

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2018 Legislative Session**

Bill No. CB-62-2018

Chapter No. 44

Proposed and Presented by Council Member Franklin

Introduced by Council Member Franklin

Co-Sponsors \_\_\_\_\_

Date of Introduction September 25, 2018

**ZONING BILL**

1 AN ORDINANCE concerning

2 I-1 Zone

3 For the purpose of permitting certain industrial and residential uses in the I-1 (Light Industrial)  
4 Zones, under certain circumstances.

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 (2015 Edition, 2017 Supplement).

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 27-473(b) 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16 be and the same is hereby repealed and reenacted with the following amendments: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 3. USES PERMITTED.**

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>(3) Institutional/Educational</b>					
* * * * *	*	*	*	*	*
Assisted living facility	[X] P <sup>68</sup>	X	P <sup>59</sup>	X	X
* * * * *	*	*	*	*	*
Nursing or care home (may include private spa)	[X] P <sup>68</sup>	X	P <sup>59</sup>	X	X
<b>(7) Residential/Lodging:</b>					
* * * * *	*	*	*	*	*
Dwelling, Multifamily:	P <sup>66</sup>	X	X	X	X
Dwelling, Two-Family	P <sup>66</sup>	X	X	X	X
Dwelling unit within a building, containing commercial or industrial uses not exceeding 3 units per building, with 1 unit permitted at ground floor level for a resident manager, caretaker, or night watchman (and family) and all other units located above the ground floor	P	P	X	X	P
* * * * *	*	*	*	*	*
<u>Townhouse</u>	<u>P<sup>66</sup></u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

**66** Provided:

(A) All or part of the property is located: (i) within one-quarter mile from an existing mass transit rail station operated by the Washington Metropolitan Area Transit Authority (WMATA); or (ii) is located within a designated Community Center Edge in the applicable Master Plan or Sector Plan, and abuts property with a zoning classification of M-X-T;

(B) The use is subject to Detailed Site Plan approval in accordance with Part 3, Division 9 of this Subtitle;

(C) The bedroom percentages for multifamily dwellings as set forth in Section 27-419 shall not be applicable; and

(D) Regulations concerning the height of structure, lot size and coverage, parking and loading, frontage, setbacks, density, landscaping and other requirements of the I-1 Zone shall not apply. All such requirements, except for those cited herein for townhouses, shall be established and shown on the Detailed Site Plan. Townhouse uses shall conform to the dimensional requirements set forth in Section 27-544(f)(2)(E) and (G) of this Subtitle.

**68** Provided:

(A) All or part of the property is located within a designated Community Center Edge in the applicable Master Plan or Sector Plan and abuts property zoned M-X-T; and

(B) A Detailed Site Plan is approved in accordance with Part 3, Division 9 of this Subtitle. Regulations concerning the height of structure, lot size and coverage, parking and loading, frontage, setbacks, density, landscaping and other requirements of the I-1 Zone shall not apply. All such requirements as established, and the following additional requirements shall be shown on the Detailed Site Plan:

(1) Total area is 1/2 acre, plus 1,000 contiguous square feet for each person cared for above 10;

(2) Street frontage is at least 150 feet; and

(3) Setback requirement is at least 25 feet from all boundary lines of the property. The Detailed Site Plan shall include a statement detailing the level of care to be provided for the residents of the facility.

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

Adopted this 23rd day of October, 2018.

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: \_\_\_\_\_  
Dannielle M. Glaros  
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.