

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2004 Legislative Session**

Bill No. \_\_\_\_\_ CB-15-2004  
 Chapter No. \_\_\_\_\_  
 Proposed and Presented by \_\_\_\_\_ Council Member Harrington  
 Introduced by \_\_\_\_\_  
 Co-Sponsors \_\_\_\_\_  
 Date of Introduction \_\_\_\_\_

**ZONING BILL**

1 AN ORDINANCE concerning

2 I-1 Zone

3 For the purpose of permitting eating or drinking establishments and retail uses in the I-1 Zone  
 4 under certain circumstances.

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 (1999 Edition, 2002 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(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 16 be and the same is repealed and reenacted with the following amendments: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 7. INDUSTRIAL ZONES.**

19 **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>(1) COMMERCIAL:</b>					
<b>(A) Eating or Drinking Establishments:</b>					
(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 <sup>25</sup>
(ii) Within a hotel	SE <sup>5</sup>	SE <sup>5</sup>	P <sup>6</sup>	X	SE
(iii) Within a motel	SE <sup>5</sup>	SE <sup>5</sup>	X	X	SE
(iv) Within an office building:					
(aa) Fast-food restaurant	P	P	PA <sup>6</sup>	X	SE
(bb) Other than fast-food restaurant	P	P	P <sup>6</sup>	X	SE
(v) Within an industrial park:					
(aa) Of at least 100 acres, fast food restaurant	SE	SE	SE <sup>30</sup>	SE	SE
(bb) Of at least 100 acres, all others	SE	SE	P <sup>29</sup>	SE	SE
(cc) Of between 25 and 100 acres, excluding a fast-food restaurant	SE	SE	P	SE	SE
(dd) Of less than 25 acres, except as provided above	SE	SE	SE <sup>11</sup>	SE	SE
(ee) Approved with a hotel component	X	X	P	X	X
(vi) Other than fast-food restaurant on property abutting a minimum of 20 acres of C-S-C zoned land	P	SE	SE	SE	SE
(vii) Within an existing retail center with net leasable building space of less than 26,000 square feet	P <sup>41</sup>	X	X	X	X
<u>(viii) Freestanding, attached to or within another retail establishment, or within a hotel or motel</u>					
<u>(aa) Fast-food restaurant</u>	P <sup>48</sup>	X	X	X	X
<u>(bb) Other than fast-food restaurant</u>	P <sup>48</sup>	X	X	X	X
[(viii)](ix) All others	SE	SE	SE <sup>11</sup>	SE	SE <sup>11</sup>
* * * * *	*	*	*	*	*

USE	ZONE				
	I-1 <sup>33</sup>	I-2 <sup>33</sup>	I-3	I-4	U-L-I
<b>(D) Services:</b>					
* * * * *	*	*	*	*	*
<u>Pizza delivery service, limited to off-premises delivery with no eat-in or drive-in services</u>	<u>P<sup>48</sup></u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*
<b>(E) Trade (Generally Retail):</b>					
Adult book store	X	P <sup>32,38</sup>	X	X	X
Arts, crafts, and hobby supply store	P	X	X	X	X
<u>Book (except adult bookstore) or camera store</u>	<u>P<sup>48</sup></u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*
Clothing, dry goods, millinery, or shoe store	SE, <u>P<sup>48</sup></u>	X	X	X	SE
Department or variety stores	[X] <u>P<sup>48</sup></u>	X	P <sup>27</sup>	X	X
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	X	X	X	X
Drug store	SE, <u>P<sup>48</sup></u>	SE	X	X	SE
* * * * *	*	*	*	*	*
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261	P <sup>34</sup>	P <sup>34</sup>	P	P	SP
<u>Florist shop</u>	<u>P<sup>48</sup></u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Food or beverage store					
(i) Within an existing retail center with net leasable building space of less than 26,000 square feet	P <sup>43</sup>	X	P <sup>42</sup>	X	X
(ii) All others	SE, <u>P<sup>48</sup></u>	SE	X	X	SE
<u>Gift, jewelry, music, souvenir or other specialty store not specifically listed</u>	<u>P<sup>48</sup></u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*
<u>Newspaper, magazine or tobacco shop</u>	<u>P<sup>48</sup></u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

USE	ZONE				
	I-1 <sup>33</sup>	I-2 <sup>33</sup>	I-3	I-4	U-L-I
* * * * *	*	*	*	*	*
Seafood market	SE, P <sup>48</sup>	SE	X	X	SE
* * * * *	*	*	*	*	*
<u>Sporting goods shop, which may include marine equipment and supplies</u>	P <sup>48</sup>	X	X	X	X
* * * * *	*	*	*	*	*
<u>Video game or tape store</u>	P <sup>48</sup>	X	X	X	X
* * * * *	*	*	*	*	*

\* \* \* \* \*

4 8 Provided:

- (A) The use is located on land that is within or adjacent to an employment park consisting of at least one hundred acres in the I-1 Zone and said employment park includes existing buildings totaling a minimum of 500,000 square feet of gross floor area;
- (B) The use is located on land with frontage on at least one road shown as an arterial or higher classification on the applicable Master Plan; and
- (C) The use is located within an integrated shopping center that is the subject of a Detailed Site Plan approved in accordance with Part 3, Division 9 of this Subtitle

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2004

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: \_\_\_\_\_  
Tony Knotts  
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.