

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
1998 Legislative Session

Bill No. _____ CB-75-1998
 Chapter No. _____ 43
 Proposed and Presented by _____ Council Member Wilson
 Introduced by _____ Council Member Wilson
 Co-Sponsors _____
 Date of Introduction _____ May 12, 1998

ZONING BILL

1 AN ORDINANCE concerning

2 Heavy Industrial Zones

3 For the purpose of requiring special exceptions for certain uses under certain circumstances in
 4 the I-1 and I-2 Zones.

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 (1995 Edition, 1997 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 27-473 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 16 be and the same is hereby repealed and reenacted with the following amendments: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.**

20 **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-1</i>
(1) COMMERCIAL:					
* * * * *	*	*	*	*	*
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:					
* * * * *	*	*	*	*	*
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
Vehicle, boat, or camping trailer sales, or boat or camping trailer rental lot, including outdoor display of the vehicles	P ³⁸	P ³⁸	X	P	SP
* * * * *	*	*	*	*	*
Vehicle towing station	P ³⁸	P ³⁸	X	X	SE
(C) Offices:					
* * * * *	*	*	*	*	*
Other offices:					
(i) Accessory to a permitted use	P	P	P	P	P
(ii) Medical practitioner's office	P	P	P	SE	SP
(iii) Medical practitioner's office less than 3 stories in height and not exceeding 33% of net tract area in a development comprising a gross tract area of at least 25 acres	X	X	X	P ¹⁷	X
(iv) Offices less than 3 stories in height and not exceeding 33% of net tract area in a development comprising a gross tract area of at least 25 acres	X	X	X	P ¹⁷	X
(v) Trailer for office space accessory to an existing industrial use, in accordance with Sections 27-260 and 27-261	X	P ³⁸	X	X	X
(vi) All other offices	P	P	P	SE	SP

<i>USE</i>	<i>I-1³³</i>	<i>I-2³³</i>	<i>ZONE I-3</i>	<i>I-4</i>	<i>U-L-I</i>
* * * * *	*	*	*	*	*
Blueprinting, photostating, or other photocopying establishment	P ^{34,38}	P ^{34,38}	P	P	P
* * * * *	*	*	*	*	*
(E) Trade (Generally Retail):					
Adult book store	X	P ^{32,38}	X	X	X
Arts, crafts, and hobby supply store	P	X	X	X	X
* * * * *	*	*	*	*	*
(2) INDUSTRIAL:					
(A) Chemical and Allied Manufacturing:					
Abrasive and asbestos products	X	SE	X	X	X
* * * * *	*	*	*	*	*
Distillery for the production of fuel alcohol, which may include bulk storage	SE	P ³⁸	X	X	X
Drugs, compounding	P ³⁴	P ³⁴	P	P	P
Dyestuffs	X	P	X	P	X
Fertilizers	X	SE	X	SE	X
Gum and wood chemicals, which may include distilling	X	P	X	P	X
Ink:					
(i) Paste inks	P	P ³⁸	X	P	P
(ii) All other inks	X	P	X	P	X

<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>
Organic and inorganic chemicals (except as specified):					
(i) Blending and mixing	X	P ³⁸	X	P	X
(ii) Breaking bulk	P	P	X	P	SP
Paints, varnishes, lacquers, enamels, and shellacs	X	P ³⁸	X	P	X
Pesticides and insecticides	X	X	X	X	X
Plastics and synthetic fibers	X	P ³⁸	X	P	X
Soaps, cleaners, polishes, sanitation preparations, bleaches, and detergents	X	SE	X	SE	X
(B) Fabrication of Wood, Metal, Paper, Plastic, and Glass Products from Materials Produced Elsewhere:					
Armament control and sighting systems	P	P	X	P	P
Communications equipment, computers, telephones, electronic equipment, radios, sound systems, or televisions (which may include parts for these items)	P ³⁴	P ³⁴	P	P	P
Containers:					
(i) Paper or plastic	SE	P ³⁸	P	P	SE
(ii) Glass, metal, or wood or other materials	SE	P ³⁸	X	P	SE
Electrical lighting fixtures	P	P	P	P	P
Engines, generators, turbines, or miscellaneous machinery	X	P ³⁸	X	P	X
Furniture, cabinets, fixtures, or interior decorating components	P	P	P	P	P
Hardware (except as otherwise specified)	P	P	X	P	P

<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>
Heavy armament	SE	P ³⁸	X	P	X
Household appliances:					
(i) Small electrical household appliances, including televisions but excluding refrigerators and similar large appliances	P	P	P	P	P
(ii) All others	P	P	X	P	P
* * * * *	*	*	*	*	*
(C) Manufacturing and Processing of Lumber, Wood, and Related Products:					
Logging camps or contractors	X	P ³⁸	X	X	X
Mobile or manufactured homes	X	P ³⁸	X	P	X
Modular buildings	X	P ³⁸	X	P	X
Sawmills or planing mills	X	P ³⁸	X	P	X
Veneer and plywood	X	P ³⁸	X	P	X
Wood preserving	X	P ³⁸	X	P	X
* * * * *	*	*	*	*	*
(E) Metal Production:					
Blast furnace	X	X	X	X	X
Foundry:					
(i) Nonferrous metals	X	P ³⁸	X	P	X
(ii) Nonornamental ferrous	X	SE	X	SE	X
(iii) Ornamental metals	X	P ³⁸	X	P	X

<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>
Recycling of nonferrous metals	SE	P ³⁸	X	P	SE
Rolling mill	X	X	X	X	X
Smelting	X	X	X	X	X
(F) Miscellaneous Industrial, Manufacturing, and Related Uses:					
Brushes, brooms, combs, or lamp shades manufacturing	P	P	X	P	P
Cigarettes, cigars, or other tobacco products (chewing or smoking) manufacturing	X	P ³⁸	X	P	X
Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use:					
(i) With storage of materials or equipment:					
(aa) Indoors	P	P	P	P	P
(bb) Outdoors	P ³⁸	P ³⁸	X	P	SP
(ii) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry (and the like) parts for installation off site	P	P	PB	P	P
(iii) Including the retail sale of parts and supplies as an accessory use	P	P	PB	PB	P
Glue or size manufacturing	X	X	X	X	X
Heavy motorized equipment, motor vehicle, truck, boat, camping trailer, or trailer storage yard	P ³⁸	P ³⁸	X	P	SE
Jewelry manufacturing	P ³⁴	P ³⁴	P	P	P
Junk yard	SE	SE	X	X	X
Machine shop	P	P	X	P	P

<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>
Matches manufacturing	X	X	X	X	X
Miniwarehouse, in accordance with Section 27-475.04	<u>P³⁸</u>	<u>P³⁸</u>	X	P	SP
* * * *	*	*	*	*	*
Recycling plant, except as otherwise specified	SE	<u>P³⁸</u>	X	P	SE
Storage building accessory to:					
(i) A permitted use	P	P	P	P	P
(ii) A special permit use	NA	NA	NA	NA	SP
(iii) A Special Exception use	SE	SE	SE	SE	SE
Storage yard, except as otherwise specified	<u>P³⁸</u>	<u>P³⁸</u>	X	P	SP
Tobacco packing, processing, and treatment	P	P	X	P	P
Transfer station	X	SE	X	X	X
Trash removal services	<u>P^{22,38}</u>	<u>P³⁸</u>	X	X	X
Uses which are noxious or offensive by reason of odor, dust, fumes, smoke, gas, vibration, radiation, glare, or noise, or which constitute a public hazard by fire, explosion, or other means (in the discretion of the District Council)	X	X	X	X	X
Vehicle salvage yard	SE	SE	X	X	X
Warehousing:					
(i) Subject to Section 27-471(g)	NA	NA	P	NA	NA
(ii) All others	P	P	X	P	P
Waste material separation and processing facility, in accordance with Section 27-475.05	X	<u>P³⁸</u>	X	X	X

<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>
(G) Petroleum, Gas, and Related Products:					
Asphalt mixtures	X	SE	X	X	X
Breaking bulk for home consumption or portable appliances	<u>P³⁸</u>	<u>P³⁸</u>	X	P	SE
Distribution for home consumption	<u>P³⁸</u>	<u>P³⁸</u>	X	P	SE
Gasoline or gasohol bulk storage (other than gas station or vehicle repair and service station)	SE	<u>P³⁸</u>	X	P	SE
Gasohol fabrication	X	<u>P³⁸</u>	X	X	X
Liquid gas storage	X	SE	X	SE	X
Refinery	X	X	X	X	X
Tank farm, except as otherwise specified	X	<u>P³⁸</u>	X	P	X
(H) Printing, Publishing, Paper, and Related Industries:					
* * * * *	*	*	*	*	*
Paper or paper board products (except containers) manufacturing	SE	P	P	P	SE
Paper recycling collection center (only for collection, storage, and shipping)	<u>P³⁸</u>	<u>P³⁸</u>	X	P	P
Printing and engraving (which may include all processes)	<u>P³⁴</u>	<u>P³⁴</u>	P	P	P
* * * * *	*	*	*	*	*
(J) Rubber and Synthetic Rubber Products:					
Fabrication of rubber products	<u>P³⁸</u>	<u>P³⁸</u>	X	P	P
Recycling of rubber products	SE	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>
Rubber manufacturing	X	X	X	X	X
Rubberizing of wearing apparel or household items	P	P	X	P	P
Synthetic rubber (and similar products) manufacturing	X	X	X	X	X
Tire or tube manufacturing	X	P ³⁸	X	P	X
Tire recapping	P ³⁸	P ³⁸	X	P	SE
(K) Stone, Clay, Glass, and Cement Products:					
Cement manufacturing	X	SE	X	SE	X
Concrete batching or cement mixing plant	X	SE	X	X	X
Cutting of nonstructural stone	P	P ³⁸	X	P	P
Glass blowing and molding	P	P	X	P	P
Manufacturing of ornamental products made of clay, concrete, glass plaster, porcelain, or stone	P	P ³⁸	X	P	P
Manufacturing or cutting of structural products made of clay, concrete, glass, stone, or similar materials	X	P ³⁸	X	P	SE
(L) Textile Products:					
* * * * *	*	*	*	*	*
Lace (and similar products) manufacturing	P	P	P	P	P
Recycling of textiles	SE	P ³⁸	P	P	SE
Synthetics manufacturing	X	P	X	P	X
Weaving	P	P	P	P	P

<i>USE</i>	<i>I-1³³</i>	<i>I-2³³</i>	<i>ZONE I-3</i>	<i>I-4</i>	<i>U-L-I</i>
(M) Wholesale Trade: ⁹					
* * * * *	*	*	*	*	*
Garden supplies or nursery stock	P	P	P	P	P
Livestock	X	P ³⁸	X	P	X
Ornamental products made of china, clay, concrete, glass, or stone	P	P	P	P	P
Petroleum products for home distribution	P	P	P	P	SE
Structural products made of clay, concrete, or stone, with:					
(i) Indoor storage, only	P	P	P	P	P
(ii) Outdoor storage	X	P ³⁸	X	P	SE
Textile products	P	P	P	P	P
* * * * *	*	*	*	*	*
(3) INSTITUTIONAL/EDUCATIONAL:					
Adult day care center	P ^{12,34}	P ^{12,34}	P	X	SP
Adult rehabilitation center	X	P ³⁸	X	X	X
Church or similar place of worship, convent, or monastery	P	P ³⁵	P	X	X
* * * * *	*	*	*	*	*
(4) MISCELLANEOUS:					
* * * * *	*	*	*	*	*
Cemetery, crematory:					
(A) Cemetery, accessory to a church, convent, or monastery ²¹	P	P	P	P	X
(B) All others	SE	SE	X	X	X

<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>
Collection of recyclable materials:					
(A) As a temporary use, in accordance with Sections 27-260 and 27-261	<u>P</u> ³⁸	<u>P</u> ³⁸	P	P	SP
(B) All others	P	P	X	P	SE
Commercial uses not listed	X	X	X	X	X
* * * * *	*	*	*	*	*
(5) PUBLIC/QUASI PUBLIC:					
* * * * *	*	*	*	*	*
Public buildings and uses	P	P	P	P	P
Sanitary landfill or rubble fill ¹⁹	SE	SE	X	X	X
Voluntary fire, ambulance, or rescue station ¹	P	P	P	P	P
(6) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:					
* * * * *	*	*	*	*	*
Riding stable	P	P	X	X	X
Rifle, pistol, or skeet shooting range:					
(A) Indoor ²⁰	P	P	X	P	SE
(B) Outdoor	SE	SE	X	X	X
Sauna or steam bath	PA	PA	X	X	SE
* * * * *	*	*	*	*	*
(8) RESOURCE PRODUCTION/RECOVERY:					
Agricultural uses	P	P	P	P	X

<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>
Sand and gravel wet-processing	SE	P ³⁸	X	X	X
Surface mining	SE	SE	SE	SE	X
(9) TRANSPORTATION/PARKING/COMMUNICATIONS/ UTILITIES:					
Airport, airpark, airfield, heliport	SE	SE	SE	X	X
Airstrip or helistop	SE	SE	SE	SE	SE
Broadcasting studio (without tower)	P ³⁴	P ³⁴	P	P	P
* * * * *	*	*	*	*	*
Trucking operations, except as otherwise specified	X ²⁶	P ³⁸	X	X	X
* * * * *	*	*	*	*	*

* * * * *

38 A special exception is required for land which is ten (10) acres or greater in size and located within 300 feet of any residentially zoned land and land owned by Washington Metropolitan Area Transit Authority.

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

Adopted this 7th day of July, 1998.

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: _____
Ronald V. Russell
Chairman

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.