

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2013 Legislative Session

Bill No. _____ CB-62-2013
 Chapter No. _____
 Proposed and Presented by _____ Council Member Davis
 Introduced by _____
 Co-Sponsors _____
 Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Industrial Uses and the I-2 Zone

3 For the purpose of defining ferrous metal recycling, amending certain industrial use definitions
 4 to clarify that ferrous metal recycling is not included, and permitting the use in the I-2 Zone
 5 under certain circumstances.

6 BY repealing and reenacting with amendments:

7 Sections 27-107.01, 27-261, 27-401 and 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 (2011 Edition).

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 Sections 27-107.01, 27-261, 27-401 and 27-
 16 473 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the
 17 Prince George's County Code, be and the same are hereby repealed and reenacted with the
 18 following amendments:

19 **SUBTITLE 27. ZONING.**

20 **PART 2. GENERAL.**

DIVISION 1. DEFINITIONS.

Sec. 27-107.01. Definitions.

(a) Terms in the Zoning Ordinance are defined as follows:

* * * * *

(87.3) Ferrous Metal Recycling: Any establishment in which a finished product derived from iron is broken down with the intent of either making a new product or reusing the disassembled parts.

* * * * *

(124) Junk Yard: Any land or "Building" used for the sale, storage, or collection of abandoned, dismantled, discarded, demolished, or worn out scrap materials including ferrous metals other than materials from motor vehicles, "Trailers," and "Mobile Homes." The term does not include "Vehicle Salvage Yards" and "Recycling Plants." Any land or "Building" used for the collection, storage, and shipping of recyclable paper, but no other scrap material, is not a "Junk Yard."

* * * * *

(194) Recycling Plant: Any establishment in which a finished product is broken down (excluding biological or chemical decomposition) with the intent of either making a new product or reusing the disassembled parts. Vehicle demolition, salvage, storage operations, electronic recycling facilities and concrete recycling facilities are not included. Only non-ferrous metal recycling of a finished product is permitted.

* * * * *

(242.1) Transfer Station: A place or facility where solid wastes, not including ferrous metals, are taken from a transportation unit or collection vehicle and placed in another transportation unit or collection vehicle for transport to a solid waste acceptance facility. The movement or consolidation of solid waste at the point of generation is not a Transfer Station. A "Materials Recovery or Processing Facility," as defined in Section 21-143 of the Prince George's County Code, and a "Waste Material Separation and Processing Facility" and "Recycling Plant," as defined in this Section, are not Transfer Stations.

* * * * *

SUBTITLE 27. ZONING.

PART 3. ADMINISTRATION.

DIVISION 7. BUILDING, GRADING, AND USE AND OCCUPANCY PERMITS.

Sec. 27-261. Specific temporary uses.

* * * * *

(g) Recyclable materials collection.

(1) The collection of recyclable materials, not including ferrous metals, shall only be approved by resolution of the District Council.

(2) The resolution shall set forth the term of the use (not to exceed three (3) years) and any other conditions to be met.

(3) The permit may be renewed by the Department of Environmental Resources for periods of not more than three (3) years each, provided the use continues in accordance with any conditions established by the Council.

(4) The use shall be limited to collection and removal at regular intervals. It shall not include long-term or bulk storage and shall normally be limited to an area not more than twenty-five thousand (25,000) square feet in size.

* * * * *

SUBTITLE 27. ZONING.

PART 4. SPECIAL EXCEPTIONS.

**DIVISION 3. ADDITIONAL REQUIREMENTS FOR SPECIFIC SPECIAL
EXCEPTIONS.**

Sec. 27-401. Recycling plant.

(a) A recycling plant for textiles, rubber products, nonferrous metals, or miscellaneous materials, excluding ferrous metals, may be permitted, subject to the following;

(1) All operations shall be confined to the interior of a wholly enclosed building;

(2) There shall be no outside storage of materials used in the operation;

(3) An impact statement shall be submitted explaining:

(A) The scope of the operation;

(B) The provisions proposed for control of any noxious odors;

(C) The pollution control measures to be taken; and

(D) The compatibility of the use with the surrounding area.

PART 7. INDUSTRIAL ZONES.**DIVISION 3. USES PERMITTED. (INDUSTRIAL ZONES)****Sec. 27-473. Uses permitted.****(b) TABLE OF USES.**

USE	ZONE				
	I-1 ³³	I-2 ³³	I-3	I-4	U-L-I
(2) INDUSTRIAL:					
* * * * *	*	*	*	*	*
(E) Metal Production:					
* * * * *	*	*	*	*	*
<u>Recycling of ferrous metals⁵⁹</u>	<u>X</u>	<u>SE</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*
Recycling of nonferrous metals	SE	P	X	P	SE
* * * * *	*	*	*	*	*

59 Ferrous metal recycling is a permitted use in the I-2 Zone provided it is located on a site that is an approved junkyard or a waste separation and processing facility as such uses are defined in Section 27-107.01(a) of this Code. Ferrous metal recycling is not a permitted use and requires special exception approval under any other use category such as recycling plant, transfer station, recyclable materials collection or commercial and industrial recycling program as provided in Section 21-149.01 of this Code.

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

Adopted this _____ day of _____, 2013.

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: _____
Andrea C. Harrison
Chair

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.