

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2004 Legislative Session

Bill No. _____ CB-21-2004
 Chapter No. _____ 21
 Proposed and Presented by _____ Council Members Dean and Peters
 Introduced by _____ Council Members Dean and Peters
 Co-Sponsors _____
 Date of Introduction _____ June 15, 2004

ZONING BILL

1 AN ORDINANCE concerning

2 Area Requirements for Landscaping Contractor's Business

3 For the purpose of reducing the minimum area requirements for landscaping contractor's
 4 business under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-369,

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, 2002 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 27-369 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 16 be and the same is hereby repealed and reenacted with the following amendments: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 4. SPECIAL EXCEPTIONS.**

19 **DIVISION 3. ADDITIONAL REQUIREMENTS FOR SPECIFIC SPECIAL**
 20 **EXCEPTIONS.**

Sec. 27-369. Landscaping contractor's business.

(a) A landscaping contractor's business may be permitted, subject to the following:

(1) The subject property shall contain at least twenty-five (25) contiguous acres[;].
The District Council may reduce this area requirement to no less than five (5) contiguous acres
provided:

(A) In addition to the justification statement, the applicant files an impact statement explaining the scope of the business, including without limitation, the number of employees, the number and type of trucks and other vehicles and the provisions to protect adjoining and adjacent residential properties from noise, vibration, visual, odor, or other adverse effects; and

(B) The District Council determines, from the impact statement and evidence in the record, that landscaping, screening, buffering, green area, or special conditions on the subject property will adequately protect adjoining and adjacent residential properties.

(2) The subject property shall have frontage on, and direct vehicular access to, an existing street with sufficient capacity to accommodate the type and amount of traffic to be generated by the business.

(3) Vehicular access to the subject property shall not be by means of streets internal to residential subdivisions.

(4) All business operations (except the outdoor growing of nursery stock) shall be located at least two hundred (200) feet from any abutting land in any Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan. The District Council may waive this setback requirement if it determines that the buffer yard required in the Landscape Manual will adequately protect abutting residential land. These operations shall be screened from the view of the abutting residential land in accordance with the Landscape Manual.

(5) Outdoor storage of equipment and materials (except nursery stock) shall not be visible from a street.

(CB-1-1989)

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

Adopted this 21st day of July, 2004.

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: _____
Tony Knotts
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.