

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

1999 Legislative Session

Bill No. _____ CB-88-1999
 Chapter No. _____ 48
 Proposed and Presented by _____ Council Member Hendershot
 Introduced by _____ Council Member Hendershot
 Co-Sponsors _____
 Date of Introduction _____ October 19, 1999

ZONING BILL

1 AN ORDINANCE concerning

2 Parking Lots and Loading Facilities in the R-55 Zone

3 For the purpose of permitting a parking lot used in accordance with Part 11 to serve a use in an
 4 adjacent Commercial, Industrial, or M-X-T Zone in the R-55 Zone under certain circumstances
 5 and amending the requirements for the location of vehicular entrances to loading spaces.

6 BY repealing and reenacting with amendments:

7 Sections 27-441(b) and 27-579,

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

9 being also

10 SUBTITLE 27. ZONING.

11 The Prince George's County Code

12 (1995 Edition, 1998 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
 14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
 15 District in Prince George's County, Maryland, that Sections 27-441(b) and 27-579 of the Zoning
 16 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
 17 County Code, be and the same are hereby repealed and reenacted with the following
 18 amendments:
 19

SUBTITLE 27. ZONING.
PART 8. RESIDENTIAL ZONES.
DIVISION 3. USES PERMITTED.

Sec. 27-441. Uses permitted.

(b) TABLE OF USES

<i>USE</i>	<i>R-O-S</i>	<i>O-S</i>	<i>R-A</i>	<i>R-E</i>	<i>ZONE</i> <i>R-R</i>	<i>R-80</i>	<i>R-55</i>	<i>R-35</i>	<i>R-20</i>
*	*	*	*	*	*	*	*	*	*
(8) TRANSPORTATION/PARKING/ COMMUNICATIONS/UTILITIES:									
*	*	*	*	*	*	*	*	*	*
Parking lot used in accordance with Part 11 to serve a use in an adjacent Commercial, Industrial, or M-X-T Zone	X	SE	SE	SE	SE	SE	SE ⁶⁴	SE	SE
*	*	*	*	*	*	*	*	*	*

⁶⁴ Permitted use without requirement for Special Exception provided the land on which the lot exists is in the R-55 Zone, immediately adjoins land in the C-S-C Zone, is a part of the same parcel as the land in the C-S-C Zone and is located within the municipal limits of the City of New Carrollton.

PART 11. OFF-STREET PARKING AND LOADING.

DIVISION 3. LOADING FACILITIES.

Subdivision 2. Design Standards.

Sec. 27-579. Location.

(a) Except as otherwise provided in this Subtitle, a surface loading area may be located in any yard.

(b) No portion of an exterior loading space, and no vehicular entrances to any loading space (including driveways and doorways), shall be located within fifty (50) feet of any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan). (See Figure 63.)

(c) In any Industrial Zone, where a lot has frontage on more than one (1) street, loading shall be permitted in only one (1) yard adjoining a street.

(d) Notwithstanding the provisions of Subsection (a) above, in the case of land located within the municipal limits of the City of New Carrollton, zoned R-55 and C-S-C, which is part of the same parcel, and adjacent to an existing integrated shopping mall, exterior loading spaces and vehicular entrances to loading spaces (including driveways and doorways) shall be located at least thirty (30) feet from the lot line of adjoining land in a Residential Zone.

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

Adopted this 23rd day of November, 1999.

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: _____
M. H. Jim Estepp
Chairman

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.