

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2023 Legislative Session**

Bill No. CB-016-2023

Chapter No. 4

Proposed and Presented by Council Members Dernoga, Blegay, Burroughs, Ivy, Olson, Oriadha

Introduced by Council Members Dernoga, Blegay, Burroughs, Ivy, Olson, Oriadha

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

Date of Introduction December 12, 2022

**ZONING BILL**

1 AN ORDINANCE concerning

2 IE Zone Transitional Provisions

3 For the purpose of repealing CB-079-2022 and reinstating the lot coverage and green area  
4 requirements for previously I-1 (Light Industrial) zoned properties and permitting distribution  
5 warehouses in the IE (Industrial, Employment) Zone under the Zoning Ordinance of Prince  
6 George's County.

7 BY repealing and reacting with amendments:

8 Sections 27-4203 and 27-5402,  
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; 2022 Supplement).

14 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
15 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
16 District in Prince George's County, Maryland, that Sections 27-4203 and 27-5402 of the Zoning  
17 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's  
18 County Code, be and the same are hereby repealed and reenacted with the following  
19 amendments:

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**SUBTITLE 27. ZONING.**  
**PART 27-4. ZONES AND ZONE REGULATIONS.**  
**SEC. 27-4203 NONRESIDENTIAL BASE ZONES.**

\* \* \* \* \*

**Sec. 27-4203 Nonresidential Base Zones.**

\* \* \* \* \*

**(e) Industrial, Employment (IE) Zone**

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**(2) Intensity and Dimensional Standards**

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.**

1 **Sec. 27-5402. Additional Requirements for Specific Special Exception Uses.**

2 \* \* \* \* \*

3 [(qqq) Distribution Warehouse

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

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

Adopted this 17<sup>th</sup> day of January, 2023.

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: \_\_\_\_\_  
Thomas E. Dernoga  
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.