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COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session _____ 1991 _____

Bill No. _____ CB-12-1991 _____

Chapter No. _____ 7 _____

Proposed and Presented by _____ Council Member Mills _____

Introduced by _____ Council Member Mills _____

Co-Sponsors _____

Date of Introduction _____ March 19, 1991 _____

ZONING BILL

AN ORDINANCE concerning

Vehicle Towing Station

FOR the purpose of allowing the Board of Zoning Appeals to grant a variance from the screening requirement for a vehicle towing station in the industrial zones.

BY repealing and reenacting with amendments:

- Sections 27-229(b),
- 27-233,
- 27-469(b),
- 27-470(b), and
- 27-473(b),

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

being also

SUBTITLE 27. ZONING.

The Prince George's County Code
(1987 Edition, 1989 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 Sections 27-229(b), 27-233, 27-469(b), 27-470(b) and 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 3. ADMINISTRATION.

DIVISION 5. APPEALS AND VARIANCES.

Subdivision 1. Board of Zoning Appeals.

Sec. 27-229. Powers and duties.

(b) The Board of Zoning Appeals shall not have the power or duty to:

* * * * *

(26) Grant a variance from requirements set forth in the Landscape Manual or any other provision of this Subtitle concerning landscaping, buffering, or screening, with the exception of the screening requirements set forth in Sections 27-469(b)(3) and 27-470(b)(3) of this Subtitle, provided:

(A) The subject property adjoins only lots in an Industrial Zone that are used for a similar purpose; and

(B) A variance from the screening requirement will

not have an adverse impact on any adjoining use;

* * * * *

Sec. 27-233. Validity period of Board's decision.

* * * * *

(c) A decision of the Board granting a variance from the screening requirements set forth in Sections 27-469(b)(3) and 27-470(b)(3) shall not be valid for more than five (5) years.

PART 7. INDUSTRIAL ZONES.

DIVISION 2. SPECIFIC INDUSTRIAL ZONES.

Sec. 27-469. I-1 Zone (Light Industrial).

(b) Landscaping, screening, and buffering of development in the I-1 Zone shall be provided in accordance with the provisions of the Landscape Manual. In addition, the following applies:

* * * * *

(3) A vehicle towing station permitted in the I-1 Zone shall be screened by a wall or fence at least six (6) feet high.

Sec. 27-470. I-2 Zone (Heavy Industrial).

(b) Landscaping, screening, and buffering of development in the I-2 Zone shall be provided in accordance with the provisions of the Landscape Manual. In addition, the following applies:

* * * * *

(3) A vehicle towing station permitted in the I-2 Zone shall be screened by a wall or fence at least six (6) feet high.

DIVISION 3. USES PERMITTED.

Sec. 27-473. Uses permitted.

(b) **TABLE OF USES**

		ZONE			
USE		I-1	I-2	I-3	I-4
(1) COMMERCIAL:					
*	*	*	*	*	*
	(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:				
*	*	*	*	*	*
	Vehicle towing station	P	P	X	X
	[, provided it is screened by a wall or fence at least 6 feet high]				
*	*	*	*	*	*

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect thirty (30) calendar days from the date of its adoption.

Adopted this 16th day of April, 1991.

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: _____
Richard J. Castaldi
Chairman

ATTEST:

Maurene W. Epps

Acting 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.