

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

Bill No. CB-96-2017

Chapter No. 68

Proposed and Presented by Council Member Harrison

Introduced by Council Member Harrison

Co-Sponsors _____

Date of Introduction October 10, 2017

ZONING BILL

1 AN ORDINANCE concerning

2 I-1 Zone

3 For the purpose of permitting certain residential development in the I-1 (Light Industrial) Zone,
4 under certain specified 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 (2015 Edition, 2016 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16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 7. INDUSTRIAL ZONES.**

19 **DIVISION 3. USES PERMITTED.**

**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
(7) RESIDENTIAL/LODGING:					
* * * * *	*	*	*	*	*
Dwelling, Multifamily:	<u>P⁶⁵</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Dwelling, Two-Family	<u>P⁶⁵</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Dwelling unit within a building, containing commercial or industrial uses not exceeding 3 units per building, with 1 unit permitted at ground floor level for a resident manager, caretaker, or night watchman (and family) and all other units located above the ground floor	P	P	X	X	P
* * * * *	*	*	*	*	*

65 Permitted use, provided:

- (A) All or part of the property is located within one-quarter mile from an existing mass transit rail station operated by Washington Metropolitan Area Transit Authority (WMATA);
- (B) The use is subject to Detailed Site Plan approval in accordance with Part 3, Division 9 of this Subtitle;
- (C) The bedroom percentages for multifamily dwellings as set forth in Section 27-419 shall not be applicable; and
- (D) Regulations concerning the height of structure, lot size and coverage, parking and loading, frontage, setbacks, density, landscaping and other requirements of the I-1 Zone shall not apply. All such requirements shall be established and shown on the Detailed Site Plan.

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

Adopted this 14th 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.