

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2023 Legislative Session**

Bill No. CB-040-2023  
Chapter No. 27  
Proposed and Presented by Council Members Dernoga, Blegay, and Ivey  
Introduced by Council Members Dernoga, Blegay, Ivey, Watson, and Burroughs  
Co-Sponsors \_\_\_\_\_  
Date of Introduction April 18, 2023

**ZONING BILL**

1 AN ORDINANCE concerning  
2 Nonresidential Base Zones - Industrial, Employment (IE) Zone - Intensity and Dimensional  
3 Standards

4 For the purpose of amending the lot coverage and green space requirements for development of  
5 property in the Industrial, Employment (IE) Zone of Prince George’s County.

6 BY repealing and reenacting with amendments:

7 Section 27-4203,  
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 (2019 Edition; 2022 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 Section 27-4203 of the Zoning Ordinance of  
16 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
17 be and the same is hereby repealed and reenacted with the following amendments:

18 **SUBTITLE 27. ZONING.**  
19 **PART 27-4. ZONES AND ZONE REGULATIONS.**  
20 **SECTION 27-4200. BASE ZONES.**

**Sec. 27-4203. Nonresidential Base Zones.**

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**(e) Industrial, Employment (IE) Zone**

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(2) Intensity and Dimensional Standards			
Standard (1)	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling (2)	Other Uses <u>Inside the Capital Beltway</u>	Other Uses <u>Outside the Capital Beltway</u>
Density, max. (du/ac of net lot area)	20.00	No requirement	<u>No requirement</u>
Net lot area, min. (sf)	10,000	[10,000] <u>No requirement</u>	<u>No requirement</u>
① Lot width, min. (ft)	75	[75] <u>No requirement</u>	<u>No requirement</u>
Lot coverage, max. (% of net lot area)	45	[45] <u>90</u>	<u>65 (6)</u>
Green area, min. (% of net lot area)	<u>25</u>	[25] <u>10</u>	<u>30 (6)</u>
② Front yard depth, min. (ft)	10	10	<u>10</u>
③ Side yard depth, min. (ft) (both yards total)	20	20	<u>20</u>
④ Rear yard depth, min. (ft)	0/20 (5)	0/20 (5)	<u>0/20 (5)</u>
Building separation, min. (ft)	25 or height of taller building (3), whichever is greater	25 or height of taller building (3), whichever is greater	<u>25 or height of taller building (3), whichever is greater</u>
⑤ Principal structure height, max. (ft) (4)	50	No requirement	<u>No requirement</u>

**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet

(1) See measurement rules and allowed exceptions in Section 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

(2) The standards in this column apply to multifamily dwellings, artists' residential studios, and live-work dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.

(3) Up to a distance of 150 ft.

(4) Provided those portions of the structure greater than 50 ft high are set back from the minimum front, side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 50 ft.

(5) The minimum rear yard depth is 0 feet when abutting property in a Nonresidential base zone, Transit-Oriented/Activity Center base or PD zones, or the MU-PD Zone, and 20 feet when abutting property in any other zone.

(6) When approving a special exception or detailed site plan, the decision-making body or official may increase the maximum lot coverage to not more than 80% and may reduce the minimum green area to not less than 20%, upon a showing by the applicant that the proposed maximum lot coverage and minimum green area are reasonably necessary for the proposed use, are compatible with adjacent properties and the neighborhood, and that the increase in the maximum lot coverage will be offset by enhanced stormwater management, flood control, use of solar or geothermal power, off-site tree mitigation, or similar environmental benefits. No variance from the requirements of this Subsection shall be permitted.

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1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the  
2 date of its adoption.

Adopted this 30<sup>th</sup> day of May, 2023.

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: \_\_\_\_\_  
Thomas E. Dernoga  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
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.