

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2008 Legislative Session**

Bill No. CB-15-2008  
Chapter No. 27  
Proposed and Presented by Council Member Dean  
Introduced by Council Members Dean and Harrison  
Co-Sponsors \_\_\_\_\_  
Date of Introduction July 1, 2008

**ZONING BILL**

1 AN ORDINANCE concerning

2 I-3 Zone

3 For the purpose of modifying development regulations in the I-3 Zone under certain  
4 circumstances.

5 BY repealing and reenacting with amendments:

6 Sections 27-474(b) and 27-474(e),  
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 (2003 Edition, 2006 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 Sections 27-474(b) and 27-474(e) of the  
15 Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince  
16 George's County Code, be and the same are hereby repealed and reenacted with the following  
17 amendments:

18 **SUBTITLE 27. ZONING.**  
19 **PART 7. INDUSTRIAL ZONES.**  
20 **DIVISION 4. REGULATIONS.**

**Sec. 27-474. Uses permitted.**

**(b) TABLE 1 - SETBACKS (Minimum in Feet)**

USE	ZONE			
	I-1	I-2	I-3	I-4
From street:				
In General	25 <sup>4,10</sup>	25 <sup>4,10</sup>	-	25 <sup>4,10</sup>
Freeway[/Parkway]	-	-	50 <sup>9,10</sup>	-
All Except Freeway[/Parkway]	-	-	30 <sup>9,10,11</sup>	-
From adjoining land in any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan):				
All Yards	-	-	50 <sup>1,3,10</sup>	-
Side Yard	20 <sup>6,10</sup>	20 <sup>6,10</sup>	-	75 <sup>10</sup>
Rear Yard	20 <sup>6,10</sup>	20 <sup>6,10</sup>	-	75 <sup>10</sup>
From adjoining land in any nonresidential zone:				
All Yards	-	-	20 <sup>2,3,10,11</sup>	-
Side Yard	30 <sup>5,6,10</sup>	30 <sup>5,6,10</sup>	-	30 <sup>5</sup>
Rear Yard	None <sup>7,10</sup>	None <sup>7,10</sup>	-	None <sup>10</sup>
Between unattached buildings			The height <sup>8,10,11</sup> of the taller building	The height <sup>8,10</sup> of the taller building

<sup>11</sup> For property located within one (1) mile of any land owned by the Washington Metropolitan Area Transit Authority and used as a rail transit station with the exception of property located in a Development District Overlay Zone or a Transit District Overlay Zone, the minimum setback from any street except a Freeway, in all yards from adjoining land in any non-residential zone and the minimum setback between unattached buildings shall be ten (10) feet.

**(e) TABLE IV - BUILDING COVERAGE AND GREEN AREA**

USE	ZONE			
	I-1	I-2	I-3	I-4
Building coverage (Maximum % of net lot area)	-	-	45 <sup>2</sup>	30 <sup>1</sup>
Green area (Minimum % of net lot area)	10	10	25 <sup>2</sup>	25

<sup>2</sup> For property located within one mile of any land owned by the Washington Metropolitan Area Transit Authority and used as a rail transit station with the exception of property located in a Development District Overlay Zone or a Transit District Overlay Zone, the maximum percentage of building coverage shall be ninety percent (90%) and the minimum green area shall be ten percent (10%).

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

Adopted this 23<sup>rd</sup> day of July , 2008

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: \_\_\_\_\_  
Samuel H. Dean  
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.