

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2004 Legislative Session**

Bill No. \_\_\_\_\_ CB-113-2004  
Chapter No. \_\_\_\_\_  
Proposed and Presented by \_\_\_\_\_ Council Member Knotts  
Introduced by \_\_\_\_\_  
Co-Sponsors \_\_\_\_\_  
Date of Introduction \_\_\_\_\_

**ZONING BILL**

1 AN ORDINANCE concerning

2 I-1 Zone

3 For the purpose of allowing residential development in the I-1 Zone under certain circumstances.

4 BY repealing and reenacting with amendments:

5 Section 27-473(b),

6 The Zoning Ordinance of Prince George's County, Maryland,

7 being also

8 SUBTITLE 27. ZONING.

9 The Prince George's County Code

10 (2003 Edition).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
12 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
13 District in Prince George's County, Maryland, that Section 27-473(b) of the Zoning Ordinance of  
14 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
15 be and the same is hereby repealed and reenacted with the following amendments:

16 **SUBTITLE 27. ZONING.**

17 **PART 7. INDUSTRIAL ZONES.**

18 **DIVISION 3. USES PERMITTED.**

**Sec. 27-473. Uses permitted.****(b) TABLE OF USES.**

USE	ZONE				
	I-1 <sup>33</sup>	I-2 <sup>33</sup>	I-3	I-4	U-L-I
* * * * *	*	*	*	*	*
<b>(7) RESIDENTIAL/LODGING:</b>					
Artists' residential studios, in accordance with Section 27-475.06.04 (CB-12-2001)	SP	X	X	X	SP
Dwelling:					
(A) If legally erected prior to the date upon which the property was classified in the I-1, I-2, or U-L-I Zone, or legally erected in the I-1, I-2, or U-L-I Zone under prior regulations	P	P	X	X	P
(B) If legally erected prior to the date upon which the property was classified in the I-3 or I-4 Zone	X	X	P	P	X
(C) <u>If located on property that is a redevelopment of an active sand and gravel mining operation</u> <sup>48</sup>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<del>[(C)]</del> <u>(D)</u> All others	X	X	X	X	X
Dwelling unit within a building, containing commercial or industrial uses not exceeding 3 units per building, with 1 unit permitted at ground floor level for a resident manager, caretaker, or night watchman (and family) and all other units located above the ground floor	P	P	X	X	P
* * * * *	*	*	*	*	*

<sup>48</sup>Provided:

- (A) The property was placed in the I-1 Zone in September, 1993 pursuant to the approval of the Subregion V Master Plan and Sectional Map Amendment;  
 (B) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle prior to the issuance of building permits;  
 (C) Development shall be limited to single-family detached and attached dwellings with a maximum of 20% attached dwellings;  
 (D) Density shall be limited to 2.5 units per gross acre;  
 (E) Open space shall be provided on at least 20% of the site; and  
 (F) The Detailed Site Plan shall demonstrate that recreational facilities will be provided in accordance with the Maryland-National Capital Park and Planning Commission Department of Parks and Recreation guidelines and that the facilities will be constructed in phase with development.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2004

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: \_\_\_\_\_  
Tony Knotts  
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.