

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
1997 Legislative Session

Bill No.	<u>CB-7-1997</u>
Chapter No.	<u>4</u>
Proposed and Presented by	<u>Council Member Estep</u>
Introduced by	<u>Council Member Estep</u>
Co-Sponsors	
Date of Introduction	<u>March 4, 1997</u>

ZONING BILL

AN ORDINANCE concerning

I-3 Zone

For the purpose of amending the regulations regarding parking and loading areas in the I-3 Zone.

BY repealing and reenacting with amendments:

Section 27-471(f),
The Zoning Ordinance of Prince George's County, Maryland,
being also
SUBTITLE 27. ZONING.
The Prince George's County Code
(1995 Edition).

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 27-471(f) 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same is hereby repealed and reenacted with the following amendments: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 7. INDUSTRIAL ZONES.

DIVISION 2. SPECIFIC INDUSTRIAL ZONES.

Sec. 27-471. I-3 Zone (Planned Industrial/Employment Park).**(f) Regulations.**

* * * * *

(2) Not more than twenty-five (25%) of any parking lot and no loading space shall be located in the yard to which the building's main entrance is oriented, except that the Planning Board may approve up to an additional fifteen percent (15%) in its discretion if increased parking better serves the efficiency of the particular use; improves views from major arteries or interstate highways; and makes better use of existing topography or complements the architectural design of the building. This regulation shall not apply to parking lots and loading spaces in an "employment-industrial area," as specifically designated on the most recently approved Area Master Plan, when the "employment-industrial area" includes land in two (2) more intense zones.

(3) No loading docks shall be permitted on any side of a building facing a street except where the lot is bounded by three (3) or more streets. This regulation shall not apply to loading docks in an "employment-industrial area," as specifically designated on the most recently approved Area Master Plan, when the "employment-industrial area" includes land in two (2) more intense zones.

SECTION 2.. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date of its adoption.

Adopted this 8th day of April, 1997.

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:

Dorothy F. Bailey
Chair

ATTEST:

Joyce T. Sweeney
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.