

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

Bill No. CB-26-2016

Chapter No. 21

Proposed and Presented by Council Member Toles

Introduced by Council Member Toles

Co-Sponsors _____

Date of Introduction June 14, 2016

ZONING BILL

1 AN ORDINANCE concerning

2 I-1 Zone

3 For the purpose of amending the regulations for consolidated storage uses in the I-1 (Light
4 Industrial) Zone in Prince George's County.

5 BY repealing and reenacting with amendments:

6 Section 27-475.04,

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 (2015 Edition).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
14 District in Prince George's County, Maryland, that Section 27-475.04 of the Zoning Ordinance of
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 7. INDUSTRIAL ZONES.**

19 **DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.**

1 **Sec. 27-475.04. Consolidated Storage.**

2 (a) Beginning June 23, 1988, a Detailed Site Plan shall be approved for consolidated
3 storage developments in accordance with Part 3, Division 9, of this Subtitle to insure
4 compliance with the provisions of this Section. Consolidated storage constructed pursuant to a
5 building permit issued prior to this date; consolidated storage for which grading permits were
6 issued prior to this date, subject to Subsection (b); and consolidated storage for which
7 applications for building permits were filed on September 22, 1987, and which are actively
8 pending as of October 25, 1988, subject to Subsection (b), need not meet these requirements.

9 (1) Requirements.

10 (A) No entrances to individual consolidated storage units shall be
11 visible from a street or from adjoining land in any Residential or Commercial Zone (or land
12 proposed to be used for residential or commercial purposes on an approved Basic Plan for a
13 Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan).

14 (B) Entrances to individual consolidated storage units shall be
15 either oriented toward the interior of the development or completely screened from view by a
16 solid wall, with landscaping along the outside thereof.

17 (C) The maximum height shall be thirty-six (36) feet. Structures
18 exceeding this height and approved before January 1, 2000, shall not be considered
19 nonconforming.

20 (D) Notwithstanding any other requirement of this Section, the
21 expansion of an existing consolidated storage use within a building in the I-1 Zone after
22 November 30, 2016, shall be limited to a maximum of fifty (50) additional individual units
23 and may not be less than one-half mile from another consolidated storage use in the I-1 Zone.
24 However, this Section shall not apply to a consolidated storage use expansion constructed
25 pursuant to an approved preliminary plan, final plat, and detailed site plan, where the
26 consolidated storage use is adequately buffered from view from any public right-of-way.

27 (b) In order for a consolidated storage for which a grading permit had been issued
28 prior to June 23, 1988, or for which application for a building permit was filed on September
29 22, 1987, and which is actively pending as of October 25, 1988, to be exempted from the
30 Detailed Site Plan requirement of Subsection (a), the permit application or the attendant site
31 plan must identify the consolidated storage as the proposed use, and the warehouse must

1 comply with paragraph 1 of Subsection (a) [;] . In addition, a proposed consolidated storage
2 use within a business park development project with existing and proposed uses, within a
3 detailed site plan application, filed and accepted by the Planning Board, and which is actively
4 pending, pursuant to an approved preliminary plan of subdivision in a valid status as of
5 November 30, 2016 shall be exempt from the prescriptions of Subsection (a) of this Section.

6 (c) Unless otherwise exempted from the prescriptions of this Section, consolidated
7 storage shall be a permitted use in the I-1 Zone, subject to the following additional
8 requirements:

9 (i) A detailed site plan is approved for the proposed development of
10 the use, in accordance with Part 3, Division 9 of this Subtitle;

11 (ii) The required technical staff report prepared and submitted to the
12 administrative record for the detailed site plan application shall include a current, countywide
13 inventory of the locations, dates of approval, and any conditions of approval for consolidated
14 storage uses located on property within one-half mile of the boundaries of the property on
15 which the proposed consolidated storage use will be located; and

16 (iii) The Planning Board and/or the District Council shall consider, in its
17 review of a detailed site plan application pursuant to this Section, the inventory submitted to
18 the administrative record in accordance with Subsection (b) of this Section, above, for
19 purposes of finding conformance with the required findings of approval set forth in Part 3,
20 Division 9 of this Subtitle.

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