

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

Bill No. CB-97-2004

Chapter No. 61

Proposed and Presented by Council Member Dean

Introduced by Council Members Dean, Harrington, Peters and Exum

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

Date of Introduction October 26, 2004

**ZONING BILL**

1 AN ORDINANCE concerning

2 I-1 Zone

3 For the purpose of allowing certain eating and drinking establishments, retail trade and service  
4 uses, gas stations and lodging uses in the I-1 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 (2003 Edition).

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16 be and the same is hereby repealed and reenacted with the following amendments: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>(1) COMMERCIAL:</b>					
<b>(A) Eating or Drinking Establishments:</b>					
* * * * *	*	*	*	*	*
(ii) Within a hotel	SE <sup>5,10</sup>	SE <sup>5</sup>	P <sup>6</sup>	X	SE
* * * * *	*	*	*	*	*
(v) Within an industrial park:					
(aa) Of at least 100 acres, fast food restaurant	SE	SE	SE <sup>30</sup>	SE	SE
(bb) Of at least 100 acres, all others	SE	SE	P <sup>29</sup>	SE	SE
(cc) Of between 25 and 100 acres, excluding a fast-food restaurant	SE	SE	P	SE	SE
(dd) Of less than 25 acres, except as provided above	SE	SE	SE <sup>11</sup>	SE	SE
(ee) Approved with a hotel component	X	X	P	X	X
<u>(ff) Of between 25 and 100 acres, including a fast-food restaurant</u>	<u>SE<sup>10</sup></u>	<u>SE</u>	<u>SE</u>	<u>SE</u>	<u>SE</u>
(vi) Other than fast-food restaurant on property abutting a minimum of 20 acres of C-S-C zoned land	P	SE	SE	SE	SE
(vii) Within an existing retail center with net leasable building space of less than 26,000 square feet	P <sup>41</sup>	X	X	X	X
(viii) All others (CB-21-1987; CB-34-1987; CB-57-1994; CB-37-1998)	SE	SE	SE <sup>11</sup>	SE	SE <sup>11</sup>
<b>(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:</b>					
* * * * *	*	*	*	*	*
Gas station	SE <sup>10</sup>	SE	SE	X	SE
* * * * *	*	*	*	*	*
<b>(E) Trade (Generally Retail):</b>					

USE	ZONE				
	I-1 <sup>33</sup>	I-2 <sup>33</sup>	I-3	I-4	U-L-I
* * * * *	*	*	*	*	*
Department or variety stores	[X]	[X]	[P <sup>27</sup> ]	[X]	[X]
* * * * *	*	*	*	*	*
(i) <u>Not exceeding 13,000 square feet</u>	P <sup>10</sup>	X	P <sup>27</sup>	X	X
(ii) <u>All others</u>	X	X	P <sup>27</sup>	X	X
Drug store	SE <sup>10</sup>	SE	X	X	SE
* * * * *	*	*	*	*	*
Food or beverage store					
(i) Within an existing retail center with net leasable building space of less than 26,000 square feet	P <sup>43</sup>	X	P <sup>42</sup>	X	X
(ii) All others	SE <sup>10</sup>	SE	X	X	SE
* * * * *	*	*	*	*	*
<b>(7) RESIDENTIAL/LODGING:</b>					
* * * * *	*	*	*	*	*
Hotel or motel (which may include public spas, swimming pools, or tennis courts, provided they are enclosed by a fence or wall at least 6 feet high):					
(A) In an industrial park having a gross tract area of at least 25 acres	SE <sup>10</sup>	SE	P	X	X
(B) All others	SE	SE	X	X	X
* * * * *	*	*	*	*	*

10

[Reserved]

Permitted use without requirement for special exception provided:

(A) The use is located within an industrial park which is adjacent to a Beltway interchange constructed after June, 2002;

(B) The parcel(s) is the subject of a Preliminary Plan of Subdivision that was approved pursuant to Subtitle 24 of this Code prior to June 30, 2004;

(C) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;

(D) The acreage of lots (used for commercial purposes) shall not exceed 25% of the acreage of lots used for industrial purposes in the industrial park;

(E) No more than two fast-food restaurants shall be allowed in the industrial park;

(F) Motels are prohibited; and

(G) Hotel amenities shall include at a minimum a swimming pool, fitness center, room service, concierge service, parking, and restaurant(s) located within the building.

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

Adopted this 23rd 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.