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COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session

1992

Bill No. _____ CB-30-

1992

Chapter No.

15

Proposed and Presented by The Chairman (by request -

_____ County

Executive) _____

Introduced by _____ Council Member Del

Giudice _____

Co-Sponsors

Date of Introduction _____ May 5,

1992

ZONING BILL

AN ORDINANCE concerning

Screening

FOR the purpose of adding the requirement that all vehicle repair facilities, vehicle towing stations, and vehicle storage yards be completely screened from adjacent residential uses,

and allowing any certified nonconforming use to add such screening without the grant of a Special Exception.

BY repealing and reenacting with amendments:

Sections 27-124.3,
27-242,
27-461,
27-469, and
27-470,

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

being also

SUBTITLE 27. ZONING.

The Prince George's County Code
(1991 Edition).

BY repealing and reenacting with amendments:

Section 4.4,

The Prince George's County Landscape
Manual,

adopted by reference as part of

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

being also

SUBTITLE 27. ZONING.

The Prince George's County Code
(1991 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 Sections 27-124.3, 27-242, 27-461, 27-469, and 27-470 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 2. GENERAL.

DIVISION 5. REGULATION ADOPTED BY REFERENCE.

Subdivision 1. Landscape Manual.

Sec. 27-124.3. Authority.

(1) The Prince George's County Landscape Manual, dated October 3, 1989, (hereinafter referred to as the Landscape Manual), is hereby adopted by reference and made a part of this Subtitle with the same force and effect as the regulations set forth herein.

PART 3. ADMINISTRATION.

DIVISION 6. NONCONFORMING BUILDINGS, STRUCTURES, AND USES.

Subdivision 1. General Requirements and Procedures.

Sec. 27-242. Alteration, extension, or enlargement.

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(b) Exceptions

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(8) Screening requirements for vehicle repair facilities, vehicle towing stations, and vehicle storage yards

(A) The alteration of a certified nonconforming vehicle repair facility, vehicle towing station, or vehicle storage yard may be permitted by the Planning Board, and does not require a Special Exception, provided the alteration is made to comply with the screening requirements set forth in Section 13-235 of Subtitle 13, and Section 4.4 of the Landscape Manual.

PART 6. COMMERCIAL ZONES.

DIVISION 3. USES PERMITTED.

Sec. 27-461. Uses permitted.

* * * * *

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(b) TABLE OF USES I

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
(1) COMMERCIAL:						
* * * * *	*	*	*	*	*	*
* * * * *	*	*	*	*	*	*
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:						
* * * * *	*	*	*	*	*	*
* * * * *	*	*	*	*	*	*
Vehicle towing station, provided it is enclosed X by a [screen] <u>sight-tight</u> wall or fence at least 6 feet high, <u>or an evergreen screen</u>			X	X	X	X P
* * * * *	*	*	*	*	*	*
* * * * *	*	*	*	*	*	*

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PART 7. INDUSTRIAL ZONES.

DIVISION 2. SPECIFIC INDUSTRIAL ZONES.

Sec. 27-469. I-1 Zone (Light Industrial).

* * * * *

(b) Landscaping, screening, and buffering of development in the I-1 Zone shall be provided in accordance with the provisions of the Landscape Manual. In addition the following applies:

* * * * *

(3) A vehicle towing station permitted in the I-1 Zone shall be screened by a wall or fence at least six (6) feet high, or by an evergreen screen.

* * * * *

Sec. 27-470. I-2 Zone (Heavy Industrial).

(b) Landscaping, screening, and buffering of development in the I-2 Zone shall be provided in accordance with the provisions of the Landscape Manual. In addition the following applies:

* * * * *

(3) A vehicle towing station permitted in the I-2 Zone shall be screened by a wall or fence at least six (6) feet high, or by an evergreen screen.

* * * * *

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SECTION 2. BE IT FURTHER ENACTED that Section 4.4 of the Prince George's County Landscape Manual, adopted by reference as part 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.

The Prince George's County Landscape Manual,

SECTION 4 - LANDSCAPE STANDARDS

4.4 Screening Requirements

In general, screening materials shall consist of evergreen trees and shrubs, walls, fences, and berms. Screening fences and walls shall not be constructed of corrugated metal, corrugated fiberglass, sheet metal, chain link, or wire mesh. At the time of installation or planting of screening materials, screening must occupy seventy-five percent (75%) of a vertical rectangular plane (excluding driveways) sufficiently high and long to accomplish the required screening.

The screening options presented below should not be used to produce monotonous, linear designs. If a long stretch of screening is required, options should be combined or alternated, or plant materials should be varied to achieve a more pleasing effect. Other creative options, such as grade changes, or use of existing vegetation or plant materials within a bufferyard, are encouraged, but the applicant must

demonstrate to the satisfaction of the Planning Director or [his] designee that they will provide comparable or superior screening. Screening in addition to that specified below may also be required if, because of slopes or other specific conditions on a site, the normally required screening measures do not achieve the necessary level of concealment (see "Screen Plantings" in Section 3).

* * * * *

(d) All vehicle repair facilities, vehicle towing stations, and vehicle storage yards, notwithstanding the nonconforming status of the property, shall be completely screened from land in any residential zone or land in any other zone proposed to be used for residential purposes.

Options:
6 ft. high sight-tight fence or wall, or
Evergreen screen (height, spacing and variety to be determined by size and location of area to be screened).

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect on June 30, 1992.

Adopted this 26th day of May, 1992.

OF COUNTY, COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S MARYLAND

BY:

Richard J. Castaldi
Chairman

ATTEST:

Joyce T. Sweeney
Acting 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.