

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2016 Legislative Session**

Bill No. CB-25-2016

Chapter No. 20

Proposed and Presented by Council Members Lehman, Glaros and Turner

Introduced by Council Members Lehman, Glaros, Turner, Franklin and Taveras

Co-Sponsors _____

Date of Introduction June 21, 2016

ZONING BILL

1 AN ORDINANCE concerning

2 Urban Farms

3 For the purpose of amending the definition and zoning categories for Urban Farms

4 BY repealing and reenacting with amendments:

5 Sections 27-107.01 and 27-441,

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

7 being also

8 SUBTITLE 27. ZONING.

9 The Prince George's County Code

10 (2011 Edition; 2014 Supplement).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
12 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
13 District in Prince George's County, Maryland, that Sections 27-107.01 and 27-441 of the Zoning
14 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
15 County Code, be and the same are hereby repealed and reenacted with the following
16 amendments:

SUBTITLE 27. ZONING.

PART 2. GENERAL.

DIVISION 1. DEFINITIONS.

Sec. 27-107.01. Definitions.

* * * * *

(243.8) **Urban Farm:** A use that permits a non-profit organization or for-profit business to cultivate fruits, vegetables, flowers, that permits composting, beekeeping, agricultural education, and incidental sales (excluding in the R-80 and R-55 Zones) on the property, and excludes livestock. However, a Health Department permit is required if fruits and vegetables are cut up or prepared foods are sold to the public. The non-profit organization or for-profit business operating an urban farm shall be a cooperator with the Prince George’s Soil Conservation District, and operate under an approved Farm Management Plan. Accessory structures ordinarily found in association with an Urban Farm are permitted. The appearance and scale of all accessory structures shall be in compliance with the existing requirements of the zone. Off-street parking and loading requirements in Part II and Landscape Manual regulations do not apply to an Urban Farm. The term shall not include “Agriculture.”

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SUBTITLE 27. ZONING.
PART 5. GENERAL.
DIVISION 3. USES PERMITTED

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(7) Resource Production/Recovery:									
* * * * *	*	*	*	*	*	*	*	*	*
(F) Urban Farm	[X]P	[X]P	[X]P	[X]P	[X]P	[X]P ¹⁰⁹	[X]P ¹⁰⁹	X	X
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
(1) COMMERCIAL:								
(7) Resource Production/Recovery:								
* * * * *	*	*	*	*	*	*	*	*
(F) Urban Farm	X	X	X	P ⁹⁷	X	X	X	X

*	* * * * *
97	Permitted use [only where a municipality indicates approval to operate such use on the property, and] if the extent of the use on the property does not exceed a maximum of five (5) acres in size. The Urban Farm shall not allow noxious odors or dust to drift off the premises. The applicant shall be required to obtain a Health Department permit if fruits and vegetables are cut up or prepared foods are being sold to the public. [The Urban Farm will not be subject to the sections of Subtitle 27 as listed below or the Landscape Manual:
	(A) Exempt from the Landscape Manual regulations;
	(B) Exempt from Part 11, the parking and loading requirements;
	(C) Accessory structures are permitted; and
	(D)] Signage shall be limited to way finding and directional signs.
*	* * * * *
109	Provided:
	<p>(A) <u>The use shall not cause noxious odors or dust to drift off the premises;</u></p> <p>(B) <u>Onsite signage shall be limited to one identification sign not exceeding six (6) square feet in area. Interpretative signs educating attendees about urban farming are allowed on the property;</u></p> <p>(C) <u>The use must be maintained in an orderly manner, including litter removal, irrigation, pest control, and removal of dead or diseased plant materials. All garbage must be removed from the site weekly;</u></p> <p>(D) <u>Garbage and compost receptacles at an urban farm shall be screened from the street and adjacent properties by utilizing landscaping, fencing, or storage within structures;</u></p> <p>(E) <u>The use shall be required to obtain all necessary permits as applicable, including for accessory structures and signage.</u></p> <p>(F) <u>Notwithstanding Section 27-107.01 (243.8), incidental sales are not permitted onsite; however, customers subscribed to a Community Supported Agriculture (CSA) program managed by the farm are allowed to pick up their weekly share of produce from the urban farm property[.], and</u></p> <p>(G) <u>Crop plantings shall be located a minimum of ten (10) feet from the front street line.</u></p>

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

Adopted this 19th day of July , 2016.

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: _____
Derrick Leon Davis
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.