

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2008 Legislative Session**

Bill No. CB-4-2008

Chapter No. \_\_\_\_\_

Proposed and Presented by Council Member Knotts

Introduced by \_\_\_\_\_

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

Date of Introduction \_\_\_\_\_

**ZONING BILL**

1 AN ORDINANCE concerning

2 Industrial Zones

3 For the purpose of amending the regulations concerning certain industrial uses.

4 BY repealing and reenacting with amendments:

5 Sections 27-367, 27-401, 27-417.03, and 27-473(b),  
6 The Zoning Ordinance of Prince George's County, Maryland,  
7 being also

8 SUBTITLE 27. ZONING.

9 The Prince George's County Code  
10 (2003 Edition, 2006 Supplement).

11 BY repealing:

12 Section 27-475.05,  
13 The Zoning Ordinance of Prince George's County, Maryland,  
14 being also

15 SUBTITLE 27. ZONING.

16 The Prince George's County Code  
17 (2003 Edition, 2006 Supplement).

18 BY adding:

19 Section 27-417.04,  
20 The Zoning Ordinance of Prince George's County, Maryland,

1 being also

2 SUBTITLE 27. ZONING.

3 The Prince George's County Code  
4 (2003 Edition, 2006 Supplement).

5 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
6 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
7 District in Prince George's County, Maryland, that Sections 27-367, 27-401, 27-417.03, and  
8 27-473(b) of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27  
9 of the Prince George's County Code, be and the same is hereby repealed and reenacted with the  
10 following amendments:

11 SUBTITLE 27. ZONING.

12 PART 4. SPECIAL EXCEPTIONS.

13 DIVISION 3. ADDITIONAL REQUIREMENTS FOR  
14 SPECIFIC SPECIAL EXCEPTIONS.

15 **Sec. 27-367. Junk yard.**

16 (a) A junk yard may be permitted, subject to the following:

17 (1) The subject property shall contain at least twenty-five (25) contiguous acres;

18 [(1)] (2) The use shall be enclosed by a solid, sightly light-tight wall or fence at least  
19 eight (8) feet high, and found to be satisfactory by the District Council;

20 [(2)] (3) The fence shall not be constructed of corrugated metal or fiberglass or sheet  
21 metal;

22 [(3)] (4) Outdoor storage shall not be visible from the ground level beyond the fence;  
23 and

24 [(4)] (5) Interior storage shall be located in a fireproof building.

25 **Sec. 27-401. Recycling plant.**

26 (a) A recycling plant for textiles, rubber products, nonferrous metals, or miscellaneous  
27 materials may be permitted, subject to the following;

28 (1) The subject property shall contain at least twenty (20) contiguous acres;

29 [(1)] (2) All operations shall be confined to the interior of a wholly enclosed building;

30 [(2)] (3) There shall be no outside storage of materials used in the operation;

31 [(3)] (4) An impact statement shall be submitted explaining:

- 1 (A) The scope of the operation;
- 2 (B) The provisions proposed for control of any noxious odors;
- 3 (C) The pollution control measures to be taken; and
- 4 (D) The compatibility of the use with the surrounding area.

5 **Sec. 27-417.03. Vehicle salvage yard.**

6 (a) A vehicle salvage yard may be permitted, subject to the following:

7 (1) The subject property shall contain at least ten (10) contiguous acres;

8 [(1)] (2) The use shall be enclosed by a solid, sightly, light-tight wall or fence at least  
9 eight (8) feet high, and found to be satisfactory by the District Council;

10 [(2)] (3) The fence shall not be constructed of corrugated metal or fiber glass, or sheet  
11 metal;

12 [(3)] (4) Outdoor storage shall not be visible from the ground level beyond the fence;  
13 and

14 [(4)] (5) Interior storage shall be located within a fireproof building.

**PART 7. INDUSTRIAL ZONES.  
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>(2) INDUSTRIAL:</b>					
* * * * *	*	*	*	*	*
<b>(E) Metal Production:</b>					
* * * * *	*	*	*	*	*
Recycling of nonferrous metals in accordance with Section 27-401 <sup>31,38</sup>	[SE]X	[P]SE	X	[P]X	[SE]X
* * * * *	*	*	*	*	*
<b>(F) Miscellaneous Industrial, Manufacturing, and Related Uses:</b>					
* * * * *	*	*	*	*	*
Junk yard <sup>31</sup>	[SE]X	SE	X	X	X
* * * * *	*	*	*	*	*
Recycling plant, except as otherwise specified <sup>31,38</sup>	[SE]X	[P]SE	X	[P]X	[SE]X
* * * * *	*	*	*	*	*
Vehicle salvage yard <sup>31</sup>	[SE]X	SE	X	X	X
* * * * *	*	*	*	*	*
Waste material separation and processing facility, in accordance with Section [27-475.05] 27-417.04	X	[P]SE	X	X	X
* * * * *	*	*	*	*	*

USE	ZONE				
	I-1 <sup>33</sup>	I-2 <sup>33</sup>	I-3	I-4	U-L-I
<b>(4) MISCELLANEOUS:</b>					
* * * * *	*	*	*	*	*
Collection of recyclable materials[:]					
[(A) A] as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	SP
[(B) All others	P	P	X	P	SE]
* * * * *	*	*	*	*	*
<b>(8) RESOURCE PRODUCTION/RECOVERY:</b>					
* * * * *	*	*	*	*	*
Concrete recycling facility <sup>38</sup>	[SE]X	SE	[SE]X	[SE]X	[SE]X
* * * * *	*	*	*	*	*

**31** [Reserved.]

Special exception applications filed prior to June 1, 2007, may continue through the review and hearing procedures in Part 4. Uses which are approved may continue in effect, may be revised or amended under procedures in Part 4 and shall not be considered nonconforming.

**38** [Reserved.]

All such uses with permits validly issued or applied for as of June 1, 2007, are considered permitted uses and shall not be deemed nonconforming.

1 SECTION 2. BE IT FURTHER ENACTED by the County Council of Prince George's  
2 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
3 Regional District in Prince George's County, Maryland, that Section 27-475.05 of the Zoning  
4 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's  
5 County Code, be and the same is hereby repealed:

6 **DIVISION 5. ADDITIONAL REQUIRIEMENTS FOR SPECIFIC USES.**

7 **Sec. 27-475.05. Reserved.[Waste material separation and processing facility.**

8 (a) Waste material separation and processing facilities permitted (P) in the Table of Uses  
9 shall be subject to the following:

10 (1) Requirements.

11 (A) All separation and processing operations, including storage of solid waste,  
12 shall be confined to the interior of a wholly enclosed building.

13 (B) The site of the facility shall be a minimum of twenty-five (25) contiguous  
14 acres.

15 (C) The State of Maryland has issued all necessary permits, including a Solid  
16 Waste Management Permit and an Air Quality Permit for the facility.

17 (D) Processing of solid waste must begin within twenty-four (24) hours of  
18 reaching the site.

19 (E) The Department of Environmental Resources shall have the right to inspect  
20 the facility at any time for compliance with the applicable regulations.]

21 SECTION 3. BE IT FURTHER ENACTED by the County Council of Prince George's  
22 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
23 Regional District in Prince George's County, Maryland, that Section 27-417.04 of the Zoning  
24 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's  
25 County Code, be and the same is hereby added:

26 **PART 4. SPECIAL EXCEPTIONS.**

27 **DIVISION 3. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.**

28 **Sec. 27-417.04. Waste material separation and processing facility.**

29 (a) Waste material separation and processing facilities permitted (P) in the Table of Uses  
30 shall be subject to the following:

31 (1) Requirements.

1                   (A) All separation and processing operations, including storage of solid waste,  
2 shall be confined to the interior of a wholly enclosed building.

3                   (B) The site of the facility shall be a minimum of twenty-five (25) contiguous  
4 acres.

5                   (C) The State of Maryland has issued all necessary permits, including a Solid  
6 Waste Management Permit and an Air Quality Permit for the facility.

7                   (D) Processing of solid waste must begin within twenty-four (24) hours of  
8 reaching the site.

9                   (E) The Department of Environmental Resources shall have the right to inspect  
10 the facility at any time for compliance with the applicable regulations.

11           SECTION 4. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five  
12 (45) calendar days after its adoption.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2007

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: \_\_\_\_\_  
Samuel H. Dean  
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.