

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2022 Legislative Session

Bill No. CB-079-2022

Chapter No. 50

Proposed and Presented by Council Member Franklin

Introduced by Council Members Franklin, Hawkins, Harrison and Turner

Co-Sponsors _____

Date of Introduction September 20, 2022

ZONING BILL

1 AN ORDINANCE concerning

2 IE Zone Transitional Provisions

3 For the purpose of modifying the lot coverage and green area requirements for previously I-1 zoned
4 properties and permitting distribution warehouses in the IE Zone.

5 BY repealing and reenacting with amendments:

6 Sections 27-4203 & 27-5402;

7 Zoning Ordinance of Prince George's County, Maryland,

8 being also,

9 SUBTITLE 27. ZONING.

10 The Prince George's County Code

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 27-4203 & 27-5402 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15 County Code, be and the same are hereby repealed and reenacted with the following amendments:

16 **SUBTITLE 27. ZONING.**

17 **PART 27-4 ZONES AND ZONE REGULATIONS.**

18 **SEC. 27-4203 NONRESIDENTIAL BASE ZONES.**

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Sec. 27-4203 Nonresidential Base Zones

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(e) Industrial, Employment (IE) Zone

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(2) Intensity and Dimensional Standards

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**2. (2)
Intensity and Dimensional Standards**

Standard (1)	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling (2)	Other Uses
Density, max. (du/ac of net lot area)	20.00	No requirement
Net lot area, min. (sf)	10,000	10,000
① Lot width, min. (ft)	75	75
Lot coverage, max. (% of net lot area)	45	45
Green area, min. (% of net lot area)	25	25
② Front yard depth, min. (ft)	10	10
③ Side yard depth, min. (ft) (both yards total)	20	20
④ Rear yard depth, min. (ft)	0/20 (5)	0/20 (5)
Building separation, min. (ft)	25 or height of taller building (3), whichever is greater	25 or height of taller building (3), whichever is greater
⑤ Principal structure height, max. (ft) (4)	50	No requirement

Notes: du/ac = dwelling units per acre; sf = square feet; ft = feet

* * * * *

(6) For properties zoned Light Industrial (I-1) prior to April 1, 2022 and which were not developed on that date, the Green Area, min. (% of net lot area) shall be 10 percent and there shall be no Lot coverage max. (% of net lot area).

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SUBTITLE 27. ZONING.**PART 27-5 USE REGULATIONS.**

**SEC. 27-5402. ADDITIONAL REQUIREMENTS FOR SPECIFIC SPECIAL
EXCEPTION USES.**

27-5402. Additional Requirements for Specific Special Exception Uses

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1 (qqq) Distribution Warehouse

(1) For properties zoned Light Industrial (I-1) prior to April 1, 2022 which were not developed on that date, a distribution warehouse shall be permitted and no special exception shall be required.

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

Adopted this 25th day of October, 2022.

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: _____
Calvin S. Hawkins
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.