

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2020 Legislative Session**

Bill No. CB-85-2020

Chapter No. _____

Proposed and Presented by Council Member Hawkins

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Industrial Redevelopment Community

3 For the purpose of defining Industrial Redevelopment Community in the Zoning Ordinance and
4 permitting the use in the I-2 (Heavy Industrial) Zone of Prince George's County, subject to
5 certain specified criteria.

6 BY repealing and reenacting with amendments:

7 Section 27-473,

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 (2019 Edition).

13 BY adding:

14 Section 27-475.06.10

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

16 being also

17 SUBTITLE 27. ZONING.

18 The Prince George's County Code

19 (2019 Edition).

1 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
2 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
3 District in Prince George's County, Maryland, that Sections 27-107.01 and 27-473 of the Zoning
4 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
5 County Code, be and the same are hereby repealed and reenacted with the following
6 amendments:
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**PART 7. INDUSTRIAL ZONES.
DIVISION 3. USES PERMITTED.**

Sec. 27-473. Uses permitted.

(b) TABLE OF USES.

USE	ZONE				
	I-1 ³³	I-2 ³³	I-3	I-4	U-L-I
(4) MISCELLANEOUS:					
* * * * *	*	*	*	*	*
<u>Industrial Redevelopment Community, in accordance with Section 27-475.06.10</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*

1 SECTION 2. BE IT FURTHER ENACTED that Section 27-475.06.10 be and the same is
2 hereby added:

3 **DIVISION 5. ADDITIONAL REQUIREMENTS FOR**
4 **SPECIFIC USES.**

5 **Sec. 27-475.06.10. Industrial Redevelopment Community.**

6 (a) Purposes:

7 (1) To promote the orderly redevelopment of industrially zoned land located within a
8 Revitalization Tax Credit District that is recommended for transition to residential land use in the
9 applicable Master Plan or Sector Plan;

10 (2) To reduce industrial use traffic along residential streets and enhance pedestrian
11 connections;

12 (3) To maximize the value of land, infrastructure and buildings by increasing the
13 public and private investment and development potential inherent in the location;

14 (4) To reduce negative interactions between industrial uses that are not compatible
15 with the surrounding character of the residential community;

16 (5) To permit a flexible response to the market;

17 (6) To provide appropriate flexibility in the building type, architectural design and the
18 grouping and layout of buildings and streets within the area classified as an Industrial
19 Redevelopment Community in order to provide an opportunity and incentive to the developer to
20 achieve excellence in physical, social, and economic planning, to generate coordinated,
21 harmonious, and well-planned development of an Industrial Redevelopment Community, and
22 the area surrounding the use; to prevent detrimental effects to the use or development of adjacent
23 properties or the surrounding neighborhoods; and to promote the health, safety, and welfare of
24 the present and future inhabitants of the Regional District and County as a whole; and

25 (7) To afford reasonable flexibility in the design of an Industrial Redevelopment
26 Community and its response to the market while phasing out heavy industrial uses.

27 (b) An Industrial Redevelopment Community permitted (P) in the Table of Uses shall be
28 subject to the following:

29 (1) The open space facilities shall be planned to be well maintained, easily accessible,
30 and well connected, and shall include green spaces of scale and facilities appropriate for the
31 immediate residents and residents of the surrounding neighborhood; and

1 (2) Consideration shall be given to amenities available to the general community.

2 (3) An Industrial Redevelopment Community shall provide adequate private and/or
3 public vehicular access to adjacent public rights-of-way to accommodate the traffic generated by
4 the Industrial Redevelopment Community.

5 (4) Detailed Site Plan. Regulations restricting the height of structures, lot size and
6 coverage, frontage, setbacks, density and intensity, dwelling unit types and other requirements of
7 the specific zone in which the use is proposed shall not apply to uses and structures provided in
8 this Section A Detailed Site Plan shall be approved for the use in accordance with Part 3,
9 Division 9, of this Subtitle to ensure compliance with the provisions of the Section.

10 (A) All development regulations shall be as set forth on the approved Detailed
11 Site Plan, and shall include but not be limited to the following:

12 (i) Density;

13 (ii) All architectural elements, including but not limited to, building
14 materials and typical building elevations;

15 (iii) Signs and outdoor lighting;

16 (iv) Height of structures, lot size and coverage, frontage, and setbacks;

17 (v) Number, location and design of parking spaces; and

18 (vi) Landscaping.

19 (vii) Vehicular and pedestrian circulation

20 (B) If the property abuts developed industrial property or a railroad right-of-way,
21 an acoustical study shall be submitted to demonstrate that the redevelopment will satisfy interior
22 acoustical standards as set forth in the Code of Maryland Regulations. In addition, landscaping,
23 fencing, or other types of visual buffers shall be provided.

24 (4) Findings. In approving an Industrial Redevelopment Community, the District
25 Council shall find that:

26 (A) The proposal redevelops property in the I-2 zone, and may include abutting
27 residentially-zoned property not exceeding 25% of the net tract area;

28 (B) The proposed redevelopment, which may include housing types different
29 from the predominant housing type in the surrounding community, is compatible with developed
30 industrial or residential properties in the surrounding community, and contributes positively to
31 the community character;

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- (C) The proposed redevelopment serves a need for housing in the community;
- (D) The proposed redevelopment provides adequate on-site parking; and
- (E) The proposed redevelopment is consistent with the general land use recommendations in the applicable Master Plan or Sector Plan.

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

Adopted this ____ day of _____, 2020.

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
Council Chair

ATTEST:

Donna J. Brown
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.