

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**SITTING AS THE DISTRICT COUNCIL**

**1996 Legislative Session**

Bill No. \_\_\_\_\_ CB-66-1996

Chapter No. \_\_\_\_\_ 47

Proposed and Presented by Chairman Del Giudice (by request - County Executive)

Introduced by Council Members MacKinnon and Del Giudice

Co-Sponsors

Date of Introduction \_\_\_\_\_ July 30, 1996

**ZONING BILL**

AN ORDINANCE concerning

I-1 and I-2 Zones

For the purpose of requiring a Special Exception for certain uses on I-1 and I-2 Zoned land within the subject area of a pending Transit District Overlay Zone.

BY repealing and reenacting with amendments:

Sections 27-213.02, and 27-473,

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

being also

SUBTITLE 27. ZONING.

The Prince George's County Code

(1995 Edition).

SECTION 1. BE IT ENACTED by the 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, that Sections 27-213.02 and 27-473 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

**SUBTITLE 27. ZONING.**

**PART 3. ADMINISTRATION.**

## **DIVISION 2. ZONING MAP AMENDMENTS.**

### **Subdivision 5. Transit District Overlay Zone.**

#### **Sec. 27-213.02. General procedures.**

(a) The Planning Board may initiate a Transit District Overlay Zoning Map Amendment only with the concurrence (by resolution) of the District Council.

(b) After the Map Amendment is initiated by the Planning Board, the Technical Staff shall immediately proceed to prepare a proposed Map Amendment. The proposal shall contain the following:

(1) The proposed boundaries of the Transit District Overlay Zone, shown on the Zoning Map;

(2) A Transit District Development Plan prepared in accordance with Part 10A, Division 1, Subdivision 1;

(3) Any proposed changes in underlying zoning categories, along with written justification for the changes.

(c) During the preparation of the proposed Transit District Overlay Zoning Map Amendment, the Technical Staff shall contact all owners of land, and any municipality lying (wholly or in part) within the anticipated boundaries of the proposed Transit District, and any municipality within one (1) mile of the anticipated District boundary, to invite comments and recommendations concerning their plans and desires for development within the proposed Transit District. The purpose of these mailings, and those required at the time of Planning Board and District Council hearings, is for informational purposes only. The failure of the Planning Board to send, or a property owner or municipality to receive, the notice shall not invalidate the adoption or approval of the Transit District Overlay Zoning Map Amendment.

(d) Following the initiation of the Transit District Overlay Zoning Map Amendment, a Special Exception shall be required for any new use on a lot, any portion of which is located within the proposed boundaries of the Map Amendment, (unless the use is proposed in an existing building), in the I-1 and I-2 Zones, under certain circumstances as set forth in Section 27-473.

(e) The Planning Board shall review the proposal of the Technical Staff and shall hold a

public hearing on the matter. After the public hearing, the Planning Board shall take action on the proposal and shall transmit its recommended Map Amendment to the District Council for another public hearing and final action.

[(e)](f) Upon transmittal of the recommended Transit District Overlay Zoning Map Amendment to the District Council, the Planning Board and Zoning Hearing Examiner (as appropriate) shall cease accepting and processing all Zoning Map Amendment and Special Exception applications within the boundaries of the proposed Transit District until after final action by the District Council on the Map Amendment. Any application pending before the District Council shall immediately be remanded to the Office of the Zoning Hearing Examiner.

**PART 7. INDUSTRIAL ZONES.**

**DIVISION 3. USES PERMITTED.**

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

## (b) TABLE OF USES

<i>USE</i>	<i>I-1<sup>32</sup></i>	<i>I-2<sup>32</sup></i>	<i>ZONE I-3</i>	<i>I-4</i>	<i>U-L-I</i>
(1) COMMERCIAL:					
* * *	*	*	*		*
(D) Services:					
* * *	*	*	*		*
Blueprinting, photostating, or other photocopying establishment	P <sup>33</sup>	P <sup>33</sup>	P	P	P
Carpet or rug shampooing establishment	P	P	X	P	P
Catering establishment	P	P	X	P	P
Data processing	P <sup>33</sup>	P <sup>33</sup>	P	X	P
Dry cleaning or laundry pickup	P	P	X	X	P
Dry cleaning plant	P	P	X	P	P
Electrical or electronic equipment, radio or television, computer repair shop (CB-3-1989)	P <sup>33</sup>	P <sup>33</sup>	P	P <sup>17</sup>	P
Farm implement repair	P	P	X	P	P
Household appliance or furniture repair shop:					
(i) Furniture and small appliances only	P	P	P	P	P
(ii) All others	P	P	X	P	P
Key or locksmith shop	P	P	X	X	P

<i>USE</i>	<i>I-1<sup>32</sup></i>	<i>I-2<sup>32</sup></i>	<i>ZONE</i> <i>I-3</i>	<i>I-4</i>	<i>U-L-I</i>
<b>Laboratory:</b>					
(i) Accessory to allowed use	<u>P<sup>33</sup></u>	<u>P<sup>33</sup></u>	P	P	P
(ii) Medical or dental	<u>P<sup>33</sup></u>	<u>P<sup>33</sup></u>	P	P <sup>17</sup>	P
(iii) Research, development, or testing	<u>P<sup>33</sup></u>	<u>P<sup>33</sup></u>	P	P <sup>17</sup>	P
(iv) All others	P	P	X	SE	P
(CB-3-1989)					
<b>Laundromat</b>	P	P	X	X	X
<b>Laundry plant</b>	P	X	P	P	
<b>Lawn mower repair shop</b>	P	P	X	P	P
<b>Massage establishment</b>	SE	SE	X	X	X
<b>Methadone Treatment Center</b> (CB-103-1993)	SE	SE	SE	SE	X
<b>Photographic processing plant</b>	<u>P<sup>33</sup></u>	<u>P<sup>33</sup></u>	P	P	P
<b>Photography studio (may include darkroom)</b>	P	P	X	X	P
<b>Printing shop</b>	<u>P<sup>33</sup></u>	<u>P<sup>33</sup></u>	P	P	P
*                  *                  *	*	*	*	*	*
<b>(E) Trade (Generally Retail):</b>					
*                  *                  *	*	*	*	*	*
<b>Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261</b>	<u>P<sup>33</sup></u>	<u>P<sup>33</sup></u>	P	P	SP
*                  *                  *	*	*	*	*	*

<i>USE</i>	<i>I-1<sup>32</sup></i>	<i>I-2<sup>32</sup></i>	<i>ZONE I-3</i>	<i>I-4</i>	<i>U-L-I</i>
<b>(2) INDUSTRIAL:</b>					
<b>(A) Chemical and Allied Manufacturing:</b>					
* * *	*	*	*		*
Cosmetics, medicinal, pharmaceutical, and toilet article products, fabrication	<b>P<sup>33</sup></b>	<b>P<sup>33</sup></b>	<b>P</b>	<b>P</b>	<b>P</b>
Distillery for the production of fuel alcohol, which may include bulk storage	<b>SE</b>	<b>P</b>	<b>X</b>	<b>X</b>	<b>X</b>
Drugs, compounding	<b>P<sup>33</sup></b>	<b>P<sup>33</sup></b>	<b>P</b>	<b>P</b>	<b>P</b>
* * *	*	*	*		*
<b>(B) Fabrication of Wood, Metal, Paper, Plastic, and Glass Products from Materials Produced Elsewhere:</b>					
Armament control and sighting systems	<b>P</b>	<b>P</b>	<b>X</b>	<b>P</b>	<b>P</b>
Communications equipment, computers, telephones, electronic equipment, radios, sound systems, or televisions (which may include parts for these items)	<b>P<sup>33</sup></b>	<b>P<sup>33</sup></b>	<b>P</b>	<b>P</b>	<b>P</b>
* * *	*	*	*		*
Office supplies and equipment	<b>P<sup>33</sup></b>	<b>P<sup>33</sup></b>	<b>P</b>	<b>P</b>	<b>P</b>
* * *	*	*	*		*
<b>(D) Manufacturing of Scientific, Specialized, and Technical Instruments and Equipment:</b>					
Engineering, computer, drafting, laboratory, office, research, and scientific instruments, devices, equipment and supplies	<b>P<sup>33</sup></b>	<b>P<sup>33</sup></b>	<b>P</b>	<b>P</b>	<b>P</b>

<i>USE</i>	<i>I-1<sup>32</sup></i>	<i>I-2<sup>32</sup></i>	<i>ZONE</i> <i>I-3</i>	<i>I-4</i>	<i>U-L-I</i>
Optical, dental, medical, ophthalmic, orthopedic, and prosthetic devices and supplies	<b>P<sup>33</sup></b>	<b>P<sup>33</sup></b>	<b>P</b>	<b>P</b>	<b>P</b>
Photographic equipment and supplies	<b>P<sup>33</sup></b>	<b>P<sup>33</sup></b>	<b>P</b>	<b>P</b>	<b>P</b>
Timing, light, mixing, safety, temperature, or weight control devices	<b>P<sup>33</sup></b>	<b>P<sup>33</sup></b>	<b>P</b>	<b>P</b>	<b>P</b>
Watches, clocks, measuring, or time-keeping devices	<b>P<sup>33</sup></b>	<b>P<sup>33</sup></b>	<b>P</b>	<b>P</b>	<b>P</b>
* * *	*	*	*		*
<b>(F) Miscellaneous Industrial, Manufacturing, and Related Uses:</b>					
* * *	*	*	*		*
Jewelry manufacturing	<b>P<sup>33</sup></b>	<b>P<sup>33</sup></b>	<b>P</b>	<b>P</b>	<b>P</b>
* * *	*	*	*		*
<b>(H) Printing, Publishing, Paper, and Related Industries:</b>					
* * *	*	*	*		*
Printing and engraving (which may include all processes)	<b>P<sup>33</sup></b>	<b>P<sup>33</sup></b>	<b>P</b>	<b>P</b>	<b>P</b>
* * *	*	*	*		*
<b>(3) INSTITUTIONAL/EDUCATIONAL:</b>					
Adult day care center (CB-44-1987)	<b>P<sup>12 33</sup></b>	<b>P<sup>12 33</sup></b>	<b>P</b>	<b>X</b>	<b>SP</b>
Adult rehabilitation center	<b>X</b>	<b>P</b>	<b>X</b>	<b>X</b>	<b>X</b>

(CB-108-1987)

Church or similar place of worship, convent, or monastery  
(CB-23-1988; CB-99-1993)

P X P X X

*USE*

*I-1*<sup>32</sup> *I-2*<sup>32</sup> *ZONE*  
*I-3 I-4 U-L-I*

Community building

P P X X SP

Day care center for children:

(A) In accordance with Section 27-475.02<sup>14</sup>

P<sup>33</sup> P<sup>33</sup> P X P

(B) All others

SE SE SE SE SE

(CB-23-1988)

School, private:

(A) Business

P<sup>33</sup> P<sup>33</sup> P X P

(B) Driving

P P X X SP

(C) Institution of higher learning (may include a private spa)

X X P X X

(D) School or studio for artistic or technical instruction and practice

P<sup>33</sup> P<sup>33</sup> P X P

(E) Scientific

P<sup>33</sup> P<sup>33</sup> P P P

(F) Trade

P<sup>33</sup> P<sup>33</sup> P P P

(G) In accordance with Section 27-475.06.01<sup>28</sup>

P<sup>33</sup> P<sup>33</sup> P P P

(H) All others

SE SE SE SE SE

(CB-26-1985; CB-33-1986; CB-23-1988; CB-14-1994; CB-113-1994)

(4) MISCELLANEOUS:

Accessory structures and uses

P<sup>33</sup> P<sup>33</sup> P P P

Adaptive use of a Historic Site, when not otherwise allowed  
(CB-58-1987)

SE SE SE SE SE

Any use allowed in the C-S-C Zone (except those permitted by Special  
Exception), when located within an office building or hotel, provided  
not more than 15% of the gross floor area of the building shall be  
devoted to such uses and not more than 3,000 square feet shall be  
allotted to any one use; except hotels may include auditoriums or

X X PA X X



showrooms unlimited in size

Auction house (CB-55-1988)	P	P	X	X	SP
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<i>USE</i>	<i>I-1<sup>32</sup></i>	<i>I-2<sup>32</sup></i>	<i>ZONE</i> <i>I-3</i>	<i>I-4</i>	<i>U-L-I</i>
<b>Buildings and uses, serving public health purposes, on land owned by Prince George's County, Maryland, upon which hospitals or health centers are located, except if otherwise allowed as a Permitted(P) use<sup>15</sup> (CB-55-1988)</b>	<b><u>P<sup>33</sup></u></b>	<b><u>P<sup>33</sup></u></b>	<b>P</b>	<b>P</b>	<b>P</b>
* * *	*	*	*		*
<b>Signs, in accordance with Part 12:</b>					
<b>(A) Outdoor advertising sign (billboard)</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
<b>(B) All others</b>	<b><u>P<sup>33</sup></u></b>	<b><u>P<sup>33</sup></u></b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>(CB-45-1988; CB-24-1991)</b>					
* * *	*	*	*		*
<b>(6) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:</b>					
* * *	*	*	*		*
<b>Employees recreational facilities (private, nonprofit), accessory to an allowed use</b>	<b><u>P<sup>33</sup></u></b>	<b><u>P<sup>33</sup></u></b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Golf course or country club</b>	<b><u>P<sup>33</sup></u></b>	<b><u>P<sup>33</sup></u></b>	<b>P</b>	<b>X</b>	<b>X</b>
<b>Golf driving, archery, or baseball batting range</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>X</b>	<b>SP</b>
<b>(CB-130-1993)</b>					
<b>Miniature golf course</b>	<b>P</b>	<b>P</b>	<b>X</b>	<b>X</b>	<b>SP</b>
<b>Museum, aquarium, art gallery, cultural center, or similar facility</b>	<b><u>P<sup>33</sup></u></b>	<b><u>P<sup>33</sup></u></b>	<b>P</b>	<b>X</b>	<b>SP</b>
<b>Park or playground</b>	<b>P</b>	<b>P</b>	<b>X</b>	<b>X</b>	<b>P</b>
<b>Reducing/exercise salon or health club</b>	<b><u>P<sup>33</sup></u></b>	<b><u>P<sup>33</sup></u></b>	<b>P</b>	<b>SE</b>	<b>P</b>
<b>(CB-3-1989)</b>					

Riding stable	P	P	X	X	X
<i>USE</i>	<i>I-1<sup>32</sup></i>	<i>I-2<sup>32</sup></i>	<i>ZONE I-3</i>	<i>I-4</i>	<i>U-L-I</i>
Rifle, pistol, or skeet shooting range:					
(A) Indoor <sup>20</sup>	P	P	X	P	SE
(B) Outdoor	SE	SE	X	X	X
(CB-4-1991)					
Sauna or steam bath	PA	PA	X	X	SE
Skating rink:					
(A) Indoor	P	P	X	X	P
(B) Outdoor	SE	SE	X	X	SE
Spa, community	P <sup>33</sup>	P <sup>33</sup>	P	X	SP
Spa, private, accessory to an allowed dwelling unit	P <sup>33</sup>	P <sup>33</sup>	P	P	P
Spa, public:					
(A) Accessory to a reducing/exercise salon, health club, or summer camp	P	P	X	SE	P
(B) Accessory to a commercial swimming pool	P <sup>33</sup>	P <sup>33</sup>	P	X	P
(C) Accessory to a hotel or motel (in the I-1 and I-2 Zones, included on the approved Special Exception site plan for the hotel)	SE	SE	P	X	X
(D) All others	SE	SE	X	SE	SE
(CB-3-1989)					
Summer camp P	P	X	X	SP	
Swimming pool (which may include a community or public spa)	P	P	P	X	SP
Tennis, basketball, handball or similar court:					
(A) Enclosed by a wall or fence at least 6 feet high	P	P	P	X	P
(B) All others	P	P	X	X	P
Theater:					

(A) Indoor	<u>P<sup>33</sup></u>	<u>P<sup>33</sup></u>	P	X	SE
(B) Outdoor (including drive-in)	SE	SE	X	X	X
* * *	*	*	*	*	
<i>USE</i>	<i>I-1<sup>32</sup></i>	<i>I-2<sup>32</sup></i>	<i>ZONE</i> <i>I-3</i>	<i>I-4</i>	<i>U-L-I</i>
(9) TRANSPORTATION/PARKING/COMMUNICATIONS/ UTILITIES:					
Airport, airpark, airfield, heliport	SE	SE	SE	X	X
Airstrip or helistop	SE	SE	SE	SE	SE
Broadcasting studio (without tower)	<u>P<sup>33</sup></u>	<u>P<sup>33</sup></u>	P	P	P
Bus station or terminal	P	P	X	X	SE
Motor freight receiving or shipping (loading) facilities:					
(i) When accessory to, in conjunction with, as an integral part of, under the same ownership or leasehold interest as, and solely serving another allowed use on the property	<u>P<sup>33</sup></u>	<u>P<sup>33</sup></u>	P	P	P
(ii) All others (CB-90-1992)	X <sup>23</sup>	P	X <sup>23</sup>	X <sup>23</sup>	X
Parking lot or garage, commercial	P	P	X	X	SP
Parking lot or garage, or loading area, in accordance with Part 11	<u>P<sup>33</sup></u>	<u>P<sup>33</sup></u>	P	P	P
Parking of mobile home except as otherwise specified	X	X	X	X	X
Parking of mobile home in a public right-of-way <sup>4</sup>	X	X	X	X	X
Parking of vehicles accessory to an allowed use	<u>P<sup>33</sup></u>	<u>P<sup>33</sup></u>	P	P	P
Public utility use or structure:					
(A) Underground pipelines and electric power and telephone lines;	<u>P<sup>33</sup></u>	<u>P<sup>33</sup></u>	P	P	P

**structures commonly known as "telephone poles"; and railroad tracks (not including yards) and passenger stations**

<i>USE</i>	<i>I-1<sup>32</sup></i>	<i>I-2<sup>32</sup></i>	<i>ZONE</i> <i>I-3</i>	<i>I-4</i>	<i>U-L-I</i>
(B) Unmanned, self-contained telecommunications electronic equipment enclosures not more than 350 square feet in area, not more than 12 feet in height, having parking and access easements for one vehicle where necessary, with minimum on-site visits of personnel, provided the enclosure is entirely surrounded with screening material. These structures must be used exclusively for the purpose of providing advanced communications services <sup>13</sup>	<b>P<sup>33</sup></b>	<b>P<sup>33</sup></b>	<b>P</b>	<b>P</b>	<b>P</b>
(C) Railroad yards, roundhouses, car barns, and freight stations	<b>X</b>	<b>P</b>	<b>X</b>	<b>P</b>	<b>X</b>
(D) Antennas, monopoles, and towers and related equipment building for mobile telephone or other telecommunications transmission (excluding satellite dishes) in accordance with Section 27-475.06.02 (CB-61-1988; CB-8-1990; CB-123-1994)	<b>P</b>	<b>P</b>	<b>P<sup>16</sup></b>	<b>P<sup>16</sup></b>	<b>P</b>
(E) Other public utility uses or structures (including major transmission and distribution lines and structures) (CB-25-1987; CB-61-1988)	<b>P</b>	<b>P</b>	<b>SE</b>	<b>P<sup>7</sup></b>	<b>SE</b>
<b>*</b>	<b>*</b>	<b>*</b>	<b>*</b>	<b>*</b>	<b>*</b>
Telegraph or messenger service	<b>P<sup>33</sup></b>	<b>P<sup>33</sup></b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>*</b>	<b>*</b>	<b>*</b>	<b>*</b>	<b>*</b>	<b>*</b>

<sup>32</sup> Approval of a Special Exception is required for any use in the I-1 or I-2 Zones if any portion of the lot on which the use is proposed is within the subject area of a pending Transit District Overlay Zoning Map Amendment that has been initiated by resolution of the District Council. This provision does not apply to uses or buildings in existence as of July 1, 1996, or uses set forth in Section 27-473(b)(1)(A)(i),(A)(iv), and (C), and (b)(5).

<sup>33</sup> Notwithstanding the language in Footnote 32, a Special Exception is not required if any portion of the lot is within the subject area of a pending Transit District Overlay Zoning Map Amendment that has been initiated by resolution of the District Council, and is located at least 2,000 feet from an existing Metrorail station.

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

Adopted this 10th day of September, 1996.

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:

Stephen J. Del Giudice  
Chairman

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.