

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2017 Legislative Session**

Bill No. CB-79-2017

Chapter No. 56

Proposed and Presented by Council Members Glaros and Davis

Introduced by Council Members Glaros, Davis, Harrison, Lehman and Franklin

Co-Sponsors _____

Date of Introduction October 3, 2017

ZONING BILL

1 AN ORDINANCE concerning

2 Performance Arts Rehearsal Studios — I-1 Zone

3 For the purpose of providing a definition for a new Performance Arts Rehearsal Studio use in the
4 Zoning Ordinance; permitting the use on land classified within the I-1 (Light Industrial) Zone
5 under certain circumstances; and providing regulations for certain minimum off-street parking
6 requirements applicable to Performance Arts Rehearsal Studio uses in Prince George's County.

7 BY repealing and reenacting with amendments:

8 Sections 27-107.01, 27-473, and 27-568,

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

10 being also

11 SUBTITLE 27. ZONING.

12 The Prince George's County Code

13 (2015 Edition, 2016 Supplement).

14 SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland,
15 sitting as the District Council for that part of the Maryland-Washington Regional District in
16 Prince George's County, Maryland, that Sections 27-107.01, 27-473, and 27-568 of the Zoning
17 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
18 County Code, be and the same are hereby repealed and reenacted with the following
19 amendments:

SUBTITLE 27. ZONING.

PART 2. GENERAL.

DIVISION 1. DEFINITIONS.

Sec. 27-107.01. Definitions.

(a) Terms in the Zoning Ordinance are defined as follows:

* * * * *

(177.2) **Performance Arts Center:** A performance arts mixed-use community, one or more adjoining structures housing two or more of the following uses: theaters or performance space for dramatic, dance, or musical productions; museums or galleries for display or exhibition of any form of artwork; schools, training centers, or practice space for artists; and accessory office, storage, or workplace areas for any such uses. Accessory offices for the community may be located adjacent to the property with the main use, and any such accessory offices shall be considered, for permitting purposes, as a part of the performance arts center. A performance arts center must be located within two miles of artists' residential studios in existence or approved for construction, but this requirement does not apply to accessory offices. Performance arts center structures may also house other nonresidential uses, but the other uses may not occupy more than 25% of the gross floor area of the performance arts center. Individual units may be owned by artists or arts organizations or commercial retailers or service providers, but all structures and common areas must be owned or controlled by a nonprofit corporation or association which restricts use and occupancy of performance and exhibition space to artists and which is responsible for maintenance of the structures and their continued use as a performance arts center.

(177.3) **Performance Arts Rehearsal Studio:** A space, reserved by appointment only, for practicing, rehearsing, and/or recording by performance arts uses, including musical productions and artists' preparation for display or exhibition of any form of artwork. May include accessory office, storage, or workplace areas for any such uses, but shall not include any admission to the general public, and does not house more than 40 occupants at any one time. The use must conform with applicable noise pollution requirements set forth in Subtitle 19 of this Code.

**PART 7. INDUSTRIAL ZONES.
DIVISION 3. USES PERMITTED.**

Sec. 27-473. Uses permitted.

(b) TABLE OF USES.

USE	ZONE				
	I-1 ³³	I-2 ³³	I-3	I-4	U-L-I
* * * * *	*	*	*	*	*
(4) MISCELLANEOUS					
* * * * *	*	*	*	*	*
<u>Performance Arts Rehearsal Studio</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*

PART 11. OFF-STREET PARKING AND LOADING.

DIVISION 2. PARKING FACILITIES.

SUBDIVISION 3. MINIMUM REQUIREMENTS.

Sec. 27-568. Schedule (number) of required spaces, generally.

(a) In all zones (except the M-X-T Zone), the minimum number of required off-street parking spaces for each type of use shall be as listed in the following schedule. In the schedule, each "employee" means each employee on the largest shift. Sec. 27-582.

TYPE OF USE	NUMBER OF SPACES	UNIT OF MEASUREMENT
(4) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:		
* * * * *	*	*
<u>Performance Arts Rehearsal Studio The area of the building used exclusively for accessory storage need not be included for the purposes of parking; only the area used for the rehearsal space used shall be included for the purposes of calculating parking.</u>	1.0	500 sq. ft. of GFA
* * * * *	*	*

(b) The number of parking spaces required by Section 27-568 (a) may be reduced by up to a maximum of fifteen (15) percent for the purpose of fulfilling the Parking Lot Interior Planting Requirement of Section 4.3c (2)(a) of the Landscape Manual in association with the following:

(1) Any permit for construction, alteration or use and occupancy applied for on a site within the Developed Tier, Corridor Node, or Center where existing impervious area exceeds forty (40) percent of the net lot area of the site, or

(2) Any permit for construction, alteration or use and occupancy applied for on a site within the Developing Tier where existing impervious area exceeds eighty (80) percent of the net lot area of the site.

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

Adopted this 7th day of November , 2017.

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
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.