

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2020 Legislative Session**

Bill No. CB-54-2020

Chapter No. 48

Proposed and Presented by Council Member Streeter

Introduced by Council Members Streeter and Harrison

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

Date of Introduction October 13, 2020

**ZONING BILL**

1 AN ORDINANCE concerning

2 I-1 Zone

3 For the purpose of permitting concrete recycling facility uses in the I-1 (Light-Industrial) Zones  
4 of Prince George's County, under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-473,

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 (2019 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 27-473 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16 be and the same is hereby repealed and reenacted with the following amendments: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.**

**PART 7. INDUSTRIAL ZONES.  
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>(8) RESOURCE PRODUCTION/RECOVERY:</b>					
* * * * *	*	*	*	*	*
Concrete Recycling Facility	SE <sup>75</sup>	P <sup>68</sup>	SE	SE	SE
* * * * *	*	*	*	*	*

\* \* \* \* \*

- 75** Permitted use, without approval of a Special Exception, provided that:
- (a) The use is located on property with a minimum land area of fifty (50) acres;
  - (b) The property is shown as an industrial use on the applicable Master Plan;
  - (c) The property has been used as a sand and gravel operation since at least January 1, 1960;
  - (d) The concrete recycling facility use will be an extension of the existing, valid industrial use on the property; and
  - (e) Concrete recycling facility components having the potential for generating adverse noise, dust, or vibration impacts shall be located at least three hundred (300) feet from the boundary lines of the subject property adjoining any land in any Residential Zone, and one hundred (100) feet from the boundaries of the subject property adjoining any land in any Industrial Zone. Other fixed installations (including automobile parking, settling ponds, and office uses) shall be located at least one hundred (100) feet from the boundaries of the subject property adjoining any land in any Residential Zone.
  - (f) The permit or site plan and accompanying information shall show:
    - (1) The components of the concrete recycling facility;
    - (2) The daily capacity of the facility;
    - (3) The location of all material stockpiles;
    - (4) The settling ponds, if any;
    - (5) The source of water to be used in the operation;
    - (6) Truck wash-out facilities, if any;
    - (7) The methods of disposing of waste materials; and
    - (8) The internal traffic circulation system
  - (g) Driveways for ingress and egress shall be identified on the permit or site plan, and shall be located so as to not endanger pedestrians or create traffic hazards. The applicant shall identify the dust-control measures to be used on the driveways and the interior traffic circulation system. Any ingress or egress driveway shall have a

- minimum width of twenty-two (22) feet and shall be paved for a distance of at least one hundred (100) feet from the boundary line of the property.
- (h) A permit application shall be accompanied by the following:
- (1) An approved storm water concept plan;
  - (2) A preliminary noise assessment demonstrating compliance with the Maximum Allowable Noise Levels (dBA), in accordance with Subtitle 19 of this Code;
  - (3) A horizontal profile illustrating all structures and stockpiles;
  - (4) A grading plan that illustrates existing and proposed topography, and
  - (5) A traffic analysis which includes the volume of traffic expected to be generated by the operation and identifies the streets to be used between the site and the nearest other street (to be used) that has a minimum paved width of twenty-four (24) feet for its predominant length.

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

Adopted this 17th day of November, 2020.

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: \_\_\_\_\_  
Todd M. Turner  
Council 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.