

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

Bill No. CB-63-2020

Chapter No. 49

Proposed and Presented by Council Member Davis

Introduced by Council Members Davis, Harrison and Franklin

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

Date of Introduction October 13, 2020

**ZONING BILL**

1 AN ORDINANCE concerning

2           Trash Maintenance Services with Private Fueling Station – I-1 and I-2 Zones

3 For the purpose of amending the Zoning Ordinance to provide a definition for a new use, "Trash  
4 Maintenance Services and Private Fueling Station," and permitting the use in the I-1 (Light  
5 Industrial) and I-2 (Heavy Industrial) Zones of Prince George's County, under certain  
6 circumstances.

7 BY repealing and reenacting with amendments:

8                           Sections 27-107.01 and 27-473,  
9                           The Zoning Ordinance of Prince George's County, Maryland,  
10                           being also

11                           SUBTITLE 27. ZONING.

12                           The Prince George's County Code  
13                           (2019 Edition).

14 BY adding:

15                           Section 27-475.06.10,  
16                           The Zoning Ordinance of Prince George's County, Maryland,  
17                           Being also

18                           SUBTITLE 27. ZONING.

19                           The Prince George's County Code  
20                           (2019 Edition).

1 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
2 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
3 District in Prince George's County, Maryland, that Sections 27-107.01 and 27-473 of the Zoning  
4 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's  
5 County Code, be and the same are hereby repealed and reenacted with the following  
6 amendments:

7 **SUBTITLE 27. ZONING.**

8 **PART 2. GENERAL.**

9 **DIVISION 1. DEFINITIONS.**

10 **Sec. 27-107.01. Definitions.**

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

12 \* \* \* \* \*

13 (243.2.1) **Trash Maintenance Services with Private Fueling Station:** A business  
14 involving the maintenance, dispatch and storage of trucks and dumpsters for the purpose of trash  
15 removal and contains an on-site private fueling station. The use does not include any retail sale  
16 of gasoline or compressed natural gas.

17 \* \* \* \* \*

**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>(2) INDUSTRIAL:</b>					
* * * * *	*	*	*	*	*
<b>(F) Miscellaneous Industrial, Manufacturing, and Related Uses:</b>					
* * * * *	*	*	*	*	*
<u>Trash Maintenance Services with Private Fueling Station</u>	<u>P<sup>75</sup></u>	<u>P<sup>75</sup></u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*

\* \* \* \* \*

75 Permitted use, subject to the provisions of Section 27-475.06.10 of this Subtitle.

1 SECTION 2. BE IT FURTHER ENACTED that provisions of Section 27-475.06.10 be and  
2 the same are hereby added:

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

4 **Sec. 27-475.06.10. Trash Maintenance Services with Private Fueling Station.**

5 (a) Trash maintenance services with private fueling stations uses are permitted (P) in the  
6 Industrial Table of Uses in the I-1 and I-2 Zones, subject to the following requirements:

7 (1) Requirements.

8 (A) Trash collected by this business shall not be brought to or stored upon the  
9 property;

10 (B) The use is located on property with a preliminary plan of subdivision  
11 approved prior to September 1, 2020;

12 (C) The applicable Master Plan or Sector Plan recommends an industrial zone  
13 and/or use for the property;

14 (D) The use is located on property within the M-I-O Zone;

15 (E) The use is located on property with a land area greater than seven (7)  
16 acres;

17 (F) The use is located on property with frontage on a roadway with a  
18 functional transportation classification of collector; and

19 (G) The property abuts at least one parcel of land located, wholly or in part, in  
20 the I-2 Zone.

21 (2) Site Plan.

22 (A) A Detailed Site Plan shall be approved for the use, in accordance with  
23 Part 3, Division 9, of this Subtitle, to insure compliance with the  
24 provisions of this Section.

25 (B) In addition to the requirements of Part 3, Division 9, the following  
26 requirements shall be complied with:

27 (i) The applicant shall comply with the Prince George's County  
28 Landscape Manual; and

29 (ii) The fueling equipment and fuel storage maintains a minimum  
30 setback of twenty (20) feet from all property lines.

1                    (iii) The use shall conform with the requirements of Section 27-358(a)(2)  
2 and (c) of this Subtitle, more specifically, that upon the abandonment of the Trash Maintenance  
3 Services with Private Fueling Station, the Private Fueling Station shall terminate and all  
4 structures exclusively used for the Private Fueling Station (including underground storage tanks),  
5 except buildings, shall be removed by the owner of the property. For the purpose of this  
6 Subsection, the term "abandonment" shall mean nonoperation as a gas station for a period of  
7 fourteen (14) months after the retail services cease.

8                    (iv) Fueling equipment associated with the use shall not be located less than  
9 one hundred (100) feet from the primary ingress/egress of the property.

10            SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five  
11 (45) calendar days after 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.