

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

Bill No. CB-7-2017

Chapter No. _____

Proposed and Presented by Council Member Glaros

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Off-Street Parking and Loading – Parking Facilities – Minimum Requirements – I-1 Zone

3 For the purpose of providing for alternative minimum off-street parking and loading

4 requirements for rehearsal studio space uses in the I-1 (Light Industrial) Zone.

5 BY repealing and reenacting, with amendments:

6 Section 27-582,

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 27-582 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16 be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 11. OFF-STREET PARKING AND LOADING.

DIVISION 2. PARKING FACILITIES.

SUBDIVISION 3. MINIMUM REQUIREMENTS.

1 **Sec. 27-568. - Schedule (number) of spaces required, generally.**

2 (a) In all zones (except the M-X-T Zone), the minimum number of required off-street
 3 parking spaces for each type of use shall be as listed in the following schedule. In the schedule,
 4 each "employee" means each employee on the largest shift. Sec. 27-582.

TYPE OF USE	NUMBER OF SPACES	UNIT OF MEASUREMENT
* * * * *	*	*
(7) INDUSTRIAL/MANUFACTURING/STORAGE:		
Consolidated storage (CB-45-1999)	1.0	50 units having direct access only from within a building
	+4.0	1,000 sq. ft. of GFA of office space
	+2.0	Resident manager
Industrial plant	2.0	1,000 sq. ft. of GFA
Junk yard or auto salvage yard (CB-126-1984; CB-133-1984; CB-33-1985)	1.0	1,000 sq. ft. of gross storage area of the first 10,000 sq. ft.
	+1.0	10,000 sq. ft. of gross storage area above the first 10,000 sq. ft.
Warehouse unit (except consolidated storage) (CB-45-1999)	3.0	First 1,500 sq. ft. (or fraction) of GFA
	+1.0	Additional 1,500 sq. ft. of GFA, up to 100,000 sq. ft.
	+0.20	Additional 1,000 sq. ft. of GFA above the first 100,000 sq. ft.
Wholesale establishment	3.0	First 1,500 sq. ft. (or fraction of GFA)
	+1.0	Additional 1,500 sq. ft. of GFA

5 (b) The number of parking spaces required by Section 27-568 (a) may be reduced by up to
 6 a maximum of fifteen (15) percent for the purpose of fulfilling the Parking Lot Interior Planting
 7 Requirement of Section 4.3c (2)(a) of the Landscape Manual in association with the following:

1 (1) Any permit for construction, alteration or use and occupancy applied for on a site
2 within the Developed Tier, Corridor Node, or Center where existing impervious area exceeds
3 forty (40) percent of the net lot area of the site, or

4 (2) Any permit for construction, alteration or use and occupancy applied for on a site
5 within the Developing Tier where existing impervious area exceeds eighty (80) percent of the net
6 lot area of the site.

7 (b) The number of parking spaces required by Section 27-568 (a) may be reduced by up to
8 a maximum of fifteen (15) percent for the purpose of fulfilling the Parking Lot Interior Planting
9 Requirement of Section 4.3c (2)(a) of the Landscape Manual in association with the following:

10 (1) Any permit for construction, alteration or use and occupancy applied for on a site
11 within the Developed Tier, Corridor Node, or Center where existing impervious area exceeds
12 forty (40) percent of the net lot area of the site, or

13 (2) Any permit for construction, alteration or use and occupancy applied for on a site
14 within the Developing Tier where existing impervious area exceeds eighty (80) percent of the net
15 lot area of the site.

16 (c) Notwithstanding the requirements for parking spaces required by subsection (a) of this
17 Section, above, the minimum number of parking spaces required for rehearsal studio space uses
18 in the I-1 Zone shall be based on the square footage stated within the respective Use and
19 Occupancy permit for the use.

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

Adopted this ____ day of _____, 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.