

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

1999 Legislative Session

Bill No. _____ CB-45-1999
 Chapter No. _____ 21
 Proposed and Presented by _____ Council Member Estepp
 Introduced by _____ Council Member Estepp
 Co-Sponsors _____
 Date of Introduction _____ July 6, 1999

ZONING BILL

1 AN ORDINANCE concerning

2 Consolidated Storage

3 For the purpose of permitting consolidated storage in the C-S-C Zone under certain
 4 circumstances.

5 BY repealing and reenacting with amendments:

6 Sections 27-107.01, 27-375, 27-461(b), 27-473(b),

7 27-475.04, 27-568, and 27-582,

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

9 being also

10 SUBTITLE 27. ZONING.

11 The Prince George's County Code

12 (1995 Edition, 1998 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
 14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
 15 District in Prince George's County, Maryland, that Sections 27-107.01, 27-375, 27-461(b), 27-
 16 473(b), 27-475.04, 27-568, and 27-582 of the Zoning Ordinance of Prince George's County,
 17 Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are
 18 repealed and reenacted with the following amendments: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:

* * * * *

(54.3) **Conservation Plan:** A plan, developed in accordance with the "Conservation Manual," which demonstrates how a project has been designed to meet the specific Chesapeake Bay Critical Area criteria. The "Conservation Plan" consists of a stormwater management concept plan, an erosion and sedimentation concept plan, a vegetation management plan, and such other plans relating to environmental systems as may be required by the Washington Suburban Sanitary Commission, the Maryland-National Capital Park and Planning Commission, the Prince George's County Health Department, the Prince George's County Department of Environmental Resources, or the Prince George's Soil Conservation District.

(54.4) **Consolidated Storage:** A "Building" divided into two (2) or more individual units of 500 square feet or less, each of which is leased to an individual solely for dead storage and not for use in connection with the operation of a business.

(55) **Contiguous:** See "Abutting."

* * * * *

(150) **Menu Board:** A message board with changeable copy, solely used to inform passengers of specific food offered in a "Drive-in Restaurant" or a "Fast-Food Restaurant" with a drive-thru window. It includes an amplification system to allow passengers to order food while seated in their cars. A "Menu Board" is not a "Sign."

(150.1) **Methadone Treatment Center:** An establishment licensed by the Federal Government and certified by the State of Maryland from which methadone, prescribed for the treatment of heroin addiction, is dispensed. This term shall not include "Drug Store," "Medical Clinic," the "Office" of a "Medical Practitioner," or "Public Building and Use."

(150.2) **Metro Planned Community:** A contiguous land assemblage, no less than one hundred fifty (150) acres, abutting an existing mass transit rail station site operated by the Washington Metropolitan Area Transit Authority, and planned to be developed with an array of commercial, lodging, recreational, residential, entertainment, retail, social, cultural, or similar uses which are interrelated by one or more themes.

1 [(151) **Miniwarehouse:** A "Building" divided into two (2) or more individual units of
 2 five hundred (500) square feet or less, each of which is leased to an individual solely for dead
 3 storage and not used in connection with the day-to-day operation of a business.]

4 [(151.1)] (151) **Mixed Retirement Development:** A residential community for
 5 retirement aged persons developed under a uniform scheme of development, containing a mix of
 6 attached, detached, or multifamily dwelling units, nursing or care homes, or assisted living
 7 facilities. Each community shall be developed with not less than two (2) types of dwelling units.

8 * * * * *

9 **PART 4. SPECIAL EXCEPTIONS.**

10 **DIVISION 3. ADDITIONAL REQUIREMENTS FOR SPECIFIC** 11 **SPECIAL EXCEPTIONS.**

12 **Sec. 27-375. [Miniwarehouse] Consolidated Storage.**

13 (a) [A miniwarehouse] Consolidated storage may be permitted, subject to the following:

14 (1) The application shall be accompanied by:

15 (A) An impact statement explaining:

16 (i) The nature and scope of the operation; and

17 (ii) The type and amount of traffic expected to be generated;

18 (B) A description (graphic and narrative) of the proposed architectural facade of
 19 the building.

20 (2) The subject property shall have frontage on, and direct vehicular access to, an
 21 existing street with sufficient capacity to accommodate the type and amount of traffic expected
 22 to be generated by the use;

23 (3) The use shall be appropriate, given the nature of development in the
 24 neighborhood; and

25 (4) The District Council shall find that:

26 (A) There is a need for the public in the surrounding area;

27 (5) The exterior and architectural facade of the building shall be compatible with the
 28 prevailing architecture and appearance of other development in the surrounding neighborhood;

29 (6) Beginning June 23, 1988, no entrances to individual [miniwarehouse]
 30 consolidated storage units shall be visible from a street or from adjoining land in any Residential
 31 or Commercial Zone (or land proposed to be used for residential or commercial purposes on an

approved Basic Plan for a Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan);

(7) Entrances to individual [miniwarehouse] consolidated storage units shall be either oriented toward the interior of the development or completely screened from view by a solid wall, with landscaping along the outside thereof; and

(8) [Miniwarehouses] Consolidated storage for which special exceptions were approved prior to the date reflected in paragraph 6, above, need not meet the provisions set forth in paragraphs 6 and 7, above.

(b) In addition to what is required by Section 27-296(c)(1)(B), the site plan shall show the topography of the subject lot and abutting lots (for a depth of at least fifty (50) feet).

PART 6. COMMERCIAL ZONES

DIVISION 3. USES PERMITTED.

Sec. 27-461. Uses Permitted.

(b) TABLE OF USES I

| USE | ZONE | | | | | |
|---|------|-----|---------------------|-----|-----|-------|
| | C-O | C-A | C-S-C | C-W | C-M | C-R-C |
| * * * * | * | * | * | * | * | * |
| (3) MISCELLANEOUS: | | | | | | |
| * * * * | * | * | * | * | * | * |
| Contractor's office (must include sanitary facilities), construction yard or shed, or storage building (in connection with a construction project) as a temporary use: | | | | | | |
| (A) In accordance with Sections 27-260 and 27-261 | P | P | P | P | P | P |
| (B) All others | SE | SE | SE | X | SE | X |
| * * * * | * | * | * | * | * | * |
| [Miniwarehouse] <u>Consolidated Storage</u> | X | X | [X] P ³² | X | SE | X |
| * * * * | * | * | * | * | * | * |
| Mobile home, with use for which amusement taxes collected ² | P | P | P | X | P | X |
| * * * * | * | * | * | * | * | * |

32 Limited to the adaptive re-use of vacant or partially vacant property in former or existing shopping centers which are limited in their ability to modify or expand. The C-S-C parcels in the shopping center shall: (1) Lie adjacent to federal government property; (2) include not less than 10 or more than 15 acres; (3) be confined by road networks which limit access changes to the parcels; and (4) lie contiguous to and below the grade of a multi-lane limited-access highway. All such consolidated storage units shall meet the requirements of Sections 27-375(a)(5), (6) and (7), and 27-281 through 27-290.

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

Sec. 27-473. Uses permitted.

(b) TABLE OF USES

| <i>USE</i> | | | | | <i>I-1</i> ³³ | <i>I-2</i> ³³ | <i>ZONE</i> <i>I-3</i> | <i>I-4</i> | <i>U-L-1</i> |
|---|---|---|---|---|--------------------------|--------------------------|---------------------------|------------|--------------|
| * | * | * | * | * | * | * | * | * | * |
| (2) INDUSTRIAL: | | | | | | | | | |
| * | * | * | * | * | * | * | * | * | * |
| (F) Miscellaneous Industrial, Manufacturing, and Related Uses: | | | | | | | | | |
| Machine shop | | | | | P | P | X | P | P |
| Matches manufacturing | | | | | X | X | X | X | X |
| [Miniwarehouse] <u>Consolidated Storage</u> , in accordance with Section 27-475.04 | | | | | P ³⁸ | P ³⁸ | X | P | SP |
| Motion picture or broadcasting equipment manufacturing and production | | | | | P | P | X | P | P |
| Musical instruments, athletic goods, notions, novelties, sporting goods manufacturing | | | | | P | P | P | P | P |
| * | * | * | * | * | * | * | * | * | * |

DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.

Sec. 27-475.04. [Miniwarehouses] Consolidated Storage.

(a) Beginning June 23, 1988, a Detailed Site Plan shall be approved for [miniwarehouse] consolidated storage developments in accordance with Part 3, Division 9, of this Subtitle to insure compliance with the provisions of this section. [Miniwarehouses] Consolidated storage constructed pursuant to a building permit issued prior to this date; [miniwarehouses] consolidated storage for which grading permits were issued prior to this date, subject to Subsection (b); and [miniwarehouses] consolidated storage for which applications for building permits were filed on September 22, 1987, and which are actively pending as of October 25, 1988, subject to Subsection (b), need not meet these requirements.

(1) Requirements.

(A) No entrances to individual [miniwarehouse] consolidated storage units shall be visible from a street or from adjoining land in any Residential or Commercial Zone (or land proposed to be used for residential or commercial purposes on an approved Basic Plan for a Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan).

(B) Entrances to individual [miniwarehouse] consolidated storage units shall be either oriented toward the interior of the development or completely screened from view by a solid wall, with landscaping along the outside thereof.

(b) In order for a [miniwarehouse] consolidated storage for which a grading permit had been issued prior to June 23, 1988, or for which application for a building permit was filed on September 22, 1987, and which is actively pending as of October 25, 1988, to be exempted from the Detailed Site Plan requirement of Subsection (a), the permit application or the attendant site plan must identify the [miniwarehouse] consolidated storage as the proposed use, and the warehouse must comply with paragraph 1 of Subsection (a).

PART 11. OFF-STREET PARKING AND LOADING.

DIVISION 2. PARKING FACILITIES.

Subdivision 3. Minimum Requirements.

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

| TYPE OF USE | | | | NUMBER OF SPACES | | UNIT OF MEASUREMENT | | | |
|--|---|---|---|------------------|-------|---|---|---|---|
| * | * | * | * | * | * | * | * | * | * |
| | | | | | +2.0 | Emergency vehicle | | | |
| | | | | | +1.0 | 4 persons legal occupancy in hall or auditorium | | | |
| (7) INDUSTRIAL/MANUFACTURING/STORAGE: | | | | | | | | | |
| * | * | * | * | * | * | * | * | * | * |
| Junk yard or auto salvage yard | | | | | 1.0 | 1,000 sq. ft. of gross storage area of the first 10,000 | | | |
| | | | | | +1.0 | 10,000 sq. ft. of gross storage area above the first 10,000 sq. ft. | | | |
| [Miniwarehouse] <u>Consolidated Storage</u> | | | | | 1.0 | 50 units having direct access only from within a building | | | |
| | | | | | +4.0 | 1,000 sq. ft. of GFA of office space | | | |
| | | | | | +2.0 | Resident manager | | | |
| Warehouse unit (except [miniwarehouse] <u>consolidated storage</u>) | | | | | 3.0 | First 1,500 sq. ft. (or fraction) of GFA | | | |
| | | | | | +1.0 | Additional 1,500 sq. ft. of GFA, up to 100,000 sq. ft. | | | |
| | | | | | +0.20 | Additional 1,000 sq. ft. of GFA above the first 100,000 sq. ft. | | | |
| * | * | * | * | * | * | * | * | * | * |

DIVISION 3. LOADING FACILITIES.**Subdivision 3. Minimum Requirements.****Sec. 27-582. Schedule (number) of spaces required, generally.**

(a) In all zones (except the M-X-T Zone), the minimum number of required off-street loading spaces for each type of use shall be as listed in the following schedule:

| <i>TYPE OF USE</i> | <i>NUMBER OF SPACES</i> | <i>UNIT OF MEASUREMENT</i> |
|---|-------------------------|---|
| * * * * * | * * * * * | * * * * * |
| Wholesale or warehouse unit (except [miniwarehousing] <u>consolidated storage</u>) | None 1.0 +1.0 | Less than 1,500 sq. ft. of GFA 1,500 to 10,000 sq. ft. of GFA Each additional 40,000 sq. ft. of GFA (or fraction) |
| [Miniwarehouses], <u>Consolidated storage</u> per building ¹ | 2.0 +1.0 | Up to 10,000 sq. ft. of GFA Each additional 40,000 sq. ft. of GFA (or fraction) |

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- 1 For[miniwarehouse] consolidated storage units having direct access to areas outside the building, there shall be provided driveways and areas between buildings for vehicular access, loading, and unloading. Sufficient width shall be provided to permit a moving vehicle to safely and efficiently pass a vehicle parked adjacent to an individual[miniwarehouse] consolidated storage unit. In no case shall a width of more than twenty-five (25) feet be required.

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

Adopted this 27th day of July, 1999.

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: _____
Dorothy F. Bailey
Vice Chair

ATTEST:

Joyce T. Sweeney
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.