

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2014 Legislative Session**

Bill No. CB-38-2014
Chapter No. 38
Proposed and Presented by Council Member Harrison
Introduced by Council Member Harrison
Co-Sponsors _____
Date of Introduction July 15, 2014

ZONING BILL

1 AN ORDINANCE concerning

2 I-3 Zone

3 For the purpose of permitting assisted living facilities, nursing or care homes, offices, and hotels
4 in the I-3 Zone (Planned Industrial / Employment Park), under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-473,

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 (2011 Edition; 2013 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 Section 27-473 of the Zoning Ordinance of
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 7. INDUSTRIAL ZONES.**

19 **DIVISION 3. USES PERMITTED.**

Sec. 27-473. Uses permitted.

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(b) TABLE OF USES.

USE	ZONE				
	I-1 ³³	I-2 ³³	I-3	I-4	U-L-I
(1) COMMERCIAL:					
* * * * *	*	*	*	*	*
(C) Offices:					
Other offices:					
(i) Accessory to a permitted use	P	P	P	P	P
(ii) Medical practitioner's office	P	P	P ⁵⁹	SE	SP
(iii) Medical practitioner's office less than 3 stories in height and not exceeding 33% of net tract area in a development comprising a gross tract area of at least 25 acres	X	X	[X] P ⁵⁹	P ¹⁷	X
(iv) Offices less than 3 stories in height and not exceeding 33% of net tract area in a development comprising a gross tract area of at least 25 acres	X	X	X	P ¹⁷	X
(v) Trailer for office space accessory to an existing industrial use in accordance with Sections 27-260 and 27-261	X	P ^[38]	X	X	X
(vi) All other offices	P	P	P ⁵⁹	SE	SP
* * * * *	*	*	*	*	*

USE	ZONE				
	I-1 ³³	I-2 ³³	I-3	I-4	U-L-I
(3) Institutional/Educational:					
* * * * *	*	*	*	*	*
<u>Assisted living facility</u>	X	X	P ⁵⁹	X	X
* * * * *	*	*	*	*	*
<u>Nursing or care home (may include private spa)</u>	X	X	P ⁵⁹	X	X
* * * * *	*	*	*	*	
(7) RESIDENTIAL/LODGING:					
* * * * *	*	*	*	*	*
Hotel or motel (which may include public spas, swimming pools, or tennis courts, provided they are enclosed by a fence or wall at least 6 feet high):					
(A) In an industrial park having a gross tract area of at least 25 acres	SE ¹⁰	SE	P	X	X
(B) All others	SE	SE	[X] P ⁵⁹	X	X
* * * * *	*	*	*	*	*

* * * * *

59 Subject to Detailed Site Plan approval pursuant to Part 3, Division 9 of this Code. Notwithstanding any other provision of this Code, a Conceptual Site Plan shall not be required and any previously approved Conceptual Site Plan shall not be of any force or effect where the subject property on which the use is located:

- (A) was classified in the I-3 Zone pursuant to a Sectional Map Amendment approved before January 1, 1978; and
- (B) lies entirely within the I-95/495 (Capital Beltway) envelope.

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

Adopted this 9th day of September , 2014.

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: _____
Mel Franklin
Chairman

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.