

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2016 Legislative Session**

Bill No. CB-21-2016

Chapter No. \_\_\_\_\_

Proposed and Presented by Council Member Glaros

Introduced by \_\_\_\_\_

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

Date of Introduction \_\_\_\_\_

**ZONING BILL**

1 AN ORDINANCE concerning

2 Shipping Containers – Residential and Commercial Zones

3 For the purpose of amending the Zoning Ordinance to define Shipping Containers in Section 27-  
4 107.01 of the County Zoning Ordinance and to prohibit the use within all Residential and  
5 Commercial Zones in Prince George’s County.

6 BY repealing and reenacting with amendments:

7 Sections 27-107.01, 27-441, and 27-461,

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 (2015 Edition).

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, 27-441, and 27-461 of  
16 the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince  
17 George's County Code, be and the same are hereby repealed and reenacted with the following  
18 amendments:

19 **SUBTITLE 27. ZONING.**

20 **PART 2. GENERAL.**

**DIVISION 1. DEFINITIONS.**

**Sec. 27-107.01. Definitions.**

(a) Terms in the Zoning Ordinance are defined as follows:

\* \* \* \* \*

(221) **Spa, Public:** Any "Spa" other than a "Community Spa" or "Private Spa."

(221.1.1) **Storage container:** Except as may be permitted for limited use as a building material in the construction of a building, structure, or development, a large, modular standardized vessel used to convey goods by ocean or land transport, generally designed and built for durability, and able to withstand weight, salt and moisture, in order to ship goods by boat, truck or train, including those containers used by individuals and businesses for storage. Includes Intermodal containers, Shipping High Cube and Hi-Cube containers, with standardized sizes/durable closed steel boxes, mostly of either twenty or forty foot (6 or 12m) standard length and common heights ranging between 8 feet 6 inches (2.6 m) and 9 feet 6 inches (2.9 m).

(221.1) **Storefront Area:** Land area within a "Village Proper" in the V-M and V-L Zones, so designated in the village plan, generally for commercial use and upon which commercial structures and "Storefront Dwellings" may be erected.

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**PART 5. RESIDENTIAL ZONES.  
DIVISION 3. USES PERMITTED.**

**Sec. 27-441. Uses permitted.**

\* \* \* \* \*

**(b) TABLE OF USES.**

| USE   | ZONE  |     |     |     |     |      |      |      |      |
|---|-------|-----|-----|-----|-----|------|------|------|------|
|   | R-O-S | O-S | R-A | R-E | R-R | R-80 | R-55 | R-35 | R-20 |
| <b>(1) COMMERCIAL:</b>  |       |     |     |     |     |      |      |      |      |
| * * * * *   | *     | *   | *   | *   | *   | *    | *    | *    | *    |
| Storage Containers  | X     | X   | X   | X   | X   | X    | X    | X    | X    |
| * * * * *   | *     | *   | *   | *   | *   | *    | *    | *    | *    |
| <b>(3) MISCELLANEOUS:</b>   |       |     |     |     |     |      |      |      |      |
| Accessory structures and uses (when not other wise provided for) <sup>109</sup> | P     | P   | P   | P   | P   | P    | P    | P    | P    |
| * * * * *   | *     | *   | *   | *   | *   | *    | *    | *    | *    |
| Temporary structures and uses not otherwise allowed <sup>109</sup>              | SE    | SE  | SE  | SE  | SE  | SE   | SE   | SE   | SE   |
| * * * * *   | *     | *   | *   | *   | *   | *    | *    | *    | *    |

| USE   | ZONE |      |       |      |       |       |      |     |
|---|------|------|-------|------|-------|-------|------|-----|
|   | R-T  | R-30 | R-30C | R-18 | R-18C | R-10A | R-10 | R-H |
| <b>(1) COMMERCIAL:</b>  |      |      |       |      |       |       |      |     |
| * * * * *   | *    | *    | *     | *    | *     | *     | *    | *   |
| <u>Storage Containers</u>   | X    | X    | X     | X    | X     | X     | X    | X   |
| * * * * *   | *    | *    | *     | *    | *     | *     | *    | *   |
| <b>(3) MISCELLANEOUS:</b>   |      |      |       |      |       |       |      |     |
| Accessory structures and uses (when not other wise provided for) <sup>109</sup> | P    | P    | P     | P    | P     | P     | P    | P   |
| * * * * *   | *    | *    | *     | *    | *     | *     | *    | *   |
| Temporary structures and uses not otherwise allowed <sup>109</sup>              | SE   | SE   | SE    | SE   | SE    | X     | SE   | SE  |
| * * * * *   | *    | *    | *     | *    | *     | *     | *    | *   |
| * * * * *   | *    | *    | *     | *    | *     | *     | *    | *   |

**109** Except for Storage Containers, as defined in Section 27-107.01(a)(221.1.1) of this Subtitle, which shall be a prohibited use in all Residential Zones.

**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    |
| <b>(1) COMMERCIAL</b>   |          |          |          |          |          |          |
| * * * * *   | *        | *        | *        | *        | *        | *        |
| <b>(E) Trade (Generally Retail):</b>                                      |          |          |          |          |          |          |
| * * * * *   | *        | *        | *        | *        | *        | *        |
| <u>Storage Containers</u>   | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> | <u>X</u> |
| * * * * *   | *        | *        | *        | *        | *        | *        |
| <b>(3) MISCELLANEOUS</b>  |          |          |          |          |          |          |
| Accessory structures and uses, except as otherwise provided <sup>62</sup> | P        | P        | P        | P        | P        | P        |
| * * * * *   | *        | *        | *        | *        | *        | *        |
| Storage, wholly enclosed, accessory to an allowed use <sup>62</sup>       | P        | P        | P        | P        | P        | P        |

\* \* \* \* \*

**62** Except for Storage Containers, as defined in Section 27-107.01(a)(221.1.1) of this Subtitle, which shall be a prohibited use in all Commercial Zones

\* \* \* \* \*

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

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2016.

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 L. 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.