manufacturing and Related Uses:					
* * * * *	*	*	*	*	*
Warehousing:					
* * * * *	*	*	*	*	*
(ii) All Others	P	P	[X]P ⁷⁸	P	P
* * * * *	*	*	*	*	*
(9) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:					
* * * * *	*	*	*	*	*
Motor freight receiving or shipping (loading) facilities:					
* * * * *	*	*	*	*	*
(B) All others	X ²³	P	[X]P ^{23, 78}	X ²³	X
Moving and Storage Operation	P ^{26, 48}	P	[X]P ⁷⁸	X	X
* * * * *	*	*	*	*	*

* * * * *

78 Permitted use without a Conceptual Site Plan or Detailed Site Plan approval process, provided:

- (a) The use is located on property that is adjacent to property that is at least 100 acres in size and is located in the I-2 Zone;
- (b) The use is located on property that is adjacent to a CSX rail line property; and
- (c) Except for net lot area and outdoor storage, the regulations applicable to development in the I-3 Zone shall not apply. Development of the use shall conform with the regulations for development of property in the I-2 Zone.

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

Adopted this 8th day of June, 2021.

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: _____
Calvin S. Hawkins, II
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.