

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

**2002 Legislative Session**

Bill No. \_\_\_\_\_ CB-43-2002

Chapter No. \_\_\_\_\_ 35

Proposed and Presented by \_\_\_\_\_ Council Member Estepp

Introduced by \_\_\_\_\_ Council Member Estepp

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

Date of Introduction \_\_\_\_\_ May 21, 2002

**ZONING BILL**

1 AN ORDINANCE concerning

2 Commercial Parking Lots or Garages

3 For the purpose of permitting a commercial parking lot or garage in the I-3 Zone until September  
 4 1, 2008, under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-473(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 (1999 Edition, 2001 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(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 16 be and the same is hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**

**PART 7. INDUSTRIAL ZONE.**

**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>(9) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES</b>					
* * * * *	*	*	*	*	
Parking lot or garage, commercial	P	P	[X]P <sup>41</sup>	X	SP
* * * * *	*	*	*	*	

<sup>41</sup> The property shall lie within one-quarter mile of an existing mass transit rail station operated by the Washington Metropolitan Area Transit Authority (WMATA).

Permits may not be issued for the commercial parking structure until the Planning Board approves a Detailed Site Plan, as required in the I-3 Zone. The Planning Board shall find:

- (A) The site plan meets all I-3 Zone requirements;
- (B) The proposed parking structure will not prevent the achievement of Transit Oriented Development goals in the neighborhood surrounding the WMATA station; and
- (C) The location and design of the parking structure provide for ample pedestrian ways, landscaping, lighting, and other amenities, to create direct and pleasant connections between the structure and the WMATA station.

All commercial parking lot or garage operations on the property shall cease by September 1, 2008.

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

Adopted this 18th day of June, 2002

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: \_\_\_\_\_  
Peter A. Shapiro  
Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
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.