

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2017 Legislative Session**

Bill No. CB-119-2017

Chapter No. 51

Proposed and Presented by Council Member Turner

Introduced by Council Members Turner, Harrison, Davis and Franklin

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

Date of Introduction September 26, 2017

**ZONING BILL**

1 AN ORDINANCE concerning

2 R-R Zone

3 For the purpose of refining the requirements for the development of industrial uses on land  
4 within the R-R (Rural Residential) Zones of Prince George's County.

5 BY repealing and reenacting with amendments:

6 Section 27-441(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 (2015 Edition, 2016 Supplement).

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 27-441(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16 be and the same is repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 5. RESIDENTIAL.**

19 **DIVISION 3. USES PERMITTED.**

**Sec. 27-441. Uses permitted.**

**(b) TABLE OF USES.**

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
<b>(2) INDUSTRIAL:</b>									
Where not otherwise specifically permitted, any use allowed in the I-1 Zone (excluding those permitted by Special Exception).	X	X	X	X	P <sup>110</sup>	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the I-1 Zone	X	X	X	X	SE <sup>110</sup>	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
<b>(2) INDUSTRIAL:</b>								
Where not otherwise specifically permitted, any use allowed in the I-1 Zone (excluding those permitted by Special Exception).	X	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the I-1 Zone	X	X	X	X	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*

\* \* \* \* \*

**110** Provided, and notwithstanding any other provision of this [Section] Subtitle, [that] the lot or parcel is:

- (A) Less than four (4) acres in size;
- (B) Contiguous to property located in the I-1 Zone;
- (C) Adjacent to property owned by the Federal Government; [and]
- (D) Has frontage on a Master Plan right-of-way [.] ; and
- (E) Development regulations for the development of industrial uses shall conform with the provisions of Part 7 (Industrial Zone regulations) of this Subtitle for the I-1 Zone; as such, the development regulations for the residential zones shall not apply to qualifying industrial development in the R-R Zones of Prince George's County.

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

Adopted this 24th day of October, 2017.

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: \_\_\_\_\_  
Derrick Leon Davis  
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.