

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2016 Legislative Session**

Bill No. CB-12-2016

Chapter No. 13

Proposed and Presented by Council Member Turner

Introduced by Council Members Turner and Harrison

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

Date of Introduction May 10, 2016

**ZONING BILL**

1 AN ORDINANCE concerning

2 R-R Zone

3 For the purpose of permitting industrial uses in the R-R (Rural Residential) Zone, under certain  
4 circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-441(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 (2015 Edition).

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 27-441(b) 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16 be and the same is hereby repealed and reenacted with the following amendments: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 5. RESIDENTIAL ZONES.**

19 **DIVISION 3. USES PERMITTED.**

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE									
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20	
* * * * *	*	*	*	*	*	*	*	*	*	
(2) [Institutional/Educational] <u>Industrial:</u>										
<u>Where not otherwise specifically permitted, any use allowed in the I-1 Zone (excluding those permitted by Special Exception).</u>	X	X	X	X	P <sup>109</sup>	X	X	X	X	
<u>Where not otherwise specifically permitted, any use allowed by Special Exception in the I-1 Zone.</u>	X	X	X	X	SE <sup>109</sup>	X	X	X	X	
* * * * *	*	*	*	*	*	*	*	*	*	
(3) [Miscellaneous] <u>Institutional/Educational:</u>										
* * * * *	*	*	*	*	*	*	*	*	*	
(4) [Public/Quasi Public] <u>Miscellaneous:</u>										
* * * * *	*	*	*	*	*	*	*	*	*	
(5) [Recreational/Entertainment/Social/Cultural] <u>Public/Quasi Public:</u>										
* * * * *	*	*	*	*	*	*	*	*	*	
(6) [Residential/Lodging] <u>Recreational/Entertainment/Social/Cultural:</u>										
* * * * *	*	*	*	*	*	*	*	*	*	
(7) [Resource Production/Recovery] <u>Residential/Lodging:</u>										
* * * * *	*	*	*	*	*	*	*	*	*	
(8) [Transportation/Parking/Communications/Utilities] <u>Resource Production/Recovery:</u>										

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(9) <u>Transportation/Parking/Communications/Utilities:</u>									
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
(2) [Institutional/Educational] <u>Industrial:</u>								
<u>Where not otherwise specifically permitted, any use allowed in the I-1 Zone (excluding those permitted by Special Exception).</u>	X	X	X	X	X	X	X	X
<u>Where not otherwise specifically permitted, any use allowed by Special Exception in the I-1 Zone.</u>	X	X	X	X	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*
(3) [Miscellaneous] <u>Institutional/Educational:</u>								
* * * * *	*	*	*	*	*	*	*	*
(4) [Public/Quasi Public] <u>Miscellaneous:</u>								
* * * * *	*	*	*	*	*	*	*	*
(5) [Recreational/Entertainment/Social/Cultural] <u>Public/Quasi Public:</u>								
* * * * *	*	*	*	*	*	*	*	*
(6) [Residential/Lodging] <u>Recreational/Entertainment/Social/Cultural:</u>								
* * * * *	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
(7) [Resource Production/Recovery] <u>Residential/Lodging:</u>								
* * * * *	*	*	*	*	*	*	*	*
(8) [Transportation/Parking/Communications/Utilities] <u>Resource Production/Recovery:</u>								
* * * * *	*	*	*	*	*	*	*	*
(9) <u>Transportation/Parking/Communications/Utilities:</u>								
* * * * *	*	*	*	*	*	*	*	*

109 Provided, and notwithstanding any other provision of this Section, that the lot or parcel is:  
(A) Less than four (4) acres in size;  
(B) Contiguous to property located in the I-1 Zone;  
(C) Adjacent to property owned by the Federal Government; and  
(D) Has frontage on a Master Plan right-of-way.

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

Adopted this 14<sup>th</sup> day of June , 2016.

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: \_\_\_\_\_  
Derrick Leon Davis  
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.