

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2013 Legislative Session**

Bill No. CB-76-2013

Chapter No. 57

Proposed and Presented by Council Member Harrison

Introduced by Council Members Harrison, Franklin, Lehman, Toles, Patterson, Davis,
Turner and Olson

Date of Introduction October 22, 2013

ZONING BILL

1 AN ORDINANCE concerning

2 Urban Farms

3 For the purpose of defining Urban Farm and permitting the use in the R-18 Zone under certain
4 circumstances, and providing modifications to procedural requirements relating to Urban Farms.

5 BY repealing and reenacting with amendments:

6 Section 27-107.01, 27-242(b), 27-419.01, 27-441(b), and 27-436,
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 (2011 Edition).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland,
13 sitting as the District Council for that part of the Maryland-Washington Regional District in
14 Prince George's County, Maryland, that Section 27-107.01, 27-242(b), 27-419.01, 27-441(b),
15 and 27-436 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle
16 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with
17 the following amendments:

18 **SUBTITLE 27. ZONING.**

19 **PART 2. GENERAL.**

20 **Sec. 27-107.01. Definitions.**

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

* * * * *

(243.8) Urban Farm: A use that permits a non-profit organization to cultivate fruits, vegetables, flowers, that permits composting, beekeeping, agricultural education and incidental sales on the property, and excludes livestock. However, a Health Department permit is required if fruits and vegetables are cut up or prepared foods are sold to the public.

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PART 3. ADMINISTRATION.

DIVISION 6. NONCONFORMING BUILDINGS, STRUCTURES, AND USES.

SUBDIVISION 1. GENERAL REQUIREMENTS AND PROCEDURES

Sec. 27-242. Alteration, extension, or enlargement.

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(b) Exceptions.

* * * * *

(7) Improvements to multifamily development.

* * * * *

(C) In Multifamily developments existing as of January 1, 1990, a Special Exception is not required for an Urban Farm in the R-18 Zone.

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PART 5. RESIDENTIAL ZONES.

DIVISION 1. GENERAL.

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Sec. 27-419.01. Improvements to existing multifamily development.

(c) In multifamily developments existing as of January 1, 1990, a Special Exception is not required for an Urban Farm in the R-18 Zone.

PART 5. RESIDENTIAL ZONES.

DIVISION 2. SPECIFIC RESIDENTIAL ZONES.

Sec. 27-436. R-18 Zone (Multifamily Medium Density Residential).

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(e) Site Plan

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(2) A Detailed Site Plan revision shall not be required for an Urban Farm and its accessory structures, when there is a change in, including but not limited to, density, bedroom percentages or acreage.

DIVISION 3. USES PERMITTED. (RESIDENTIAL ZONES)

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(7) Resource Production/Recovery:									
Agricultural uses:									
* * * * *	*	*	*	*	*	*	*	*	*
(F) Urban Farm	X	X	X	X	X	X	X	X	X

DIVISION 3. USES PERMITTED. (RESIDENTIAL ZONES)

(b) TABLE OF USES.

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
* * * * *	*	*	*	*	*	*	*	*
(7) Resource Production/Recovery:								
Agricultural uses:								
* * * * *	*	*	*	*	*	*	*	*
<u>(F) Urban Farm</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P⁹⁷</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

97 Permitted use only where a municipality indicates approval to operate such use on the property, and the extent of the use on the property does not exceed a maximum of five (5) acres in size. The Urban Farm shall not allow noxious odors or dust to drift off the premises. The applicant shall be required to obtain a Health Department permit if fruits and vegetables are cut up or prepared foods are being sold to the public. The Urban Farm will not be subject to the sections of Subtitle 27 as listed below or the Landscape Manual;

A. Exempt from the Landscape Manual regulations;

B. Exempt from Part 11, the parking and loading requirements;

C. Accessory structures are permitted; and

D. Signage shall be limited to way finding and directional signs.

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

Adopted this 19th day of November , 2012.

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: _____
Andrea C. Harrison
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.