

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2021 Legislative Session

Bill No. CB-065-2021
Chapter No. 42
Proposed and Presented by Council Member Hawkins
Introduced by Council Member Hawkins
Co-Sponsors _____
Date of Introduction October 12, 2021

ZONING BILL

1 AN ORDINANCE concerning
2 I-3 Zone—Development Regulations
3 For the purpose of amending the development regulations in the I-3 (Planned
4 Industrial/Employment Park) Zone for Warehousing uses on properties with certain minimum
5 acreage and location requirements.

6 BY repealing and reenacting with amendments:

7 Section 27-471,
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; 2020 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
15 District in Prince George's County, Maryland, that Section 27-471 of the Zoning Ordinance of
16 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
17 be and the same is hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 7. INDUSTRIAL ZONES.

DIVISION 2. SPECIFIC INDUSTRIAL ZONES.

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1 **Sec. 27-471. I-3 (Planned Industrial/Employment Park) Zone.**

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3 (g) Warehousing.

4 (1) Warehousing, wholesaling, distribution, or storage of materials not used, or
5 products not produced, on the premises may be permitted, subject to the following:

6 (A) Not more than twenty percent (20%) of the net tract area of the entire
7 Planning Industrial/Employment Park shall be devoted to these uses (including accessory uses
8 such as off-street parking and loading areas).

9 (B) More than twenty percent (20%), but not more than thirty percent (30%), of
10 the net tract area of the entire Planned Industrial/Employment Park may be devoted to these uses
11 if at least five percent (5%) of the net lot area (of the lot on which the use is proposed) is devoted
12 to green area. This green area shall be in addition to any other green area required by this Part.
13 This additional green area shall either serve to preserve irreplaceable natural features, be
14 designed so that the visual impact of the facility will be relieved (either by natural features or
15 changes in grade), or provide distinctive furnishings (such as sculptures, fountains, and sidewalk
16 furniture).

17 (C) More than thirty percent (30%), but not more than fifty percent (50%), of the
18 net tract area of the entire Planned Industrial/Employment Park may be devoted to these uses if,
19 in addition to meeting the requirements of (B) above, the Planning Board finds:

20 (i) That the tract is suited for these uses because of its accessibility to
21 railways or highways that readily accommodate warehousing;

22 (ii) That the traffic generated by the uses is not directed through residential
23 neighborhoods;

24 (iii) That the use is compatible with surrounding existing land uses and
25 those proposed on the Master Plan. In determining compatibility, the Planning Board shall
26 consider architectural or physical features of the facility and may require that these features be
27 compatible with surrounding land uses.

28 (D) The remainder of the park shall be devoted to other uses, in the case of
29 (A), (B), or (C) above.

30 (E) Notwithstanding the provisions of Subsections (g)(1)(A) through (D) of
31 this Section, above, the development restrictions on warehousing, wholesaling, distribution, or

1 storage of materials not used, or products not produced, on the premises shall not apply to
2 property which lies entirely within the I-95/I-495 (Capital Beltway), contains less than 15 acres,
3 is vacant at the time of filing of a Conceptual Site Plan application, and was originally classified
4 in the I-3 Zone pursuant to a Sectional Map Amendment approved before January 1, 1978.

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

Adopted this 16th day of November, 2021.

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: _____
Calvin S. Hawkins, II
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.