

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

1997 Legislative Session

Bill No. _____ CB-73-1997

Chapter No. _____ 39

Proposed and Presented by _____ Council Member Estep

Introduced by _____ Council Members Estep and Del Giudice

Co-Sponsors

Date of Introduction _____ July 8, 1997

ZONING BILL

AN ORDINANCE concerning

I-3 Zone

For the purpose of permitting vehicle sales or rental lot, including outdoor display of the vehicles in the I-3 Zone under certain circumstances.

BY repealing and reenacting with amendments:

Section 27-473(b),

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

being also

SUBTITLE 27. ZONING.

The Prince George's County Code

(1995 Edition, 1996 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 Section 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 7. INDUSTRIAL ZONES.

DIVISION 3. USES PERMITTED.

Sec. 27-473. Uses permitted.

(b) TABLE OF USES

<i>USE</i>	<i>I-1</i> ³³	<i>I-2</i> ³³	<i>ZONE</i>		
			<i>I-3</i>	<i>I-4</i>	<i>U-L-I</i>
(1) COMMERCIAL:					
(A) Eating or Drinking Establishments:					
(i) Accessory to, and within the same building or group of attached buildings as, any permitted use except a hotel or motel	P	P	X	PA	SP ²⁵
(ii) Within a hotel	SE ⁵	SE ⁵	P ⁶	X	SE
(iii) Within a motel	SE ⁵	SE ⁵	X	X	SE
(iv) Within an office building:					
(aa) Fast-food restaurant	P	P	PA ⁶	X	SE
(bb) Other than fast-food restaurant	P	P	P ⁶	X	SE
(v) Within an industrial park:					
(aa) Of at least 100 acres, fast food restaurant	SE	SE	SE ³⁰	SE	SE
(bb) Of at least 100 acres, all others	SE	SE	SE ²⁹	SE	SE
(cc) Of between 25 and 99 acres	SE	SE	P ¹⁰	SE	SE
(dd) Of less than 25 acres, except as provided above	SE	SE	SE ¹¹	SE	SE
(vi) All others	SE	SE	SE ¹¹	SE	SE ¹¹
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:					
Car wash	P	P	X	X	SP
Gas station	P ³¹	P ³¹	SE	X	SE

Incidental automobile service in parking garage ³	P	P	X	X	SP
Mobile or modular home sales lot, which may include the storage of mobile homes or modular home components for sale	P	P	X	P	SE

<i>USE</i>	<i>I-1</i> ³³	<i>I-2</i> ³³	<i>ZONE</i> <i>I-3</i>	<i>I-4</i>	<i>U-L-I</i>
Vehicle, boat, or camping trailer sales, or boat or camping trailer rental lot, including outdoor display of the vehicles	P	P	X	P	SP
<u>Vehicle sales or rental lot, including outdoor display of the vehicles</u>	<u>X</u>	<u>X</u>	<u>P</u> ³⁷	<u>X</u>	<u>X</u>

³⁶ * * * * *
If not conducted in an existing office building, a Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle.

³⁷ Provided:

- (A) The vehicle sales or rental lot is subordinate in area to, and is an expansion of, an existing permitted vehicle sales or rental use located on a contiguous adjacent lot in the I-1, I-2 or I-4 Zones; and
- (B) The two contiguous adjacent lots are owned by the same individual(s); and
- (C) The property on which the expansion will be located is adjacent to a public roadway; and
- (D) No structure may be erected except for paving, and with the exception of one structure not to exceed 6,000 square feet gross floor area which is architecturally compatible with the surrounding neighborhood.

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

Adopted this 29th day of July, 1997.

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:

Dorothy F. Bailey
Chair

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.