

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

Bill No. \_\_\_\_\_ CB-39-2004  
 Chapter No. \_\_\_\_\_ 22  
 Proposed and Presented by \_\_\_\_\_ Council Member Harrington  
 Introduced by \_\_\_\_\_ Council Members Harrington and Dean  
 Co-Sponsors \_\_\_\_\_  
 Date of Introduction \_\_\_\_\_ July 6, 2004

**ZONING BILL**

1 AN ORDINANCE concerning

2 I-1 and I-2 Zones

3 For the purpose of repealing Council Bill 75-1998 and Council Bill 21-2000, bills which  
 4 amended requirements for certain uses in heavy industrial zones.

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 WHEREAS, Council Bill 75-1998 was enacted on July 7, 1998, to require special  
 13 exceptions for certain uses under certain circumstances in the I-1 and I-2 Zones; and

14 WHEREAS, Council Bill 21-2000 was enacted on April 11, 2000, to amend the  
 15 requirements for certain uses of land in these industrial zones; and

16 WHEREAS, the District Council, on review of the industrial zone use tables in Section  
 17 27-473 (b) of the Zoning Ordinance, has determined that the requirements imposed on uses of  
 18 land in CB-75-1998 and CB-21-2000 are no longer necessary, and that the bills should be  
 19 repealed, in their entirety.

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 Section 27-473 of the Zoning Ordinance of  
4 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code  
5 is hereby repealed and reenacted as follows:

6                               **SUBTITLE 27. ZONING.**

7                               **DIVISION 3. USES PERMITTED.**

8       **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>(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:</b>					
Mobile or modular home sales lot, which may include the storage of mobile homes or modular home components for sale	P	P	X	P	SE
Vehicle, boat, or camping trailer sales, or boat or camping trailer rental lot, including outdoor display of the vehicles (CB-37-1988; CB-58-1993; CB-75-1998; CB-33-2002)	P <sup>[38]</sup>	P <sup>[38]</sup>	X	P	SP <sup>44</sup>
* * * * *	*	*	*	*	*
Vehicle towing station (CB-12-1991; CB-75-1998)	P <sup>[38]</sup>	P <sup>[38]</sup>	X	X	SE
<b>(C) Offices:</b>					
Other offices:					
(i) Accessory to a permitted use	P	P	P	P	P
(ii) Medical practitioner's office	P	P	P	SE	SP
(iii) Medical practitioner's office less than 3 stories in height and not exceeding 33% of net tract area in a development comprising a gross tract area of at least 25 acres	X	X	X	P <sup>17</sup>	X
(iv) Offices less than 3 stories in height and not exceeding 33% of net tract area in a development comprising a gross tract area of at least 25 acres	X	X	X	P <sup>17</sup>	X

USE	ZONE				
	I-1 <sup>33</sup>	I-2 <sup>33</sup>	I-3	I-4	U-L-I
(v) Trailer for office space accessory to an existing industrial use in accordance with Sections 27-260 and 27-261	X	P <sup>[38]</sup>	X	X	X
(vi) All other offices (CB-3-1989; CB-24-1993; CB-75-1998)	P	P	P	SE	SP
* * * * *	*	*	*	*	*
<b>(D) Services:</b>					
Blueprinting, photostating, or other photocopying establishment (CB-66-1996; CB-75-1998)	P <sup>34,[38]</sup>	P <sup>34,[38]</sup>	P	P	P
* * * * *	*	*	*	*	*
<b>(E) Trade (Generally Retail):</b>					
Adult book store (CB-53-1996; CB-75-1998)	X	P <sup>32,[38]</sup>	X	X	X
Arts, crafts, and hobby supply store (CB-18-1997)	P	X	X	X	X
* * * * *	*	*	*	*	*
<b>(2) INDUSTRIAL:</b>					
<b>(A) Chemical and Allied Manufacturing:</b>					
Abrasive and asbestos products	X	SE	X	X	X
* * * * *	*	*	*	*	*
Distillery for the production of fuel alcohol, which may include bulk storage (CB-75-1998)	SE	P <sup>[38]</sup>	X	X	X

USE	ZONE				
	I-1 <sup>33</sup>	I-2 <sup>33</sup>	I-3	I-4	U-L-I
* * * * *	*	*	*	*	*
Ink:					
(i) Paste inks	P	P <sup>[38]</sup>	X	P	P
(ii) All other inks (CB-75-1998)	X	P	X	P	X
Organic and inorganic chemicals (except as specified):					
(i) Blending and mixing	X	P <sup>[38]</sup>	X	P	X
(ii) Breaking bulk (CB-75-1998)	P	P	X	P	SP
Paints, varnishes, lacquers, enamels, and shellacs (CB-75-1998)	X	P <sup>[38]</sup>	X	P	X
Pesticides and insecticides	X	X	X	X	X
Plastics and synthetic fibers (CB-75-1998)	X	P <sup>[38]</sup>	X	P	X
* * * * *	*	*	*	*	*
<b>(B) Fabrication of Wood, Metal, Paper, Plastic, and Glass Products from Materials Produced Elsewhere:</b>					
* * * * *	*	*	*	*	*
Containers:					
(i) Paper or plastic	SE	P <sup>[38]</sup>	P	P	SE

USE	ZONE				
	I-1 <sup>33</sup>	I-2 <sup>33</sup>	I-3	I-4	U-L-I
(ii) Glass, metal, or wood or other materials (CB-75-1998)	SE	P <sup>[38]</sup>	X	P	SE
Electrical lighting fixtures	P	P	P	P	P
Engines, generators, turbines, or miscellaneous machinery (CB-75-1998)	X	P <sup>[38]</sup>	X	P	X
Heavy armament (CB-75-1998)	SE	P <sup>[38]</sup>	X	P	X
* * * * *	*	*	*	*	*
<b>(C) Manufacturing and Processing of Lumber, Wood, and Related Products:</b>					
Logging camps or contractors (CB-75-1998)	X	P <sup>[38]</sup>	X	X	X
Mobile or manufactured homes (CB-75-1998)	X	P <sup>[38]</sup>	X	P	X
Modular buildings (CB-75-1998)	X	P <sup>[38]</sup>	X	P	X
Sawmills or planing mills (CB-75-1998)	X	P <sup>[38]</sup>	X	P	X
Veneer and plywood (CB-75-1998)	X	P <sup>[38]</sup>	X	P	X
Wood preserving (CB-75-1998)	X	P <sup>[38]</sup>	X	P	X
* * * * *	*	*	*	*	*

USE	ZONE				
	I-1 <sup>33</sup>	I-2 <sup>33</sup>	I-3	I-4	U-L-I
* * * * *	*	*	*	*	*
<b>(E) Metal Production:</b>					
Blast furnace	X	X	X	X	X
Foundry:					
(i) Nonferrous metals	X	P <sup>[38]</sup>	X	P	X
(ii) Nonornamental ferrous	X	SE	X	SE	X
(iii) Ornamental metals (CB-75-1998)	X	P <sup>[38]</sup>	X	P	X
Recycling of nonferrous metals (CB-75-1998)	SE	P <sup>[38]</sup>	X	P	SE
* * * * *	*	*	*	*	*
<b>(F) Miscellaneous Industrial, Manufacturing, and Related Uses:</b>					
* * * * *	*	*	*	*	*
Cigarettes, cigars, or other tobacco products (chewing or smoking) manufacturing (CB-75-1998)	X	P <sup>[38]</sup>	X	P	X
Consolidated Storage, in accordance with Section 27-475.04 (CB-32-1988; CB-75-1998; CB-45-1999)	P <sup>[38]</sup>	P <sup>[38]</sup>	X	P	SP
Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use:					

USE	ZONE				
	I-1 <sup>33</sup>	I-2 <sup>33</sup>	I-3	I-4	U-L-I
(i) With storage of materials or equipment:					
(aa) Indoors	P	P	P	P	P
(bb) Outdoors	P <sup>[38]</sup>	P <sup>[38]</sup>	X	P	SP
(ii) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry (and the like) parts for installation off site	P	P	PB	P	P
(iii) Including the retail sale of parts and supplies as an accessory use (CB-89-1985; CB-75-1998)	P	P	PB	PB	P
* * * * *	*	*	*	*	*
Heavy motorized equipment, motor vehicle, truck, boat, camping trailer, or trailer storage yard (CB-90-1992; CB-75-1998)	P <sup>[38]</sup>	P <sup>[38]</sup>	X	P	SE
* * * * *	*	*	*	*	*
Recycling plant, except as otherwise specified (CB-75-1998)	SE	P <sup>[38]</sup>	X	P	SE
* * * * *	*	*	*	*	*
Storage yard, except as otherwise specified (CB-75-1998)	P <sup>[38]</sup>	P <sup>[38]</sup>	X	P	SP
* * * * *	*	*	*	*	*
Trash removal services (CB-82-1991; CB-75-1998)	P <sup>22[.38]</sup>	P <sup>[38]</sup>	X	X	X



USE	ZONE				
	I-1 <sup>33</sup>	I-2 <sup>33</sup>	I-3	I-4	U-L-I
Uses which are noxious or offensive by reason of odor, dust, fumes, smoke, gas, vibration, radiation, glare, or noise, or which constitute a public hazard by fire, explosion, or other means (in the discretion of the District Council)	X	X	X	X	X
Vehicle salvage yard	SE	SE	X	X	X
Warehousing:					
(i) Subject to Section 27-471(g)	NA	NA	P	NA	NA
(ii) All others (CB-90-1992)	P	P	X	P	P
Waste material separation and processing facility, in accordance with Section 27-475.05 (CB-77-1990; CB-75-1998)	X	P <sup>[38]</sup>	X	X	X
<b>(G) Petroleum, Gas, and Related Products:</b>					
Asphalt mixtures	X	SE	X	X	X
Breaking bulk for home consumption or portable appliances (CB-75-1998)	P <sup>[38]</sup>	P <sup>[38]</sup>	X	P	SE
Distribution for home consumption (CB-75-1998)	P <sup>[38]</sup>	P <sup>[38]</sup>	X	P	SE
Gasoline or gasohol bulk storage (other than gas station or vehicle repair and service station)	SE	P	X	P	SE
Gasohol fabrication (CB-75-1998)	X	P <sup>[38]</sup>	X	X	X
Liquid gas storage	X	SE	X	SE	X

USE	ZONE				
	I-1 <sup>33</sup>	I-2 <sup>33</sup>	I-3	I-4	U-L-I
Refinery	X	X	X	X	X
Tank farm, except as otherwise specified (CB-75-1998)	X	P <sup>[38]</sup>	X	P	X
<b>(H) Printing, Publishing, Paper, and Related Industries:</b>					
* * * * *	*	*	*	*	*
Paper recycling collection center (only for collection, storage, and shipping) (CB-75-1998)	P <sup>[38]</sup>	P <sup>[38]</sup>	X	P	P
Printing and engraving (which may include all processes) (CB-66-1996)	P <sup>34</sup>	P <sup>34</sup>	P	P	P
* * * * *	*	*	*	*	*
<b>(J) Rubber and Synthetic Rubber Products:</b>					
Fabrication of rubber products (CB-75-1998)	P <sup>[38]</sup>	P <sup>[38]</sup>	X	P	P
* * * * *	*	*	*	*	*
Tire or tube manufacturing (CB-75-1998)	X	P <sup>[38]</sup>	X	P	X
Tire recapping (CB-75-1998)	P <sup>[38]</sup>	P <sup>[38]</sup>	X	P	SE
<b>(K) Stone, Clay, Glass, and Cement Products:</b>					
Cement manufacturing	X	SE	X	SE	X
Concrete batching or cement mixing plant	X	SE	X	X	X

USE	ZONE				
	I-1 <sup>33</sup>	I-2 <sup>33</sup>	I-3	I-4	U-L-I
Cutting of nonstructural stone (CB-75-1998)	P	P <sup>[38]</sup>	X	P	P
Glass blowing and molding	P	P	X	P	P
Manufacturing of ornamental products made of clay, concrete, glass plaster, porcelain, or stone (CB-75-1998)	P	P <sup>[38]</sup>	X	P	P
Manufacturing or cutting of structural products made of clay, concrete, glass, stone, or similar materials (CB-75-1998)	X	P <sup>[38]</sup>	X	P	SE
<b>(L) Textile Products:</b>					
* * * * *	*	*	*	*	*
Lace (and similar products) manufacturing	P	P	P	P	P
Recycling of textiles (CB-75-1998)	SE	P <sup>[38]</sup>	P	P	SE
Synthetics manufacturing	X	P	X	P	X
Weaving	P	P	P	P	P
<b>(M) Wholesale Trade:<sup>9</sup></b>					
* * * * *	*	*	*	*	*
Garden supplies or nursery stock	P	P	P	P	P
Livestock (CB-75-1998)	X	P <sup>[38]</sup>	X	P	X

USE	ZONE				
	I-1 <sup>33</sup>	I-2 <sup>33</sup>	I-3	I-4	U-L-I
Ornamental products made of china, clay, concrete, glass, or stone	P	P	P	P	P
Petroleum products for home distribution	P	P	P	P	SE
Structural products made of clay, concrete, or stone, with:					
(i) Indoor storage, only	P	P	P	P	P
(ii) Outdoor storage (CB-75-1998)	X	P <sup>[38]</sup>	X	P	SE
Textile products	P	P	P	P	P
* * * * *	*	*	*	*	*
<b>(3) INSTITUTIONAL/EDUCATIONAL:</b>					
Adult day care center (CB-44-1987; CB-66-1996)	P <sup>12,34</sup>	P <sup>12,34</sup>	P	X	SP
Adult rehabilitation center (CB-108-1987; CB-75-1998)	X	P <sup>[38]</sup>	X	X	X
Church or similar place of worship, convent, or monastery (CB-23-1988; CB-99-1993; CB-84-1996)	P	P <sup>35</sup>	P	X	X
* * * * *	*	*	*	*	*
<b>(4) MISCELLANEOUS:</b>					
* * * * *	*	*	*	*	*

USE	ZONE				
	I-1 <sup>33</sup>	I-2 <sup>33</sup>	I-3	I-4	U-L-I
Cemetery, crematory:					
(A) Cemetery, accessory to a church, convent, or monastery <sup>21</sup>	P	P	P	P	X
(B) All others (CB-11-1991; CB-27-1995)	SE	SE	X	X	X
Collection of recyclable materials:					
(A) As a temporary use, in accordance with Sections 27-260 and 27-261	P <sup>[38]</sup>	P <sup>[38]</sup>	P	P	SP
(B) All others (CB-75-1998)	P	P	X	P	SE
Commercial uses not listed	X	X	X	X	X
* * * * *	*	*	*	*	*
<b>(8) RESOURCE PRODUCTION/RECOVERY:</b>					
Agricultural uses	P	P	P	P	X
Sand and gravel wet-processing (CB-75-1998)	SE	P <sup>[38]</sup>	X	X	X
Surface mining	SE	SE	SE	SE	X
<b>(9) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:</b>					
Airport, airpark, airfield, heliport	SE	SE	SE	X	X
Airstrip or helistop	SE	SE	SE	SE	SE

USE	ZONE				
	I-1 <sup>33</sup>	I-2 <sup>33</sup>	I-3	I-4	U-L-I
Antennas and related equipment buildings and enclosures, other than satellite dish antennas, in accordance with Section 27-475.06.02 (CB-65-2000)	P	P	P <sup>16</sup>	P <sup>16</sup>	P
Broadcasting studio (without tower) (CB-66-1996)	P <sup>34</sup>	P <sup>34</sup>	P	P	P
* * * * *	*	*	*	*	*
Trucking operations, except as otherwise specified (CB-90-1992; CB-5-1994; CB-75-1998; CB-13-2000)	X <sup>26, 40</sup>	P <sup>[38]</sup>	X	X	X
* * * * *	*	*	*	*	*

\* \* \* \* \*

**38** [A Special Exception is required for land located within 300 feet of any residentially-zoned land and land owned by Washington Metropolitan Area Transit Authority.]

Reserved.

\* \* \* \* \*

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date of its adoption.

Adopted this 27th day of July, 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.