

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2019 Legislative Session**

Bill No. CB-10-2019

Chapter No. 9

Proposed and Presented by Council Member Davis

Introduced by Council Members Davis, Turner, Hawkins, Streeter, Harrison & Glaros

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

Date of Introduction May 14, 2019

**ZONING BILL**

1 AN ORDINANCE concerning

2 M-X-T Zone

3 For the purpose of permitting certain vested industrial uses in the M-X-T (Mixed Use –  
4 Transportation Oriented) Zones, in furtherance of protecting the public interest, health, and  
5 welfare of the citizens and residents of Prince George’s County.

6 BY repealing and reenacting, with the following amendments:

7 Section 27-547(b),

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

9 being also

10 SUBTITLE 27. ZONING.

11 The Prince George's County Code

12 (2015 Edition, 2018 Supplement).

13 BY repealing:

14 SECTION 2 (Uncodified),

15 Chapter No. 15,

16 2018 Laws of Prince George’s County,

17 Maryland.

18 WHEREAS, the County Council of Prince George’s County, Maryland, sitting as the  
19 District Council for that part of the Maryland-Washington Regional District located in Prince  
20 George’s County, adopted CB-6-2007, which became Chapter No. 5, 2007 Laws of Prince

1 George’s County, Maryland, and took effect on July 9, 2007; and

2 WHEREAS, the Council adopted a related Ordinance, CB-53-2016, which became Chapter  
3 No. 42, 2016 Laws of Prince George’s County, Maryland; and

4 WHEREAS, Chapter No. 5 of the 2007 Laws of Prince George’s County, Maryland,  
5 amended Section 27-547(b) of the Zoning Ordinance of Prince George’s County to permit  
6 limited industrial uses in the M-X-T (Mixed Use – Transportation Oriented) Zone, under certain  
7 circumstances; and

8 WHEREAS, Section 2 of Chapter No. 7 further provided that the limited provision for  
9 industrial uses in the M-X-T Zone would automatically terminate by operation of law and be of  
10 no further force and effect after a certain date; and

11 WHEREAS, the Council has approved certain further extensions of the uncodified  
12 mandatory time for abrogation of such limited industrial uses as permitted in the M-X-T Zone,  
13 by way of its unanimous enactment of CB-53-2016, which became Chapter No. 42, 2016 Laws  
14 of Prince George's County, Maryland, and the most recent enactment of CB-049-2018, which  
15 became Chapter 15, 2018 Laws of Prince George’s County, Maryland; and

16 WHEREAS, the Council has considered and unanimously approved these local zoning laws  
17 in furtherance of its support of existing, vested industrial uses in furtherance of the public health,  
18 safety, and welfare of all private and corporate citizens of Prince George’s County; and

19 WHEREAS, in approving Chapter No. 15, 2018 Laws of Prince George’s County, its most  
20 recent enactment, the District Council also adopted a respective uncodified provision, having  
21 equal force and effect of law, as follows:

22 “SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall be  
23 abrogated and no longer effective after July 1, 2019, at which time, the use(s)  
24 then located on the property or for which permits were issued pursuant to this  
25 Ordinance shall be deemed nonconforming in accordance with Part 3, Division  
26 6 of this Subtitle”; and

27 WHEREAS, thereafter and, in light of the Council’s approval of a new comprehensive  
28 County Zoning Ordinance via the enactment of CB-013-2018 on October 23, 2018, the District  
29 Council finds that there is a need to promote opportunities for existing and vested corporate  
30 residents to expand, locate, or otherwise remain in the County; and

31 WHEREAS, it is the further finding of the Council that the repeal of the uncodified

1 provisions of Section 2, Chapter No. 15, 2018 Laws of Prince George’s County serves the public  
2 interest of all citizens and residents of Prince George’s County; now, therefore:

3 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
4 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
5 District in Prince George's County, Maryland, that Section 27-547(b) of the Zoning Ordinance of  
6 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
7 be and the same is hereby repealed and reenacted, with the following amendments:

**PART 10. MIXED USE ZONES.  
DIVISION 3. USES PERMITTED.**

**Sec. 27-547. Uses permitted.**

**(b) TABLE OF USES.**

USE	ZONE	
	M-X-T	M-X-C
* * * * *	*	*
<b>(2) INDUSTRIAL:</b>		
* * * * *	*	*
Where not otherwise specifically permitted, any use allowed in the I-1 Zone (excluding those permitted by Special Exception)	P <sup>10</sup>	X
* * * * *	*	*

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<b>10</b>	<p>Provided:</p> <p>The property was rezoned from the I-1 Zone to the M-X-T Zone through a Sectional Map Amendment approved after January 1, 2007; and</p> <p>All or part of the property is located within an airport noise zone subject to noise measuring a minimum of 70 dBA [at the time the property was zoned M-X-T] <u>pursuant to an approved M-I-O (Military Installation Overlay) Zone.</u></p>
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1 SECTION 2. BE IT FURTHER ENACTED that the uncodified prescriptions set forth in  
2 Section 2, CB-049-2018, which became Chapter No. 15, 2018 Laws of Prince George’s County,  
3 Maryland, be and the same are hereby REPEALED.

4 SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five  
5 (45) calendar days after its adoption.

Adopted this 18th day of June, 2019.

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: \_\_\_\_\_  
Todd M. Turner  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
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.