

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

Bill No. CB-92-2004

Chapter No. 67

Proposed and Presented by Council Member Dernoga

Introduced by Council Members Dernoga, Harrington, Dean and Exum

Co-Sponsors \_\_\_\_\_

Date of Introduction November 1, 2004

**ZONING BILL**

1 AN ORDINANCE concerning

2 I-3 Zone

3 For the purpose of permitting additional industrial uses and modifying development regulations  
4 in the I-3 Zone under certain 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 (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 27-473(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16 be and the same is hereby repealed and reenacted with the following amendments: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.**

**Sec. 27-473. Uses permitted.**

**(b) TABLE OF USES.**

USE	ZONE				
	I-1 <sup>33</sup>	I-2 <sup>33</sup>	I-3	I-4	U-L-I
<b>(4) MISCELLANEOUS:</b>					
* * * * *	*	*	*	*	*
Welding shop	P	P	X	P	P
<u>Where not otherwise specifically permitted, any use allowed in the I-1 Zone (excluding those permitted by special exception).</u>	<u>X</u>	<u>X</u>	<u>P<sup>48</sup></u>	<u>X</u>	<u>X</u>
<u>Where not otherwise specifically permitted, any use allowed by special exception in the I-1 Zone.</u>	<u>X</u>	<u>X</u>	<u>SE<sup>48</sup></u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*

<sup>48</sup>

Provided:

- (A) The use is located within a development with no less than 50 acres included in the Preliminary Plan.
- (B) The development adjoins properties in the I-1 and I-2 Zones and a railroad right-of-way at the time of Preliminary Plan approval.
- (C) The development shall not be subject to the requirements of Section 27-471(f)(2) or (g).
- (D) The development shall comply with the regulations applicable to the I-1 Zone set forth in Section 27-474, except that the setback from any residentially-zoned property shall be 50 feet.
- (E) The development shall be subject to the approval of a detailed site plan, but not a conceptual site plan. Noise, landscaping, buffering or uses from adjoining residential properties, and preservation and interpretation of any archeological or paleontological resources shall be addressed at the detailed site plan stage.
- (F) Outdoor storage is prohibited unless approved on a detailed site plan and screened from surrounding properties.

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

Adopted this 30th day of November, 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.