

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session _____ 1991 _____

Bill No. _____ CB-82-1991 _____

Chapter No. _____ 66 _____

Proposed and Presented by Council Member Bell

Introduced by _____ Council Member Bell _____

Co-Sponsors _____

Date of Introduction _____ October 1, 1991 _____

ZONING BILL

AN ORDINANCE concerning

Trash Removal Services

FOR the purpose of defining trash removal services, and permitting this use in the I-1 Zone under certain circumstances.

BY repealing and reenacting with amendments:

Sections 27-107.1, and
27-473(b),

BY adding:

Section 27-475.6,

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

being also

SUBTITLE 27. ZONING.

The Prince George's County Code

(1987 Edition, 1990 Supplement).

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 27-107.1 and 27-473(b) 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments: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 2. GENERAL.

DIVISION 1. DEFINITIONS.

Sec. 27-107.1. Definitions.

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

* * * * *

(243) **Transit Stop, Major:** A rapid rail transit terminal "Building", or a public transit stop served by fifteen (15) or more transit vehicles travelling in one direction during a peak hour.

(243.1) **Trash Removal Services:** A business involving the dispatching and storage of trucks or dumpsters for the purpose of trash removal.

(243.2) **Tree Conservation Plan:** A site map that delineates tree save areas and text that details requirements, penalties, or mitigation negotiated during the development and/or permit review process.

* * * * *

PART 7. INDUSTRIAL ZONES.

DIVISION 3. USES PERMITTED.

Sec. 27-473. Uses permitted.

(b) **TABLE OF USES**

USE	ZONE		
	I-1	I-2	I-3
I-4			
*	*	*	*
*	*	*	*
(2) INDUSTRIAL:			
*	*	*	*
*	*	*	*
(F) Miscellaneous Industrial, Manufacturing, and Related Uses:			
*	*	*	*
*	*	*	*
Trash removal services		[X] P ²²	P X
X			
*	*	*	*
*	*	*	*

²² In accordance with Section 27-475.6.

//LAND//

SECTION 2. BE IT FURTHER ENACTED that new Section 27-475.6
be
and the same is hereby added to the Zoning Ordinance of Prince
George's County, Maryland, being also Subtitle 27 of the Prince
George's County Code, as follows:

SUBTITLE 27. ZONING.

PART 7. INDUSTRIAL ZONES.

DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.

Sec. 27-475.6. Trash removal services.

(a) Trash removal services permitted (P) in the Table of Uses in the I-1 Zone shall be subject to the following:

(1) Requirements

(A) Trash collected by this business shall not be brought to or stored upon the property.

(B) The subject property shall be more than one- thousand (1,000) feet from any land in a Residential Zone, or land that is used for residential purposes or proposed to be used for residential purposes on an approved Basic Plan, Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan.

(C) The subject property shall not be adjacent to, or across an industrial right-of-way from, an office building consisting of at least ten thousand (10,000) square feet, and which is occupied by at least three (3) unrelated tenants.

(2) Site Plan

(A) A Detailed Site Plan shall be approved for the use, in accordance with Part 3, Division 9, of this Subtitle, to insure compliance with the provisions of this Section.

(B) In addition to the requirements of Part 3, Division 9, the following requirements shall be complied with:

(i) Driveways for ingress and egress shall be identified on the site plan, and shall be located so as not to endanger pedestrians or create traffic hazards;

(ii) The applicant shall identify measures that will be taken to control noxious and offensive odors;

(iii) The Planning Board shall find that:

(aa) The proposed hours of operation and anticipated traffic, odor, and noise levels will not be detrimental to the use of adjacent properties and in

the general neighborhood; and

(bb) The location of the proposed use is appropriate, given the nature of development and uses on adjoining properties and in the general neighborhood.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect on December 31, 1991.

Adopted this 26th day of November, 1991.

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: _____
Richard J. Castaldi
Chairman

ATTEST:

Maurene W. Epps
Acting 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.