

Sec. 20-9.5 Table of industrial uses

(a) No use shall be allowed in the Industrial Zones, except as provided for in the Table of Industrial Uses. In the table, the following applies:

(1) The letter "P" indicates that the use is permitted in the zone indicated

(2) The letters "SE" indicate that the use is permitted, subject to the approval of a special exception in accordance with Division 4, Board of Appeals of this article.

(3) The letter "A" indicates the use is permitted as an accessory building or use in the zone indicated.

(4) The letter "X" indicates that the use is prohibited.

(5) All uses not listed are prohibited.

(6) Whenever the table refers to an allowed use, that use is either Permitted (P), Permitted by Special Exception (SE) or Accessory (A) as accordingly listed in the zone in which it is allowed.

Table of Industrial Uses

Uses	I-CS
Adult entertainment establishments, as defined in Section 20-1.7 (a)	X
Agritourism	X
Auction facility (selling of livestock or animals prohibited). (b)	X
Automobile detailing.	X
Automobile detailing, waterless.	X
Automobile rental agency (c)	SE
Brewery, craft	SE
Bulk distribution station, gas, and oil.	X
Club or lodge, private.	P
Restaurant specialty—Delicatessen/coffee shop	A
Catering service	P
Child day care facility	X
Communications tower.	SE
Contractor's storage yard (material(s) and machinery must be wholly within an enclosed building(s)).	SE
Conference center	X
Copy/print shop	P
Cross-fitness training facility	P

Unified Land Development Code	I-CS
Data processing facility	SE
(Current ordinance has blank space here)	
Employment agency/recruitment firm	SE
Fortune-telling business (psychic)	X
Gas station complex (d)	SE
Trade service establishment	P
Hotel/motel (s)	X
House of worship, convents, and monasteries:	
• Located on a lot less than 1 acre in size.	P
• Located in a building that was constructed on a lot less than 1 acre in size.	P
• Located on a lot 1 acre or greater in size.	P(q)
• Located in a building that was constructed on a lot 1 acre or greater in size.	P(r)
Indoor shooting range provided sound insulation is provided to prevent any noise being heard outside the premises	X
Laboratory (e)	SE
Manufacturing, heavy	X
Manufacturing, light	P
Nursery or garden center	SE
Office, business	X
Office, professional	P
Office, wholesale and/or showrooms	P
Pawnshop	X
Printing plant	P
Auction facility (p)	X
Governmental facility	P

Unified Land Development Code	I-CS
Recreational facilities (indoor), commercial, not including adult entertainment establishments	P
Public utility building and utility structures (g)	SE
Vehicle repair establishment	SE
Vehicle sales and service, commercial vehicles and machinery	SE
Quarry	X
Consumer repair services	P
Satellite earth station antennas, in accordance with Section 20-1	SE
Self-service storage facility	X
Shooting ranges, indoor	X
Small wind energy system	SE
Specialty schools	P
Tattoo parlor/body-piercing studio.	SE
Broadcasting studio	SE
Truck terminal and distribution facility	SE
Towers radio transmitting and receiving antennas.	SE
Automobile impound facility (j)	X
Warehouse and/or distribution center	SE
Wholesale establishment	SE
Wireless telecommunications facility	P(t)

- (a) Adult book stores, adult motion picture arcades, adult drive-in theaters, adult motion picture theaters, adult mini-motion picture theaters, adult theaters, adult model studios, adult cabarets, body painting studios, massage parlors and sexual encounter establishments. Any of the foregoing uses shall be at least five hundred (500) feet from the nearest property line of any property in an area zoned for residential classification, and at least one thousand (1,000) feet from the nearest property line of any public, private, or parochial school, library, park, or playground, church, convent, monastery, synagogue or other place of worship. No adult entertainment establishment shall be conducted

in any manner that permits the observation of any material depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas" from any public way or from any property not registered as an adult use. This provision shall apply to any display, decoration, and sign; show window, or other opening.

(b) Provided:

1. It shall be prohibited for any storage or sale activities related to such facility to occur in the open, in the front yard of such facility.
2. It shall be prohibited for any storage or sale activities related to the operation of the facility to be visible from any public area or any adjacent property. Such activity may occur outside of a building so long as it is fully screened by fencing, walls, landscaping, or other barriers.
3. It shall be prohibited to sell livestock or animals generally, at such facility.

(c) Automobiles and trucks may be permitted in open yards provided that all vehicles and advertising are located behind a concrete curb or precast barrier at least ten (10) feet from the front lot line, and that the front yard between the aforesaid barrier and front lot line is landscaped and maintained attractively. Vehicle storage area shall be fenced and no storage of vehicles is allowed in the front of the building. All such agencies which rent or propose to rent trucks having an overall length of twenty-three (23) feet or greater shall submit a site and landscaping plan for review and approval of the Planning Commission before commencement of such use.

(d) Subject to provisions of [Division 10](#), Special Exceptions, Generally, and Sections [20-21.1](#), [20-22.1](#) and [20-22.41](#), such a use shall not permit large; truck oriented gas stations when abutting a residential zone.

(e) Such use shall not include scientific testing or experimentation upon animals, and testing or experimentation upon animals related to such use shall be prohibited. For the purposes of this section, an animal shall be defined as any member of the Subphylum Vertebrata, commonly known as vertebrates. The issuance of a use and occupancy permit for any laboratory shall be expressly conditioned upon the granting to and the maintaining by the applicant of all licenses required by all appropriate federal, state, and local governmental agencies for the operation of the laboratory.

(f) Reserved.

(g) Including overhead electric power and energy transmission and distribution lines suspended from single-legged structures, aboveground pipelines, and accessory structures.

(h) Reserved.

(i) Reserved.

(j) Towing services provided that:

1. The lot width is at least one hundred (100) feet.
2. The lot, on which such use is conducted, measures at least one (1) acre.
3. The lot shall not be used as an auto-wrecking yard or any type of junkyard.
4. The use is subject to compliance with any State or local environmental regulations concerning this use.
5. The applicant shall submit a lighting plan for the use for crime mitigation, which shall be reviewed by the Department of Public Works.
6. The applicant shall install addressable security cameras, subject to the review of the Police Department and Director of Emergency Services.
7. No one (1) vehicle remains on the premises for more than thirty (30) days.
8. No junked vehicles are stored on the premises at any time.
9. The site and fenced impoundment area is adequately screened from the adjoining properties. The fence shall be slatted or contain other materials to obscure the view of the area. The fence height may exceed six (6) feet, as approved by the Planning Commission. No fence shall contain barbed or razor wire.

10. That such use does not have a detrimental effect on or serve as a nuisance to adjoining residential properties or nearby community facilities.

11. The Planning Commission, upon approval of a site and landscape plan for the proposed use, shall conclude that the above criteria are met.

(k) Provided loading and unloading facilities are entirely within an enclosed building, and not to exceed thirty-five (35) feet in height.

(l) Reserved.

(m) Reserved.

(n) Reserved.

(o) Reserved.

(p) Private automobile and other motor vehicle auction subject to the regulations therein.

(1) All private vehicle auctions in the I-G Zone legally operating as of the effective date of this section (June 30, 2012) or a private vehicle auction in compliance with Section 27-475.06.07 (Private Automobile and Other Motor Vehicle Auctions) of Title 17, The Public Local Laws of Prince George's County, annexation into the City shall be deemed compliant with the site and landscape requirements of this section; new private vehicle auctions in the I-G Zones shall meet the following requirements:

a. All parking and car carrier loading/unloading shall be performed on site and shall be located separately from the customer parking areas.

b. Parking and loading areas shall not be used for the sale, display, or storage of vehicles performing vehicle services, or any other purpose unrelated to parking and loading.

c. Junked, salvaged, or wrecked vehicles may not be sold or stored on the property unless associated with an auction that regularly deals in the disposal of vehicles that have been declared total losses by insurance companies.

d. The following are prohibited on all private automobile and other motor vehicle auction properties:

1. Retail sales (other than by auction) of vehicles or vehicle parts;

2. Outdoor storage or display of vehicle parts;

3. Vehicle dismantling and demolition;

4. The stacking of vehicles and/or use of a vehicle rack system;

5. The parking, storage, or display of vehicles within public rights-of-way or internal driveways.

e. No vehicle may be displayed or stored on the site for more than ninety (90) consecutive days, unless required by a law enforcement agency or the Maryland Department of Motor Vehicles, or where required for any other litigation purposes, to store the vehicle for a longer period of time.

f. All auction activities, including sales, loading/unloading of vehicles, and vehicle transport shall be conducted between the hours of 7:00 a.m. and 10:00 p.m. seven (7) days a week.

g. The site must be kept clear of all trash, litter, and other debris. Exterior trash receptacles shall be provided in all areas open to the public including those for parking, auction activities, and offices and be routinely emptied. Trash and debris within the public right-of-way resulting from an auction shall be immediately removed by the auction operator.

h. The auction operator shall maintain records of bills of sale and make those records available to City Inspectors or City Police Officers upon request within thirty (30) days of the sale during normal business hours to ensure that vehicles abandoned off site can be traced back to the auction house and/or purchaser.

i. Private vehicle auctions shall be screened to block visibility from public rights-of-ways and/or residential zones in accordance with the following:

1. In addition to the landscaping requirements found in the City of Laurel Landscape Manual, new screening installed to meet the requirements of this provision shall consist of a solid, sight-tight (opaque) wall or fence at least six (6) feet high or an evergreen screen consisting of trees at least eight (8) feet in height planted in a ten-foot wide landscape strip. Trees within an evergreen screen shall be planted eight (8) feet on center in a staggered pattern and have a minimum diameter of four (4) feet when planted to achieve a sight-tight screen. Any fence or wall may be constructed as a panelized metal wall system applied to a minimum two-inch × four-inch frame with four-inch × four-inch support posts, provided that the panelized metal is a minimum 29 gauge steel or similar material with a corrosive resistant coating, such as baked on enamel finish, brown or green in color. The fence or wall may not be constructed of slatted chain link, or unsupported and/or untreated corrugated metal, fiberglass, or sheet metal.
2. Any new fences or walls constructed after the effective date of this section (June 30, 2012) shall be located behind a planted landscape strip as prescribed in the City of Laurel Landscape Manual. The Board of Appeals shall be authorized to grant variance to allow fences or walls greater than six (6) feet in height within any front, side or rear yard. All existing fences or walls that have been legally erected pursuant to a previously approved variance may be relocated to accommodate additional screening or landscaping required by this section without the need for an additional variance.
3. For purposes of the screening required by this provision, the term public right-of-way shall include dedicated rights-of-way and proposed widening of such rights-of-way shown on the City of Laurel Master Plan or contained in the City of Laurel Capital Improvement Program but does not include future roadway or roadway relocations which have not been dedicated.
4. Screening installed pursuant to the requirements of the City of Laurel Landscape Manual or an approved site and landscape plan on adjacent property in a residential zone shall satisfy the requirements of this section.
5. The provisions of this section shall not apply to public owned residential property.
- j. Any new fencing installed along the property boundaries not visible from an existing public right-of-way or a residential zone shall be enclosed by a black, vinyl-clad, chain-link fence or other material not prohibited by subsection i.3. above.
- k. Ingress and egress driveway aprons shall have a minimum width of thirty (30) feet and shall be paved with concrete and meet Department of Public Works commercial driveway standards. Drive aisles for internal circulation shall have a minimum width of twenty-two (22) feet and shall be paved with concrete, asphalt, or asphalt millings surface.
- l. Paved surfaces shall be maintained in good repair.
- m. The applicant shall identify the dust-control measures to be used on the site.
- n. The applicant shall provide evidence that the disposal of all fluids and other materials will be accomplished in a manner that complies with all City, County, State, and Federal regulations.
- o. All lighting shall be directed away from adjoining properties.
- p. If an amplified public address system is utilized for the auction's sales activities, the use of such system shall be limited to the hours of 9:00 a.m. to 6:00 p.m. for a maximum of three (3) days per week and comply with [Chapter 9](#), Miscellaneous Provisions and Offenses, Article VII, Noise Control, of the City Code.
- q. Site plan.
 1. A site plan shall be approved for any new vehicle auction use of the expansion, enlargement or extension of an existing vehicle auction use. The site plan shall be approved in accordance with [Section 20-2](#), Administration Generally, to ensure compliance with the provisions of this section. In addition to the submittal requirements of [Section 20-2](#), the site and landscape plan shall identify:
 - i. All storage, vehicle display, vehicle loading and unloading, and auction sales areas;

- ii. Internal circulation;
 - iii. Stormwater management facilities including those for water quality;
 - iv. Proposed hours of operation;
 - v. Dust control measures to be used.
2. In addition to the above requirements, the application shall be accompanied by:
 - i. A traffic impact analysis which identified the volume of traffic expected to be generated by the operation and the streets to be used between the site and the nearest intersection.
 3. A lighting plan showing a photometric diagram and details of all light fixtures and full cut-off optics.
 4. The Planning Board shall find that the proposed hours of operation, site design and anticipated traffic levels will not be detrimental to the use or development of adjacent properties and the general neighborhood.
- r. Signs.
 1. Signage shall be in compliance with [Section 20-17](#), Signs Generally, of this Code.
- (q) A house of worship shall comply with the following:
- (1) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;
 - (2) Ingress and egress shall be located so as to direct traffic away from streets that are internal to a residential subdivision;
 - (3) The applicant shall satisfactorily demonstrate that parking and traffic will not adversely affect adjacent residential neighborhoods;
 - (4) Parking spaces or loading areas shall not be located in the front yard;
 - (5) The maximum allowable lot coverage by building shall be sixty-five (65) percent; and
 - (6) The minimum allowable green space shall be twenty (20) percent.
- (r) A house of worship shall comply with the following:
- (1) The applicant shall satisfactorily document that off-street parking is sufficient to comply with [Section 20-16](#), Parking and Loading Facilities. If a reduction in the required parking is requested a parking study shall be required to demonstrate that adequate parking will be provided.
 - (2) The applicant shall satisfactorily document by a traffic study that traffic impacts because of the increase intensity in land use will be mitigated.
 - (3) It will be an adaptive reuse of an existing building. Adaptive reuse shall mean at least fifty (50) percent of the existing building.
- (s) A hotel/motel use shall comply with the following:
- (1) The site on which such use is conducted shall be located within a Planned Development Area - Existing (PDA-E) Zoning District;
 - (2) The minimum lot area shall be two (2) acres in size;
 - (3) The height of any building shall not exceed sixty (60) feet;
 - (4) Parking shall be provided in accordance with [Section 20-16.5](#) - Schedule of parking requirements; and
 - (5) Signs shall be designed, erected and maintained in accordance with Division 7, Signs and Advertising Structures, of this article.
- (t) Subject to the provisions of [Division 9](#), Exceptions and Supplements to the Zone Regulations. Generally and specifically [Section 20-20.10\(e\)](#).