

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2014 Legislative Session

Resolution No. CR-10-2014
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Toles, Franklin and Patterson
Co-Sponsors _____
Date of Introduction February 25, 2014

RESOLUTION

1 A RESOLUTION concerning

2 The Southern Green Line Station Area Sectional Map Amendment

3 For the purpose of approving, with revisions, as an Act of the County Council of Prince George's
4 County, sitting as the District Council for that part of the Maryland-Washington Regional
5 District in Prince George's County, the Southern Green Line Station Area Sectional Map
6 Amendment, thereby setting forth and adopting detailed zoning proposals for the land area that
7 follows and surrounds the alignment of the southern portion of the Metrorail Green Line in
8 Prince George's County and that is generally bound by Southern Avenue as a western boundary;
9 Suitland Road and the boundary of the Suitland M-U-TC as a northern and eastern boundary;
10 Interstate 495 (Capital Beltway) and Branch Avenue, including properties fronting on the south
11 side of Branch Avenue from St. Barnabas Road to Curtis Drive, and continuing along 28th
12 Parkway, Oxon Run Drive, 23rd Parkway, Chatwick Street to the north side of Barnaby Run
13 stream, and Wheeler Road as the southern boundary.

14 WHEREAS, on March 20, 2012, the County Council of Prince George's County,
15 Maryland, sitting as the District Council, adopted CR-10-2012, thereby initiating preparation of a
16 new sector plan and sectional map amendment for the four (4) metro stations along the Metro
17 Green Line and adjacent communities in southern Prince George's County to implement and/or
18 update the recommendations of the *Master Plan and Sectional Map Amendment for the Heights
19 and Vicinity* (Planning Area 76A) (2000); *Suitland Mixed-Use Town Center Development Plan
20 (2006)*; *Branch Avenue Corridor Sector Plan and Sectional Map Amendment* (2008); and the
21 *Subregion 4 Master Plan and Sectional Map Amendment* (2010) to ensure that future

1 development is consistent with County policies; and

2 WHEREAS, the District Council, by way of CR-10-2012, also endorsed the Goals,
3 Concepts, Guidelines and Public Participation Program and established the Plan boundaries as
4 recommended by the Planning Board for the Southern Green Line Station Area Sector Plan and
5 SMA pursuant to Sections 27-641 and 27-643 of the Zoning Ordinance; and

6 WHEREAS, as part of the Public Participation Program, Planning staff held numerous
7 community work sessions and informational meetings, with a broad spectrum of stakeholders,
8 including community leaders and residents, business and property owners, non-profit
9 organizations, developers, as well as other municipal, county, state, and regional agencies; and

10 WHEREAS, on May 9, 2013, the Planning Board granted permission to print the
11 Preliminary Southern Green Line Station Area Sector Plan and Proposed Sectional Map
12 Amendment; and

13 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public
14 hearing on the Preliminary Southern Green Line Station Area Sector Plan and Proposed
15 Sectional Map Amendment on July 2, 2013; and

16 WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the County Executive
17 and the District Council reviewed the public facilities element of the Preliminary Southern Green
18 Line Station Area Sector Plan and Proposed Sectional Map Amendment in order to identify
19 inconsistencies between the proposed public facilities recommended within the preliminary
20 sector plan and proposed sectional map amendment and existing County or State public facilities,
21 as embodied in CR-77-2013; and

22 WHEREAS, on September 12, 2013, the Planning Board held a public work session to
23 consider the digest of testimony compiled from comments received in the July 2013 joint public
24 hearing record and staff recommendations thereon; and

25 WHEREAS, on September 26, 2013, the Planning Board, in response to the public hearing
26 testimony, adopted the Sector Plan in Prince George's County Planning Board Resolution
27 PGCPB No. 13-98, and transmitted the Sectional Map Amendment to the District Council on
28 October 1, 2013; and

29 WHEREAS, on October 15, 2013, the District Council held a work session to consider the
30 record o public hearing testimony and the Planning Board's recommendations embodied in
31 PGCPB No. 13-98 and, after discussion, directed staff a to prepare a resolution proposing

1 amendments to the adopted sector plan and sectional map amendment, and that a second joint
2 public hearing be held to seek public testimony on the proposed amendments; and

3 WHEREAS, on January 14, 2014, the District Council and the Planning Board held a
4 second joint public hearing to collect public testimony on the proposed amendments to the
5 adopted sector plan and sectional map amendment; and

6 WHEREAS, on February 6, 2014, the Planning Board held an additional public work
7 session to review the digest of testimony compiled from comments received in the January 14,
8 2014, joint public hearing record and provided comments to the District Council pursuant to
9 Sections 27-226 and 27-646 of the Zoning Ordinance; and

10 WHEREAS, on February 18 and February 25, 2014, the District Council held work
11 sessions to consider the record of public hearing testimony and the Planning Board's
12 recommendations embodied in PGCPB No. 13-98, as well as comments within its letter to the
13 Council dated February 6, 2014, and, after discussion, directed Technical Staff to prepare a
14 Resolution of Approval for the Southern Green Line Station Area Sectional Map Amendment
15 and incorporating certain revisions; and

16 WHEREAS, upon approval by the District Council, this SMA will amend portions of
17 the Prince George's County Zoning Ordinance and the Zoning Map for the land area that follows
18 and surrounds the alignment of the southern portion of the Metrorail Green Line in Prince
19 George's County and that is generally bound by Southern Avenue as a western boundary;
20 Suitland Road and the boundary of the Suitland M-U-TC as a northern and eastern boundary;
21 Interstate 495 (Capital Beltway) and Branch Avenue, including properties fronting on the south
22 side of Branch Avenue from St. Barnabas Road to Curtis Drive, and continuing along 28th
23 Parkway, Oxon Run Drive, 23rd Parkway, Chatwick Street to the north side of Barnaby Run
24 stream, and Wheeler Road as the southern boundary.

25 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
26 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
27 Regional District in Prince George's County, Maryland, that the Southern Green Line Station
28 Area Sectional Map Amendment, as endorsed on October 1, 2013, in PGCPB No. 13-98, be and
29 the same is hereby approved with the following amendments and revisions:

REVISION ONE:

Delete SMA Change Number 6 of the Endorsed SMA within PGCPB No. 13-98, and retain the existing zoning category of One-Family Detached Residential (R-55) for the Gromen Landing LLC (Exhibit 24) property south of Ryan Road and between Swann Road and Suitland Road.

REVISION TWO:

Add SMA Change Number 6 to impose a Development District Overlay Zone pursuant to notice and second joint public hearing as follows:

DEVELOPMENT DISTRICT OVERLAY ZONE (“DDOZ”)

(a) Apply a Development District Overlay Zone to the Southern Green Line Station Area boundary defined by Southern Avenue as a western boundary; Suitland Road and the boundary of the Suitland M-U-TC as a northern and eastern boundary; Interstate 495 (Capital Beltway) and Branch Avenue, including properties fronting on the south side of Branch Avenue from St. Barnabas Road to Curtis Drive, and continuing along 28th Parkway, Oxon Run Drive, 23rd Parkway, Chatwick Street to the north side of Barnaby Run stream, and Wheeler Road as the southern boundary.

(1) Use Restrictions within Development District Overlay Zone

Except as otherwise provided herein, the purpose of the DDOZ is to prohibit the following uses within the sector plan area, as set forth in ATTACHMENT A, attached hereto and incorporated as if set forth fully herein:

- (A) Adult entertainment;
- (B) Check cashing establishments;
- (C) Liquor stores;
- (D) Pawnshops;
- (E) Nail salon and similar uses designated as North American Industry Classification System (NAICS) No. 812113, except as an ancillary or accessory use;
- (F) Beauty supply and accessories store (in this DDOZ, a “Beauty supply and accessories store” is a cosmetology, beauty, or barbering supply establishment engaged in the sale of related goods and materials wholesale and/or retail) , except as an ancillary or accessory use;
- (G) Banquet halls (in this DDOZ, a “Banquet Hall” is an establishment that is used regularly for serving food or beverages to groups that, in advance of the event, have reserved the facility for banquets or meetings, to which the general public is not admitted, and for which no admission charge is imposed at the door. A “Banquet Hall” is not a night club or dance hall);
and
- (H) Tattoo parlors.

(2) Use Restrictions within Metro Station Areas of the Development District Overlay Zone

Except as otherwise provided herein, the following uses are prohibited within the Naylor Road, Southern Avenue, and Suitland Metro Station Areas, defined as parcels lying wholly or in part within a one-half mile radius from any entrance to the Naylor Road, Suitland, and Southern Avenue Metro Stations:

- (A) Cemetery;
- (B) Vehicle sales and services;
- (C) Wholesale trade and warehouse distribution;
- (D) Amusement Park;
- (E) Secondhand businesses (in this DDOZ, a "Secondhand business" is an establishment whose regular business includes the sale (including retail and non-retail sale or resale) or rental of tangible personal property (excluding motor vehicles) previously used, rented, owned or leased); and
- (F) Industrial equipment sales.

(3) Development Standards and Regulations

Except for parcels located wholly or partially within a one-half mile radius to either entrance to the Branch Avenue Metro Station, the DDOZ imposed within the Southern Green Line Station Area will revise the list of permitted uses and applicable development standards and regulations in order to supplement the regulations of the underlying zoning districts at the Naylor Road and Southern Avenue Metro Stations, including street design and block standards, building location and height, and parking. The new regulations are intended to provide a consistent design framework to ensure that new development and redevelopment meet the goals and objectives of the sector plan. ATTACHMENT A, attached hereto and incorporated as if set forth fully herein, contains the proposed Development District Standards and regulations for the Southern Green Line Station Area.

(b) The use restrictions and development regulations of this Section shall not apply to parcels located wholly or in part within ½ half mile of either entrance to the Branch Avenue Metro Station.

(c) All uses lawfully existing at the time of approval of the SMA located within a building legally constructed before January 1, 1983, shall be deemed permitted uses and shall not be nonconforming. Such uses may be altered, enlarged, or extended without an approved detailed site plan, provided the alteration, enlargement, or extension does not increase the gross floor area by more than 15% percent, or 5,000 square feet, whichever is less. A valid use and occupancy permit must be continuously maintained for the use from the time of the SMA approval, and may continue to be permitted during the sale or transfer of business ownership or control of the use, provided that a valid use and occupancy permit for that use is continuously maintained.

(d) For integrated shopping centers lawfully existing at the time of the SMA and legally constructed before January 1, 1983, such uses shall be permitted uses and shall not be deemed nonconforming.

(e) Gas stations lawfully existing at the time of the SMA and legally constructed before January 1, 1983, shall be deemed permitted uses and shall not be nonconforming, provided that there is no vehicle repair service use on the site. Such uses may be altered, enlarged, or extended with an approved detailed site plan.

REVISION THREE:

Add SMA Change Number 7 to impose a Development District Overlay Zone for parcels located wholly or in part within ½ mile of either entrance to the Branch Avenue Metro Station as follows:

BRANCH AVENUE METRO STATION AREA REGULATIONS AND DEVELOPMENT STANDARDS

(a) Solely for parcels located wholly or partially within a ½ mile radius of either entrance to Branch Avenue Metro Station (parcels located wholly or partially within a ½ mile radius of either entrance to Branch Avenue Metro Station are hereafter collectively defined as the "Branch Avenue Metro Station Area"), and as set forth in ATTACHMENT A, attached hereto and incorporated as if set forth fully herein, the following standards, restrictions, and regulations apply:

(1) Establish M-X-T flexibility for TOD parcels not in the M-X-T zone

As of the effective date of this DDOZ, conditioned on approval of a Detailed Site Plan and compliance with the provisions of this DDOZ and other applicable provisions of the Zoning Ordinance for M-X-T zoned projects (provided such provisions do not conflict with this DDOZ), a development project not located in the M-X-T zone, but located in the Branch Avenue Metro Station Area, is entitled to the uses of the M-X-T zone.

Exceptions: This subsection shall

(i) not apply to a development project for which an amendment to an approved Detailed Site Plan is sought if such Detailed Site Plan is in a valid status as of the effective date of this DDOZ;

(ii) not apply to buildings or structures legally in existence as of the effective date of this DDOZ; and

(iii) not apply to property in a residential zone (as defined in Section 27-109(a)(1) of the Code) as of the effective date of this DDOZ. Applications to rezone property in a residential zone to the M-X-T zone in the Branch Avenue Metro Station Area are compatible and consistent with the purposes and goals of this DDOZ and the Southern Green Line Station Area Sector Plan and SMA subject to the provisions of Section 27-213 of the Code.

(2) Design requirements and limitations

Any development project, except as provided herein, for which Detailed Site Plan approval is sought, regardless of underlying zoning approvals, located in the Branch Avenue Metro Station Area, shall:

(A) Encourage a mix of moderate and high density development within walking distance of the transit station in order to increase transit ridership, with generally the most intense

density and highest building heights in closest proximity to the transit station;

(B) Promote the reduction of automobile dependency and roadway congestion by:

(i) locating multiple destinations and trip purposes within walking distance of one another in conjunction with other existing and planned (in an approved master plan or sector plan) uses in the Branch Avenue Metro Station Area;

(ii) creating a high quality, active streetscape to encourage walking and transit use;

(iii) minimizing surface parking; and

(iv) providing facilities to encourage alternative transportation options to single-occupancy vehicles, like walking, bicycling, or public transportation use;

(C) Minimize building setbacks from the street;

(D) Utilize pedestrian scale blocks and street grids;

(E) Incorporate the design standards of Section 27A-209 of the Code to the extent deemed practicable by the District Council;

(F) Not include strip commercial development (in this DDOZ, "Strip commercial development" means commercial development characterized by a low density, linear development pattern usually one lot in depth, organized around a common surface parking lot between the building entrance and the street and lacking a defined pedestrian system);

(G) Not include any automobile drive-through or drive-up service; and

(H) Not include single-family residential structures or low density housing (in this DDOZ, "low density housing" is defined as a residential structure, or a mixed use structure containing residential uses, with a gross residential density of less than ten (10) units per gross residential acre).

(3) Exemptions for Public Buildings, Utilities, and Approved and Existing Projects.

(A) Southern Green Line Station Area design requirements and limitations of subsection (2), above, shall not be binding and shall be only advisory for property located within the Branch Avenue Metro Station Area, for which the subject property will be developed for a public building or public use, to be operated or occupied by any department or branch of federal or state government for public purposes, excluding warehouses; the public building or public use included in the project is subject to an executed lease, or letter of intent to enter into a lease, with a term of not less than 20 years; the total density of the public building or public use is a minimum of five-hundred thousand (500,000) square feet; and greater than fifty percent (50%) of its net lot area is located in the Branch Avenue Metro Station Area.

(B) Public utility uses or structures, including underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards, shall be permitted in all frontages in the Branch Avenue Metro Station Area, subject to the design standards of this DDOZ and the Sector Plan provided in this Section. These uses or structures shall be designed to be harmonious to the overall design and character of the DDOZ and the Sector Plan. All other public utility uses or structures, including major transmission and overhead distribution lines and structures, are prohibited in the Branch Avenue Metro Station Area.

(C) The design requirements and limitations of subsection (2), above, and

limitations on public utility uses or structures prescribed in this subsection shall

(i) be only advisory and non-binding for applications to amend an approved Detailed Site Plan for property located in the Branch Avenue Metro Station Area, provided that such Detailed Site Plans are in a valid status as of the effective date of this DDOZ; and

(ii) be only advisory and non-binding for alteration, enlargement or extension of uses legally in existence in the Branch Avenue Metro Station Area as of the effective date of this DDOZ for which a Detailed Site Plan is sought.

(4) Use restrictions and exceptions

The following uses, except as provided herein, as defined in Section 27A-106 or, if not defined in Section 27A-106, as otherwise defined in Subtitle 27 (or, if not defined in Subtitle 27, the normal dictionary meaning), are not allowed uses in the Branch Avenue Metro Station Area:

- (A) Adult entertainment;
- (B) Check cashing business;
- (C) Pawnshop or Pawn Dealer;
- (D) Cemetery;
- (E) Vehicle and vehicular equipment sales and services (also includes gas station, car wash, towing services, RV mobile home sales, and boat sales);
- (F) Wholesale trade, warehouse and distribution, or storage (also includes self-service storage, mini-storage, and any storage or salvage yards);
- (G) Amusement park;
- (H) Sale, rental, or repair of industrial or heavy equipment;
- (I) Secondhand business (in this DDOZ, a "Secondhand business" is an establishment whose regular business includes the sale (including retail and non-retail sale or resale) or rental of tangible personal property (excluding motor vehicles) previously used, rented, owned or leased);
- (J) Nail salon and similar uses designated as North American Industry Classification System (NAICS) No. 812113, except as an ancillary or accessory use;
- (K) Beauty supply and accessories store (in this DDOZ, a "Beauty supply and accessories store" is a cosmetology, beauty, or barbering supply establishment engaged in the sale of related goods and materials wholesale and/or retail), except as an ancillary or accessory use;
- (L) Banquet hall, unless ancillary or accessory to a restaurant, tavern, hotel, or convention center (in this DDOZ, a "Banquet Hall" is an establishment that is used regularly for serving food or beverages to groups that, in advance of the event, have reserved the facility for banquets or meetings, to which the general public is not admitted, and for which no admission charge is imposed at the door. A "Banquet Hall" is not a night club or dance hall); and
- (M) Tattoo parlor.

Exceptions: A legally existing use in the Branch Avenue Metro Station Area with a valid use and occupancy permit as of the effective date of this DDOZ shall be exempt from use restrictions (A) – (M), above, and shall continue to be a conforming and permitted use (including alteration, enlargement or extension of such uses), provided that a valid use and occupancy permit is continuously maintained thereafter for the use. Additionally, a legally existing use in

the Branch Avenue Metro Station Area with a valid use and occupancy permit as of the effective date of this DDOZ shall continue to be a conforming and permitted use during the sale or transfer of business ownership or control of the use, provided that a valid use and occupancy permit for the existing use is maintained.

(5) Height and floor area ratio minimums and exceptions

The height of any buildings (including structured parking) for which Detailed Site Plan approval is sought shall be equal to or greater than the lesser of 5 stories or an average height of 55 feet (above grade) if located wholly or partially within a ¼ mile radius from either entrance to Branch Avenue Metro Station and the lesser of 4 floors or an average height of 45 feet (above grade) if located wholly or partially within a ½ mile radius (but entirely outside of ¼ mile radius) from either entrance to Branch Avenue Metro Station. A development project located in the Branch Avenue Metro Station Area, for which Detailed Site Plan approval is sought, shall have a building floor area ratio of 1.0 or greater as applied to the net lot area that is the subject of the Detailed Site Plan (gross floor area from structured parking shall be included in calculating building floor area ratio for the purposes of satisfying the minimum FAR requirement of this subsection).

Exceptions: The height and floor area ratio minimums prescribed herein

(i) shall not apply to applications to amend an approved Detailed Site Plan for property located in the Branch Avenue Metro Station Area, provided that such Detailed Site Plans are in a valid status as of the effective date of this DDOZ;

(ii) shall not apply to alteration, enlargement or extension of uses legally in existence in the Branch Avenue Metro Station Area as of the effective date of this DDOZ for which a Detailed Site Plan is sought;

(iii) shall be only advisory and non-binding for property described in subsection (3)(A), above; and

(iv) may be waived in whole or in part at Detailed Site Plan review by the District Council if the strict application of the requirements would cause undue or unreasonable economic hardship.

(6) No height, density, gross floor area (GFA), or floor area ratio (FAR) maximums

There shall be no maximums for building (including structured parking) height, density, gross floor area, or floor area ratio in the Branch Avenue Metro Station Area for development projects for which a Detailed Site Plan approval is sought. Nonetheless, the development project, including its building heights, densities, gross floor area, and floor area ratio must conform to the design standards and other requirements and provisions of this DDOZ, if applicable.

Exceptions: The provisions of this subsection shall

(i) not apply to applications to amend an approved Detailed Site Plan for property located in the Branch Avenue Metro Station Area, provided that such Detailed Site Plans are in a valid status as of the effective date of this DDOZ; and

(ii) not apply to buildings legally in existence in the Branch Avenue Metro Station Area as of the effective date of this DDOZ for which Detailed Site Plan approval is sought to modify or expand such buildings.

(7) Site Plan Review

Detailed Site Plan approval in accordance with Section 27-548.25 and Part 3, Division 9 of the Code shall be required for a development project located in the Branch Avenue Metro Station Area, but no other site plan approvals shall be required. At site plan review, the Planning Board and District Council shall apply development standards and requirements that comply and are consistent with the DDOZ standards, restrictions, and requirements contained herein and not alternate standards pursuant to Section 27-548.25(c) that differ with those prescribed in this DDOZ. Applicants are encouraged, but not required, to apply as an Expedited Transit-Oriented Development Project pursuant to Section 27-290.01 or 27-290.02 of the Code, if applicable. In considering approval of a Detailed Site Plan, the provisions of this DDOZ supersede any conflicting components of any approved Conceptual Site Plan or underlying zoning within the Branch Avenue Metro Station Area.

1 BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to
 2 the Zoning Ordinance and to the official Zoning Map for the Maryland-Washington Regional
 3 District in Prince George's County. The zoning changes approved by this Resolution shall be
 4 depicted on the official Zoning Map of the County.

5 BE IT FURTHER RESOLVED that the planning staff is authorized to make appropriate
 6 textual, graphical, and map revisions to correct identified errors, reflect updated information and
 7 revisions, and incorporate the zoning map changes reflected in this Resolution.
 8

1 BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If any
2 provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid,
3 unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or
4 unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses,
5 sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or
6 circumstances. It is hereby declared to be the legislative intent that this Resolution would have
7 been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence,
8 clause, section, zone, zoning map, or part had not been included therein.

Adopted this 25th day of February, 2014.

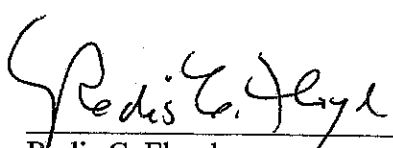
COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY:



Mel Franklin
Chairman

ATTEST:



Redis C. Floyd
Clerk of the Council

SOUTHERN GREEN LINE METRO STATION AREA
SECTIONAL MAP AMENDMENT ("SMA")
(CR-10-2014)

DEVELOPMENT DISTRICT OVERLAY ZONE ("DDOZ")
RESIDENTIAL USE TABLE**

****NOTE:** THIS USE TABLE REFLECTS ADDITIONS, MODIFICATIONS, AND ASSOCIATED CORRECTIONS PURSUANT TO THE ADOPTION OF CR-10-2014 BY THE DISTRICT COUNCIL.

TABLE OF USES FOR THE RESIDENTIAL ZONES

Uses permitted.

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

- (1) The letter "P" indicates that the use is permitted in the zone indicated.
- (2) The letter "P*" indicates that the use is permitted, but subject to the general special exception standards in Section 27-317(a)(1), (4), (5), and (6) and conforms to the recommendations of this preliminary sector plan.
- (3) The letters "SE" indicate that the use is permitted, subject to the approval of a Special Exception in accordance with Part 4 of this Subtitle.
- (4) The letters "PA" indicate that the use is permitted, subject to the following:
 - (A) There shall be no entrances to the use directly from outside the building;
 - (B) No signs or other evidence indicating the existence of the use shall be visible from outside the building, other than a business identification sign lettered on a window. The sign shall not exceed six (6) square feet in area; and
 - (C) The use shall be secondary to the primary use of the building.
- (5) The letters "PB" indicate that the use is permitted, subject to the following:
 - (A) The use shall be related to, dependent on, and secondary to a primary use on the premises;
 - (B) The use shall be located on the same record lot as the primary use;
 - (C) The use shall not be located within a building not occupied by the primary use;and
- (D) The floor area of any building (and the land area occupied by any structure other than a building) devoted to the use shall not exceed an area equal to forty-five percent (45%) of the gross floor area of the building within which the primary use is located.
- (6) The letter "X" indicates that the use is prohibited.
- (7) The letters "SP" indicate that the use is permitted subject to approval of a Special Permit, in accordance with Section 27-239.02.
- (8) All uses not listed are prohibited.
- (9) Whenever the table refers to an allowed use, that use is either permitted (P), permitted but subject to certain general special exception standards (P*), permitted by Special Exception (SE), permitted by Special Permit (SP), or permitted as a (PA) or (PB) use, as accordingly listed in the zone in which it is allowed.

(CB-12-2001; CB-4-2003)

TABLE OF USES.

USE	ZONE											
	R-O S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
(1) COMMERCIAL:												
Participatory	P*	P	P*	P	X	X	X	X	X	X	X	X
Animal Hospital, veterinary office (CB-76-2003)	SE	P*	SE	P*	SE	P*	X	P ¹⁴	X	P	X	X
Antique shop	X	X	SE	P*	SE	P*	X	X	X	X	X	X
Barber Shop (CB-81-2008)	X	X	X	X	SE ⁸⁸	P*	X	X	X	X	X	X
Bed and breakfast Inn in accordance with Section 27-445.13 (CB-38-2005)	P	P	P	P	P	P	P	P	P	P	P	P
Bus maintenance accessory to a private school, church, or other place of worship (CB-23-1988)	X	X	SE	P*	SE	P*	SE	SE	P*	SE	SE	P*
Buying of items within guest rooms and pursuant to Section 27-115(a)(2)	X	X	X	X	X	X	X	X	X	X	X	X
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P	P	P
Commercial recreational development (CB-35-2000)	X	X	X	X	P ⁸⁵	P	X	X	X	X	X	X
Contractor's offices (must include sanitary facilities), construction yard or shed, or storage building (in connection with a construction project) as a temporary use:												
(A) Subject to Sections 27-260 and 27-261	X	X	P	P	P	P	P	P	P	P	P	P
(B) All others	X	X	SE	P*	SE	P*	SE	SE	P*	SE	SE	P*
Contractor's Office which may include wholly enclosed storage as a permanent use (CB-75-2001)	X	X	X	X	P*	P	X	X	X	X	X	X
Distillery for the production of fuel alcohol	SE	P*	SE	P*	X	X	X	X	X	X	X	X
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-O S ^m ZO	R-O-S IN DDOZ	O-S IN ZO	R-R ZO	R-RTN ZO	R-80 ZO	R-80-IN ZO	R-55 ZO	R-55-IN ZO	R-35 ZO	R-35-IN ZO	
Eating or Drinking Establishments:												
(i) Eating or drinking establishment with drive-through service	X	X	X	X	X	X	X	X	X	X	X	X
(ii) Eating or drinking establishment, excluding drive-through service	X	X	X	X	X	X	X	X	X	X	X	X
(iii) Eating or drinking establishment of any use including music and patron dancing, past the hours of 12:00 A.M. excluding adult entertainment (CE-14-2013)												
Farm implement sales or repair, farm supplies sales	X	X	X	X	X	X	X	X	X	X	X	X
Farmers market or farmers as a temporary use, in accordance with Sections 27-260 and 27-261 (CE-56-1998)	P	P	P	P	P	P	P	P	P	P	P	P
Farm Winery ²⁸ (CB-36-2009)	P	P	P	P	P	P	P	P	P	P	P	P
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261	X	X	X	X	X	X	X	X	X	X	X	X
Funeral parlor, undertaking establishment												
Gas station (CB-36-2004)	X	X	X	X	X	X	X	X	X	X	X	X
Kennel:												
(A) On a lot having a net area of 20,000 sq. ft. or less	X	X	X	X	X	X	X	X	X	X	X	X
(B) On a lot having a net area between 20,000 sq. ft. and 80,000 sq. ft.	X	X	X	X	X	X	X	X	X	X	X	X
(C) On a lot having a net area exceeding 80,000 sq. ft. (CB-37-1997, CE-16-1998)	P	P	P	P	P	P	P	P	P	P	P	P
Landscaping contractor's business (CB-10-1998)	SE	P*	SE	SE	P*	SE	SE	SE	SE	SE	SE	SE
Limited professional offices in multifamily projects	X	X	X	X	X	X	X	X	X	X	X	X
Monument and headstone sales establishment (CB-60-1998)	X	X	X	P ⁶¹	P	X	X	X	X	X	X	X

USE	ZONE											
	R-O-S in ZO	R-O-S in DDOZ	O-5 in ZO	O-5AN in DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 FN in DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
Offices												
(A) Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	P*	P	P*	P	P ¹⁹	P	P ¹⁹	P	P ¹⁹	P	P	P ¹⁹
(B) Business office and moderate apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service and maintenance of the dwelling project (CB-35-1987)	X	X	X	X	X	X	X	X	X	X	X	X
(C) General business and professional offices	X	X	X	X	X	X	X	X	X	X	X	X
(D) Insurance sales office as an accessory use in a dwelling	X	X	X	X	SE	P*	SE	P*	SE	P*	SE	P*
(E) Medical practitioner's office in a one-family dwelling (except as provided in (A) above)	X	X	X	X	SE	P*	SE	P*	SE	P*	SE	P*
(F) Real estate sales office as an accessory use in a dwelling	X	X	X	X	SE	P*	SE	P*	SE	P*	SE	P*
(G) Real estate subdivision sales office as a temporary use.												
(H) Subject to Sections 27-260 and 27-263	X	X	P	P	P	P	P	P	P	P	P	P
(I) All others	X	X	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(J) Multifamily dwelling management company must manage the project within which it is located	X	X	X	X	X	X	X	X	X	X	X	X
(K) Temporary trailer for office space accessory to an existing group residential facility, which services more than eight (8) persons, in accordance with Sections 27-260 and 27-261 (CB-35-1996)	X	X	P	P	X	X	X	X	X	X	X	X
Parking lot required, serving adjacent Commercial or Industrial Zones												
Photography studio and darkroom, as an accessory use solely by the resident of a one-family detached dwelling and located within such dwelling (CB-140-1986)	X	X	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Retail sales and consumer service establishment (CB-40-1986)	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-O S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-55 in ZO	R-35 IN DDOZ
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261 ⁴³ (CB-23-1989)	P	P	P	P	P	P	P	P	P	P	P	P
Waterfront Entertainment/Retail Complex, in accordance with Section 27-445.08 (CB-44-1997)	P	P	P	P	P	P	P	P	P	P	P	P
Wayside stand as a temporary use:												
(A) Subject to Sections 27-260 and 27-261	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(B) All others	X	X	X	X	X	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception) as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut a street improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan (CB-4-2003)	X	X	X	X	X	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone, if: as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan. (CB-4-2003)	X	X	X	X	X	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception) (CB-65-2003; CB-70-2003)	X	X	X	X	X	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone. (CB-65-2003; CB-70-2003)	X	X	X	X	SE ²	P*	X	X	X	X	X	X

USE	ZONE										
	R-O-5 in DDOZ	O-5 in IG	O-5N in DDOZ	R-R in ZO	R-R IN in DDOZ	R-80 in ZO	R-80 IN in DDOZ	R-55 in ZO	R-55 IN in DDOZ	R-35 in ZO	R-35 IN in DDOZ
Where not otherwise specifically permitted, any use allowed in the C-S-3 Zone (existing uses permitted by Special Exemption) may be located within a multi-family development provided that the multi-family development is the subject of a high-rise condominium regime, the uses are located on the street level of the multi-family building, the property is located in a Transit District Overlay Zone and the property abuts the District Corridor.	X	X	X	X	X	X	X	X	X	X	X
(2) Institutional/Educational:											
Adult day care center.	X	SE	P*	SE ⁷⁷	SE	SE	P*	SE	P*	SE	P*
Assisted living facility (CB-110-2004)	X	X	X	X	X	X	X	X	X	X	X
Chapelry, on a lot having a net area of at least 15 acres	X	X	X	X	X	X	X	X	X	X	X
Church or similar place of worship:											
(A) Located on a lot less than 1 acre in size	X	X	X	SE	SE	SE	P*	SE	P*	SE	P*
(B) Located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size	X	X	X	SE	SE	SE	P*	SE	P*	SE	P*
(C) Located on a lot between 1 and 2 acres in size	X	X	X	P	P	P	P	P	P	P	P
(D) Located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size ²	X	X	X	P	P	P	P	P	P	P	P
(E) All others (CB-23-988, CB-23-992, CB-76-992)	SE	P*	P	P	P	P	P	P	P	P	P
Day care center for children:											
(A) Accessory to a publicly-owned recreational facility, a school, a surplus school building, improved property (other than a school) that is under the control of the Board of Education, a church, a public building, or a community building, in accordance with Section 27-445.03	P	P	P	P	P	P	P	P	P	P	P
(B) Accessory to a multifamily dwelling or project when located within a community room for the sole use of the residents or employees, in accordance with Section 27-445.03	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-O S.m ZO	R-O-S IN DDOZ ZO	O-S m DDOZ ZO	O-S-IN DDOZ ZO	R-R m DDOZ ZO	R-RTN m DDOZ ZO	R-80 m DDOZ ZO	R-80TN m DDOZ ZO	R-55 m DDOZ ZO	R-55-IN m DDOZ ZO	R-35 m DDOZ ZO	R-35-IN m DDOZ ZO
(C) Accessory to a multifamily development when located within an existing building in accordance with Section 27-445.03	X											
(D) All others ⁶⁵ (CB-23-1988; CB-44-1989; CB-24-1999; CB-2-2013) Elderly care or child care institution	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(A) An adaptive reuse of a structure last occupied by a Federal postal facility on a lot or parcel not more than 25,000 square feet in area for use by an organization serving the homebound	SE	P*	SE	P*	P	P	SE	P*	SE	P*	SE	P*
(B) A building containing more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing volunteer services for a permitted use, any change in occupant or use shall require Detailed Site Plan approval by the District Council	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(C) All others (CB-78-1997; CB-8-1998; CB-105-2012)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Family day care	P	P	P	P	P	P	P	P	P	P	P	P
Health campus	X	X	X	X	SE	P*	SE	P*	SE	P*	SE	P*
Hospital	X	X	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Medical/residential campus	X	X	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-263 (CB-108-1989)	P	P	P	P	P	P	P	P	P	P	P	P
Nursing or care home (may include a private spa) (CB-55-2011)	X	X	SE	P*	SE	P*	SE ⁶³	P*	SE	P*	SE	P*
School, private												
(A) In accordance with Section 27-443	X	X	P	P	P	P	P	P	P	P	P	P
(B) All others	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Small group child care center (CB-131-1993)	P	P	P	P	P	P	P	P	P	P	P	P

USE	ZONE											
	R-0-S in ZO	R-0-S IN DD0Z	O-S IN DD0Z	R-R in ZO	R-R IN DD0Z	R-30 in ZO	R-30 IN DD0Z	R-55 in ZO	R-55 IN DD0Z	R-35 in ZO	R-35 IN DD0Z	R-35 IN DD0Z
(3) Miscellaneous												
Accessory structures and uses (when not otherwise provided for)	P	P	P	P	P	P	P	P	P	P	P	P
Adaptive reuse of a surplus public school, when not otherwise allowed	SE	P*	SE	SE	P*	SE	P*	SE	P*	SE	P*	P*
Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987)	SE	P*	SE	SE	P*	SE	P*	SE	P*	SE	P*	P*
Animals, not customarily household pets (CB-17-1986; CB-56-1986)	X	X	X	X	X	X	X	SE	P*	X	X	X
Buildings and uses, serving public health purposes, on land owned by Prince George's County, Maryland, upon which hospitals or health centers are located, except if otherwise allowed as a Permitted (P) use (CB-55-1988)	P	P	P	P	P	P	P	P	P	P	P	P
Cemetery, crematory												
(A) Cemetery, in accordance with Section 27-445.06	SE	X	P	X	X	X	X	X	X	X	X	X
(B) Cemetery, accessory to a church, convent, or monastery	SE	P*	P	P	P	P	P	P	P	P	P	P
(C) All others (CB-86-1989; CB-11-1991)	SE	X	SE	SE	X	SE	X	SE	X	SE	X	X
Home occupations for residents (CB-86-1989; CB-76-2003; CB-14-2004)	P	P	P	P	P	P	P	P	P	P	P	P
Home occupations for residents, low-impact (CB-11-2004)	P	P	P	P	P	P	P	P	P	P	P	P
Increase in height of accessory building, used for												
(A) Servant, household help living quarters ⁸⁰	SE	P*	SE	SE	P*	SE	P*	SE	P*	SE	P*	P*
(B) Agricultural purposes on a lot having a net area of less than 5 acres	SE	P*	SE	SE	P*	SE	P*	SE	P*	SE	P*	X
(C) Agricultural purposes on a lot having a net area of at least 5 acres	P	P	P	P	P	P	P	P	P	P	P	X
(D) Office	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-0 S ZO	R-0S IN DDOZ ZO	0-S IN DDOZ ZO	0-SIN DDOZ	R-R in ZO	R-R-IN DDOZ	R-30 in ZO	R-30IN DDOZ	R-55 in ZO	R-55IN DDOZ	R-35 in ZO	R-35IN DDOZ
Signs, in accordance with Part 12, associated with uses allowed in the applicable Residential Zone (CB-66-1988)	P	P	P	P	P	P	P	P	P	P	P	P
Signs, outdoor advertising (billboards) (CB-8-1986)	X	X	X	X	X	X	X	X	X	X	X	X
Temporary structures and uses not otherwise allowed	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(A) Public/Quasi Public												
Library	P	P	P	P	P	P	P	P	P	P	P	P
Public buildings and uses except as otherwise provided	P	P	P	P	P	P	P	P	P	P	P	P
Sanitary landfill, rubble fill, or Class 3 fill ^{47, 71} (CB-15-1990; CB-8-2003; CB-87-2003)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Volunteer fire ambulance or rescue station ⁷² (CB-70-2005)	P	P	P	P	P	P	P	P	P	P	P	P
(5) Recreational/Entertainment/Social/Cultural:												
Archery range, privately owned and commercially operated or land leased from and owned by a public agency	P	P	P	P	P	P	P	P	P	P	P	P
Athletic field, outdoor, private nonprofit (CB-43-1984)	SE	P*	P ⁶⁵	P	P ²⁷	P	SE	P*	SE	P*	SE	P*
Boathouse (private) as an accessory use	P	P	P	P	X	X	X	X	X	X	X	X
Carnival, circus, fair, or similar use, not exceeding 17 days duration and only on a parking lot as a temporary use in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P	P	P
Club, private	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Commercial recreational attraction	X	X	SE	P*	SE	P*	X	X	X	X	X	X
Commercial recreational facilities (privately owned) or land leased from a public agency, except as otherwise allowed												
(A) Leased on or after January 1, 1974	SE	P*	SE	P*	SE	P*	X	X	X	X	X	X

USE	ZONE											
	R-O-S SU ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-35 in ZO	R-35 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
(B) Leased before January 1, 1974												
Community building or similar nonprofit social use, not publicly owned or operated:												
(A) Only for residents and guests												
(B) All others (CB-85-1988; CB-33-1989)												
Conference center and uses accessory thereto (such as restaurants, tennis courts, athletic swimming pools, racquetball courts, riding stables, golf courses, or other recreational, physical fitness, or educational activities) privately owned and commercially operated on a tract having a gross area of at least 500 acres, owned by a public agency, on which a public golf course is operated on a regular basis												
Courts (indoor or outdoor) (tennis, handball, racquetball, or volleyball), not including courts accessory to a dwelling:												
(A) Privately owned and commercially operated or later leased from, and owned by a public agency ⁵⁸												
(B) All others (CB-47-1995)												
Golf course:												
(A) At least 18 holes on a tract having a gross area of at least 200 acres; provided that any accessory recreational facilities shall be located at least 100 feet from the nearest property line and effectively screened from view of any adjoining land in a Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan, not on publicly owned land												
(B) Privately owned and commercially operated or later leased from, and owned by a public agency ⁵⁸												
(C) Golf Course Conference/Hotel complex												
(D) All others (CB-47-1995; CB-45-2002)												
Golf course, miniature (indoor or outdoor):												

USE	ZONE											
	R-O S in ZO	R-O-S in ZO	O-S in ZO	O-S-IN in ZO	R-R in ZO	R-R-IN in ZO	R-80 in ZO	R-80-IN in ZO	R-55 in ZO	R-55-IN in ZO	R-35 in ZO	R-35-IN in ZO
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency (CB-47-1995)	P	P	P	P	P	P	P	P	P	P	P	P
(B) All others (CB-47-1995)	X	X	SE	P*	SE	P*	X	X	X	X	X	X
Shooting range												
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ²⁶	P	P	P	P	P	P	P	P	P	P	P	P
(B) All others (CB-47-1995)	SE	P*	SE	P*	SE	P*	X	X	X	X	X	X
Homes Association Recreational Use, in accordance with Section 27-445	SE	P*	P	P	P	P	P	P	P	P	P	P
Marina (CB-76-2003)	X	X	X	X	P*	P	X	X	X	X	X	X
Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)	SE	P*	SE	P*	P	P	P	P	P	P	P	P
Performances center, in accordance with Section 27-445.09 (CB-12-2007)	X	X	X	X	X	X	X	X	X	X	X	X
Racetrack, including pari-mutuel	X	X	X	X	X	X	X	X	X	X	X	X
Racetrack pari-mutuel only	X	X	SE	P*	SE	P*	X	X	X	X	X	X
Recreational campground	SE	P*	SE	P*	SE	P*	X	X	X	X	X	X
Recreational program, before and after school	P	P	P	P	P	P	P	P	P	P	P	P
Recreational use (nonprofit) not publicly owned or operated, when not otherwise allowed:												
(A) Only for residents and guests	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(B) All others (CB-33-1989)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Saunas, solariums, and health clubs noncommercial to the sole use of residents and their guests	X	X	X	X	X	X	X	X	X	X	X	X
Shooting range (rifle, pistol, or skeet)	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-O S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S-IN DDOZ	R-R in ZO	R-R-IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
(A) On a lot having a net area of at least 20 acres, and subject to annual renewal	SE	P*	SE	P*	X	X	X	X	X	X	X	X
(B) All others	X	X	X	X	SE	P*	X	X	X	X	X	X
Skating facility												
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	P	P	P	P	P	P	P	P	P	P	P	P
(B) All others (CB-69, 1984; CB-47-1995)	SE	P*	SE	P*	SE	P*	X	X	X	X	X	X
Spa, private	SE	P*	P	P	P	P	P	P	P	P	P	P
Spa, community	SE	P*	SE	P*	SE	P*	SE	SE	SE	SE	SE	P*
Stable, private (CB-29-1985)	P ³⁵	P	P ³⁵	P	P ³⁵	P	P ^{35,37}	P	P ^{35,37}	P	SE ³⁵	P*
Swimming pool (community) for sole use of residents and their guests, in accordance with Section 27-411	X	X	X	X	X	X	X	X	X	X	X	X
Swimming pool (community), in accordance with Section 27-411	SE	P*	SE	P*	SE	P*	SE	SE	SE	SE	SE	P*
Swimming pool (private)												
(A) Accessory to a one-family detached dwelling	P	P	P	P	P	P	P	P	P	P	P	P
(B) Accessory to other dwellings	X	X	X	X	X	X	X	X	X	X	X	X
Swimming pool, privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁵ (CB-47-1995)	P	P	P	P	P	P	P	P	P	P	P	P
(C) Residential lodging												
Apartment hotel	X	X	X	X	X	X	X	X	X	X	X	X
Apartment housing for elderly or handicapped families in a building other than a surplus public school building, with provisions for increased density and reduced lot size in Multifamily Zones ⁵⁷ (CB-85-1988; CB-9-1991; CB-44-1992)	X	X	X	X	SE	P*	SE	SE	SE	SE	SE	P*

USE	ZONE											
	R-O S.M. ZO	R-O-S IN DD07 ZO	O-S IN DD07 ZO	O-S-N DD07	R-R IN ZO	R-R-IN DD07 ZO	R-80 IN ZO	R-80-IN DD07 ZO	R-55 IN ZO	R-55-D DD07 ZO	R-35 IN ZO	R-35-F DD07 ZO
Apartment housing for elderly or handicapped families in a surplus public school building (CB-12-200)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Artist residential studios in accordance with Section 27-43509 (CB-12-200)	X	X	X	X	X	X	X	X	X	X	X	X
Boardinghouse	SE	P*	P	P	P	P	P	P	P	P	P	P
Congregate living facility for more than 8 elderly or physically handicapped residents (CB-90-1985)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Congregate living facility for not more than 8 elderly or physically handicapped residents (CB-90-1985)	P	P	P	P	P	P	P	P	P	P	P	P
Conservation subdivision pursuant to Section 24-152 of Subtitle 24 (CB-6-2106)	X	X	E	P	P	P	X	X	X	X	X	X
Convent or monastery (CB-23-1993)	P	P	P	P	P	P	P	P	P	P	P	P
Conversion of one-family detached dwelling to a building containing up to 3 dwelling units (not considered as a two-family, three-family, or multifamily dwelling)												
(A) Prior to November 29, 1949, if the owner of the building resides in the building, and a valid Use and Occupancy permit was in effect on July 1, 1986	X	X	X	X	P	P	P	P	P	P	P	P
(B) Prior to November 29, 1949, if the owner of the building does not reside in the building, or a valid Use and Occupancy permit was not in effect on July 1, 1986	X	X	X	X	SE	P*	SE	P*	SE	P*	SE	P*
(C) Prior to November 18, 1980, but on or after November 29, 1949	X	X	X	X	SE	P*	SE	P*	SE	P*	SE	P*
(D) On or after November 18, 1980 (CB-58-1986, CB-73-1986)	X	X	X	X	X	X	X	X	X	X	X	X
Country Inn	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Dwelling, farm tenant	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling, metropolitan, one-family attached (CB-33-2005)	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-O-S in ZO	R-O-S in DDOZ	O-S in ZO	O-S-IN in DDOZ	R-R in ZO	R-R-IN in DDOZ	R-80 in ZO	R-80 in DDOZ	R-55 in ZO	R-55 in DDOZ	R-35 in ZO	R-35 in DDOZ
Dwelling, multifamily	X	X	X	X	P ⁷⁹	P	X	X	X	X	X	X
(A) In general (CB-37-2005)	X	X	X	X	X	X	X	X	X	X	X	X
(B) Subject to applicable bedroom percentages	X	X	X	X	X	X	X	X	X	X	X	X
(C) In excess of applicable bedroom percentages	X	X	X	X	X	X	X	X	X	X	X	X
(D) Restricted to one-bedroom and efficiency apartments	X	X	X	X	X	X	X	X	X	X	X	X
(E) Higher than 110 feet (CB-85-1988)	X	X	X	X	X	X	X	X	X	X	X	X
(F) Up to six dwelling units in a building of no more than two stories, where the first story was previously used for commercial purposes (CB-91-2004)	X	X	X	X	X	X	X	X	X	X	X	X
Dwelling, one-family attached, for the elderly ⁸⁸ (CB-71-1996)	X	X	X	X	SE	P*	X	X	X	X	X	X
Dwelling, one-family detached, for the elderly (CB-99-2004)	X	X	X	X	X	X	X	X	X	X	X	X
Dwelling, one-family detached, cluster development, shown on a preliminary plat of subdivision approved prior to July 1, 2006 (CB-6-2006)	X	X	X	X	P	P	P	P	P	P	P	P
Dwelling, one-family detached (in general) (CB-6-2006)	P	P	P ⁸³	P	P ⁸⁴	P	P	P	P	P	P	P
Dwelling, one-family semidetached ¹ (CB-85-1988)	X	X	X	X	P ¹³	P	P ^{13,32}	P	P ^{13,32}	P	P	P
Dwelling, quadruple-attached (CB-82-1997)	X	X	X	X	X	X	X	X	X	X	X	X
Dwelling, three-family	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE									
	R-O-S in DD0Z ZO	R-O-S in DD0Z ZO	O-S in DD0Z ZO	R-R in DD0Z ZO	R-R-1N in DD0Z ZO	R-30N in DD0Z ZO	R-55 in DD0Z ZO	R-55-1N in DD0Z ZO	R-55 in DD0Z ZO	R-35-1N in DD0Z ZO
Dwelling, two-family detached (CB-85-1986)	X	X	X	X	X	X	X	X	X	X
Dwelling, two-family (in general) (CB-9-2012)	X	X	X	P ^{7a}	P	X	X	X	X	X
Dwellings, one-family attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X	X	P	P ²	P	X	X
Dwellings, one-family triple-attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X	X	P ²	P	P	X	X
Dwellings, one-family triple-attached (in general)	X	X	X	X	X	X	X	X	X	X
Flag lot development:										
(A) In accordance with preliminary plats approved prior to February 1, 1990, pursuant to Subtitle 24 and recorded within the prescribed time period	X	X	X	P	P	P	P	P	X	X
(B) In accordance with Section 24-138.01 of Subtitle 24 (CB-72-1989)	X	X	X	P	P	P ⁶	P	X	X	X
Fraternity or sorority house										
(A) If legally existing prior to May 20, 1983, and not extended beyond the boundary lines of the lot as it legally existed (prior to May 20, 1983)	X	X	X	X	X	X	X	X	X	X
(B) All others	X	X	X	X	X	X	X	X	X	X
Group residential facility for more than 8 mentally handicapped dependent persons, or for 5 or more other dependent persons (CB-29-2012)	P	P	P	P	P	P	P	P	P	P
Group residential facility for not more than 8 mentally handicapped dependent persons	P	P	P	P	P	P	P	P	P	P
Guest house, as an accessory use	P	P	P	P	P	P	P	P	P	P
Mobile home used as a dwelling for emergency purposes as a temporary use, in accordance with Sections 24-260 and 24-261	P	P	P	P	P	P	P	P	P	P

USE	ZONE											
	R-O-S in ZOO	R-O-S in DDOZ	O-S in ZOO	O-S in DDOZ	R-R in ZOO	R-R in DDOZ	R-30 in ZOO	R-30 in DDOZ	R-55 in ZOO	R-55 in DDOZ	R-35 in ZOO	R-35 in DDOZ
Mobile home used as a one-family detached dwelling (CB-79-1999)	SE	P*	SE	P*	X	X	X	X	X	X	X	X
Mobile home, with use for which amusement taxes collected ²⁸	X	X	P	P	P	P	P	P	P	P	P	P
Motel	X	X	X	X	SE	P*	X	X	X	X	X	X
Opportunity Housing dwelling units (CB-66-199)	X	X	X	X	P	P	P	P	P	P	P	P
Planned retirement community (CB-53-2005; CB-4-2013)	X	X	X	X	SE	P*	SE	P*	SE	P*	SE	P*
Recreational Community Development, in accordance with Section 27-444 (CB-16-1989)	SE	P*	P	P	P*	P	X	X	X	X	X	X
Public Benefit Conservation Subdivision pursuant to Section 24-152 of Subtitle 24 (CB-32-2008)	X	X	X	X	P ⁶⁵	P	X	X	X	X	X	X
Rental of guest rooms (by the residents)												
(A) To 1 or 2 persons (unrelated to all principal residents)	P	P	P	P	P	P	X	X	X	X	X	X
(B) To 3 persons (unrelated to all principal residents)	P	P	P	P	P	P	X	X	X	X	X	X
(C) To not more than 3 persons (unrelated to all principal residents) by a family of related individuals, 1 individual, or 2 unrelated individuals (CB-122-1986)	P	P	P	P	P	P	P	P	P	P	P	P
Residential Revitalization: Comprising any form of proposed multifamily, attached one-family or detached one-family dwellings, in a Residential Revitalization project, as shown on a Detailed Site Plan approved in accordance with Section 27-445.10 (CB-58-2001)	X	X	X	X	P	P	P	P	P	P	P	P
Rooming houses	SE	P*	P	P	P	P	X	X	X	X	X	X
Tourist cabin camp	X	X	X	X	SE	P*	X	X	X	X	X	X
Tourist homes	SE	P*	X	X	SE	P*	X	X	X	X	X	X

USE	ZONE											
	R-O S in ZO	R-O-S IN DDOZ ZO	OS in ZO	OSIN DDOZ	R-R in ZO	RRIN DDOZ	R-30 in ZO	R-30IN DDOZ	R-55 in ZO	R-55IN DDOZ	R-35 in ZO	R-35IN DDOZ
Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986 (CB-54-1986)	X	X	X	X	X	X	P ²²	P	P ²²	P	X	X
Townhouse, all others (CB-54-1990, CB-47-1986, CB-37-2005)	X	X	X	X	P	P	X ¹⁶	X	X ¹⁶	X	X	X
Townhouse, shown on a preliminary plat of subdivision approved pursuant to part 4A. (CB-47-1996)	X	X	X	X	X	X	P	P	P	P	P	P
Townhouse, Transit Village (CB-37-2006)	X	X	X	X	X	X	X	X	X	X	X	X
Townhouse, if located within a designated Revitalization Tax Credit District (CB-112-2004)	X	X	X	X	X	X	X	X	X	X	X	X
Townhouses or Multi-Family Units (CB-37-2005)	X	X	X	X	X	X	X	X	X	X	X	X
(7) Resource Production/Recovery: Agricultural uses:												
(A) All general agriculture ²²	P	P	P	P	P ²³	P	SE	P*	SE	P*	SE	P*
(B) Limited to floriculture, horticulture, gardening, and private, noncommercial greenhouses	X	X	X	X	X	X	P	P	P	P	P	P
(C) Keeping of homing or racing pigeons, provided the use was in existence: (i) Prior to June 30, 1987	P	P	P	P	P	P	P	P	P	P	P	P
(ii) On or after June 30, 1987 (CB-45-1987; CB-36-1991)	P	P	P	P	P ⁴	P	X	X	X	X	X	X
(D) Equine activities	P	P	P	P	SE	P	X	X	X	X	X	X
(E) Equine facility: (i) Keeping of horses or ponies	P	P	P	P	P ²²	P	P	P	P ²²	P	SE	P*

USE	ZONE											
	R-0-S in ZO	R-0-S in ZO	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
(i) Private stable	P ²⁶	P	P ²⁶	P	P ²⁶	P	P ^{26,57}	P	P ^{26,57}	P	P ²⁶	P*
(ii) Riding stable	X	X	SE	P*	X	X	X	X	X	X	X	X
(aa) On a tract consisting of less than 20,000 sq. ft.												
(bb) On a tract consisting of between 20,000 sq. ft. and 9 contiguous acres.	SE	P*	SE	P*	SE	P*	X	X	X	X	X	X
(cc) All others	P	P	P	P	SE ⁶⁷	P*	X	X	X	X	X	X
(iv) All others (CE-92-2019)	P	P	P	P	X	X	X	X	X	X	X	X
Nursery and garden center.												
(A) In accordance with Section 27-445.05	X	X	P	P	P	P	X	X	X	X	X	X
(B) All others (CB-35-1989; CB-143-1989; CB-135-1993)	SE	P*	SE	P*	SE	P*	X	X	X	X	X	X
Sawmill:	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(A) Only for timber grown on the premises	X	X	X	X	X	X	SE	SE	SE	SE	SE	SE
(B) In connection with an agricultural operation	SE ²⁴	P*	SE ²⁴	P*	SE	P*	X	X	X	X	X	X
Surface mining, in accordance with Section 27-445.02	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(B) Transportation/Parking/Community facilities												
Airport, airpark, airfield, heliport, or helistop; private	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Airstrip; private												
(A) In accordance with Section 27-445.07	P	P	P	P	SE	P*	SE	P*	SE	P*	SE	P*

USE	ZONE											
	R-O S m 70	R-O-S IN DD07 70	O-S in DD07 70	O-S-IN DD07 70	R-R in 70	RR-IN DD07 70	R-30 in DD07 70	R-30-IN DD07 70	R-55 in DD07 70	R-55-IN DD07 70	R-55-IN m DD07 70	
(B) All others. (CB-4-1982)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Antennas and related equipment buildings and enclosures, other than satellite dish antennas:												
(A) In accordance with Section 27-495.04	P	P	P	P	P	P	P	P	P	P	P	P
(B) All others (CB-65-2000)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Farm vehicles and farm machinery, used on farm premises. (CB-105-1993)	P	P	P	P	P	P	P	P	P	P	P	P
Monopoles and related equipment buildings and enclosures:												
(A) In accordance with Section 27-445.04	P	P	P	P	P	P	P	P	P	P	P	P
(B) All others (CB-65-2000)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Parking lot of garage or loading area, used in accordance with Part 11 to serve:												
(A) A permitted, PA, or PB use	P	P	P	P	P	P	P	P	P	P	P	P
(B) A Special Exception use (CB-85-1988)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Parking lot used in accordance with Part 11 to serve a use in an adjacent Commercial, Industrial, or M-X-T Zone (CB-85-1988; CB-88-1999)	X	X	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Parking of mobile home, except as otherwise specified	X	X	X	X	X	X	X	X	X	X	X	X
Parking of mobile home in a public right-of-way ³¹	X	X	X	X	X	X	X	X	X	X	X	X
Parking of vehicles owned or used by the occupants of the premises or their bona fide guests:												
(A) Boats and boat trailers ³¹	P	P	P	P	P ¹⁷	P	P ¹⁷	P	P ¹⁷	P	P ^{17,28}	P
(B) Buses ³¹ on the same lot with, and accessory to the principal use, such as a school or church	SE	P*	P	P	P	P	P	P	P	P	P ¹⁸	P

USE	ZONE												
	R-O S in ZO	R-O-S in ZO	O-S in ZO	R-R in ZO	R-R-FN in ZO	R-80 in ZO	R-80 FN in ZO	R-55 in ZO	R-55 FN in ZO	R-35 in ZO	R-35 FN in ZO	R-35 IN DDOZ	
(C) Camping trailer (unoccupied). ⁴⁴													
(D) Not more than one	P	P	X	P	P	P	P	P	P	P	P	P	P
(E) Unlimited number (CB-43-1989)	X	P	P	X	X	X	X	X	X	X	X	X	X
(F) Not more than 1 commercial vehicle													
(G) Having a maximum manufacturer's gross vehicle weight specification of up to 17,000 pounds, and which may include unlimited advertising on the side of the vehicle:													
(a) If parked within a wholly enclosed private parking garage	P	P	P	P	P	P	P	P	P	P	P	P	P
(b) If parked in a side or rear yard ¹¹	P ¹	P	P ¹	P	X	X	X	X	X	X	X	X	X
(H) If parked on the premises, having a maximum manufacturer's gross vehicle weight specification of up to 8,500 pounds, no advertising other than a firm name or similar designation not exceeding 4 inches high, and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, and vehicles with dual rear axles	P	P	P	P	P	P	P	P	P	P	P	P	P
(I) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours on a lot at least 5 acres in size, and set back 300 feet from all lot lines ¹	P	P	P	P	X	X	X	X	X	X	X	X	X
(J) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours on a lot at least 2 acres in size (CB-53-1987, CB-35-1985)	SE	P ¹	SE	X	X	X	X	X	X	X	X	X	X
(K) Commercial vehicles not exceeding a manufacturer's gross vehicle weight specification of 8,500 pounds; containing no advertising other than a firm name or similar designation not more than 4 inches high; and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, or vehicles with dual rear wheels	X	X	X	X	X	X	X	X	X	X	X	X	X
(L) Private passenger vehicles	P	P	P	P	P	P	P	P	P	P	P	P	P

USE	ZONE											
	R-O Sim ZO	R-O-S N DDOZ	O-S in DDOZ ZO	R-R in ZO	R-REIN DDOZ	R-80 in ZO	R-80IN DDOZ	R-55 in ZO	R-55IN DDOZ	R-35 in ZO	R-35IN DDOZ	R-35IN DDOZ
Public utility uses or structures:	P	P	P	P	P	P	P	P	P	P	P	P
(A) Underground pipelines, electric power lines, or equipment, or telephones, poles, lines or equipment and railroad tracks or passenger stations, but not railroad yards	P	P	P	P	P	P	P	P	P	P	P	P
(B) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding railroad yards, round houses, car barns, and freight stations) (CB-25-1987; CB-65-2000)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Satellite dish antennas, in accordance with Section 21-224 (2)												
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P	P	P	P	P	P	P	P	P	P	P
(B) More than 10 feet in diameter, to serve only 1 dwelling unit	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(C) All others (CB-19-1985)	P	P	P	P	P	P	P	P	P	P	P	P
Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically allowed (CB-4-1987)	X	X	X	X	X	X	X	X	X	X	X	X
Towers or poles (electronic, radio, or television, transmitting or receiving):												
(A) Commercial purposes	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(B) Nonprofit, noncommercial purposes (CB-18-1984; CB-39-1984; CB-84-1984; CB-133-1994; CB-33-1985; CB-123-1994; CB-65-2000)	P	P	P	P	P	P	P	P	P	P	P	P

USE	ZONE											
	R-1m ZO	R-1 IN DDOZ	R-30m ZO	R-30 IN DDOZ	R-30C IN DDOZ	R-30C m ZO	R-30 IN DDOZ	R-30A IN DDOZ	R-30A m ZO	R-30 IN DDOZ	R-40 IN ZO	R-10 IN DDOZ
(1) COMMERCIAL:												
Agri-tourism (CB-39-2009)	X	X	X	X	X	X	X	X	X	X	X	X
Animal Hospital, veterinary office	X	X	X	X	X	X	X	X	X	X	X	X
Antique shop	X	X	X	X	X	X	X	X	X	X	X	X
Banner Shop (CB-81-2008)	X	X	X	X	X	X	X	X	X	X	X	X
Bed-and-Breakfast Inn in accordance with Section 27-445.13 (CB-39-2009)	X	X	X	X	X	X	X	X	X	X	X	X
Bus maintenance accessory to a private school, church, or other place of worship (CB-23-1988)	SE	P*	SE	P*	P*	SE	P*	SE	SE	P*	X	X
Buying of tents with guest rooms, and pursuant to Section 27-415(a)(2)	X	X	X	X	X	X	X	X	X	X	X	X
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P	P	P
Commercial recreational development (CB-35-2000)	X	X	X	X	X	X	X	X	X	X	X	X
Contractor's office (must include sanitary facilities), construction yard or shed, or storage building (in connection with a construction project) as a temporary use:												
(A) Subject to Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P	P	P
(B) All others	SE	P*	SE	P*	P*	SE	P*	SE	SE	P*	X	P*
Contractor's Office, which may include wholly-enclosed storage, as a permanent use (CB-75-2007)	X	X	X	X	X	X	X	X	X	X	X	X
Distillery for the production of fuel alcohol	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-1m ZO	R-11N DD07	R-30m ZO	R-30IN DD07	R-30C mZO	R-30C N DD07	R-13m ZO	R-16IN DD07	R-10A mZO	R-10A N DD07	R-10m ZO	R-10IN DD07
Drug paraphernalia display or sales, pursuant to Section 27-15(a)(1)	X	X	X	X	X	X	X	X	X	X	X	X
Eating or Drinking Establishments:												
(i) Eating or drinking establishment with drive-through service	X	X	X	X	X	X	X	X	X	X	X	X
(ii) Eating or drinking establishment, excluding drive-through service	X	X	X	X	X	X	X	X	X	X	X	X
(iii) Eating or drinking establishment of any type, including drive-through service, during the hours of 12:00 A.M. excluding adult entertainment (CB-14-2013)	X	X	X	X	X	X	X	X	X	X	X	X
Farm implement sales or repair, farm supplies sales	X	X	X	X	X	X	X	X	X	X	X	X
Farmer's market or farmers market as a temporary use in accordance with Sections 27-260 and 27-261 (CB-63-1993)	P	P	P	P	P	P	P	P	P	P	P	P
Farm Winery ⁸⁸	X	X	X	X	X	X	X	X	X	X	X	X
Firewood sales as a temporary use in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P	P	P
Funeral parlor, undertaking establishment	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Gas station (CB-35-2004)	X	X	X	X	X	X	X	X	X	X	X	X
Kennel:												
(A) On a lot having a net area of 20,000 sq. ft. or less	X	X	X	X	X	X	X	X	X	X	X	X
(B) On a lot having a net area between 20,000 sq. ft. and 80,000 sq. ft.	X	X	X	X	X	X	X	X	X	X	X	X
(C) On a lot having a net area exceeding 80,000 sq. ft. (CB-37-1991; CB-15-1993)	X	X	X	X	X	X	X	X	X	X	X	X
Landscaping contractor's business (CB-10-1995)	X	X	X	X	X	X	X	X	X	X	X	X
Limited professional uses in multifamily projects	X	X	SE ¹	P	SE	P*	SE	P*	SE	P*	SE	P*
Monument and headstone sales establishment (CB-60-1996)	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE									
	R-10 IN ZONE	R-10 IN ZONE	R-10 IN ZONE	R-10 IN ZONE	R-10 IN ZONE	R-10 IN ZONE	R-10 IN ZONE	R-10 IN ZONE	R-10 IN ZONE	R-10 IN ZONE
(A) Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	P ^{15,19}	P	P ²	P	P	P	P	P	P	P
(B) Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance of the dwelling or project (CB-36-1987)	X	X	P ^{15,19}	P	P	P	P	P	P	P
(C) General business and professional offices (CB-4-2003)	X	X	X	X	X	X	X	X	X	X
(D) Real estate sales office as an accessory use in a dwelling	X	X	X	X	X	X	X	X	X	X
(E) Medical practitioner's office in a one-family dwelling (except as provided in (A) above)	X	X	X	X	X	X	X	X	X	X
(F) Real estate sales office as an accessory use in a dwelling	X	X	X	X	X	X	X	X	X	X
(G) Real estate subdivision sales office as a temporary use:										
(i) Subject to Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P
(ii) All others	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(H) Multifamily dwelling management company (must manage the project within which it is located)	X	X	P ^{15,19}	P	P	P	P	P	P	P
(I) Temporary trailer for office space accessory to an existing group residential facility, which services more than eight (8) persons, in accordance with Sections 27-260 and 27-261 (CB-35-1996)	X	X	X	X	X	X	X	X	X	X
Parking lot required, serving adjacent Commercial or Industrial Zone	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Photography studio and darkroom, as an accessory use solely by the resident of a one-family detached dwelling and located within such dwelling (CB-140-1986)	X	X	X	X	X	X	X	X	X	X

JUNE

1956

Special procedures apply and under an emergency law, in accordance with Section 17-202 and 17-207 of the Code of Maryland.

Special procedures apply under an emergency law.

See all entries

Where not otherwise specifically provided, any case referred to in the S. B. C. Code Bookkeeping Manual is governed by Special Procedure.

USE	ZONE											
	R-1 in ZO	R-1 in DDOZ	R-30 in ZO	R-30 in DDOZ	R-30C in ZO	R-30C in DDOZ	R-18 in ZO	R-18 in DDOZ	R-10A in ZO	R-10A in DDOZ	R-10 in ZO	R-10 in DDOZ
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone (CB-65-2003; CB-70-2003)	SE ¹	P*	X	X	X	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), may be located within a multi-family development, provided that the multi-family development is the subject of a high-rise condominium regime; the uses are located on the street level of the multi-family building, the property is located in a Transit District Overlay Zone, and the property abuts the District of Columbia. (CB-62-2008)	P ⁴⁷	P*	X	X	X	X	X	X	X	X	X	X
(2) Institutional/Educational												
Adult day care center	X	X	X	X	X	X	SE	P*	X	X	X	X
Assisted living facility (CB-19-2004)	X	X	X	X	X	X	X	X	X	X	X	X
Chancery, on a lot having a net area of at least 15 acres	X	X	X	X	X	X	X	X	X	X	X	X
Church or similar place of worship												
(A) Located on a lot less than 1 acre in size	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(B) Located in a building that was originally constructed as a dwelling on a lot less than 1 acre in size	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(C) Located on a lot between 1 and 2 acres in size ⁵²	P	P	P	P	P	P	P	P	P	P	P	P
(D) Located in a building that was originally constructed as a dwelling on a lot between 1 and 2 acres in size	P	P	P	P	P	P	P	P	P	P	P	P
(E) All others (CB-23-1988; CB-23-1993; CB-76-1993)	P	P	P	P	P	P	P	P	PA	PA	P	P

USE	ZONE											
	R-1m ZO	R-1m DBOZ	R-30m ZO	R-30m DBOZ	R-30C in ZO	R-30C DBOZ	R-18m ZO	R-18m DBOZ	R-10A in ZO	R-10A DBOZ	R-10m ZO	R-10m DBOZ
Day care center for children	P	P	P	P	P	P	P	P	P	P	P	P
(A) Accessory to a publicly-owned recreational facility, a school, a surplus school building, improved property (other than a school) that is under the control of the Board of Education, a church, a public building, or a community building, in accordance with Section 27-445.03 ³	X	X	P	P	P	P	P	P	P	P	P	P
(B) Accessory to a multifamily dwelling project when located within a community room for the sole use of the residents of employees in accordance with Section 27-445.03	X	X	P	P	P	P	P	P	P	P	P	P
(C) Accessory to a multifamily development when located within an existing building in accordance with Section 27-445.03	X	X	P	P	P	P	P	P	P	P	P	P
(D) Allografts (CB-23-1988, CB-44-1988, CB-24-1988, CB-2-2013)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Elementary or philanthropic institution:	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(A) An adaptive reuse of a structure last occupied by a Federal postal facility on a lot or parcel not more than 25,000 square feet in area for use by an organization providing benevolent services, for a permitted use, any change in occupant or use shall require Detailed Site Plan approval by the District Council	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(B) A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services, for a permitted use, any change in occupant or use shall require Detailed Site Plan approval by the District Council	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(C) Allografts (CB-78-1997, CB-8-1998)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Family day care	P	P	P	P	P	P	P	P	P	P	P	P
Health campus	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Hospital	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Medical/dental campus	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*

USE	ZONE													
	R-1 in ZG	R-1 in DDOZ	R-30 in ZG	R-30 in DDOZ	R-30C in ZG	R-30C in DDOZ	R-30 in ZG	R-30 in DDOZ	R-18 in ZG	R-18 in DDOZ	R-10A in ZG	R-10A in DDOZ	R-10 in ZG	R-10 in DDOZ
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1988)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Nursing care home may include a private spa	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
School, private:														
(A) In accordance with Section 27-443	P	P	P	P	P	P	P	P	P	P	P	P	P	P
(B) All others	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Small group child care center (CB-137-1993)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
(3) Miscellaneous:														
Accessory structures and uses (when not otherwise provided for)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Adaptive reuse of a surplus public school, when not otherwise allowed	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Adaptive use of a Historic Site, when not otherwise allowed (CB-55-1987)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Animals, not customarily household pets (CB-117-1986; CB-55-1988)	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Buildings and uses, serving public health purposes, owned and sited by Prince Georges County, Maryland, upon which hospitals or health centers are located, except for otherwise allowed as a Permitted (P) Use* (CB-55-1988)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cemetery, crematory:														
(A) Cemetery, in accordance with Section 27-445.06	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(B) Cemetery, accessory to a church, convent, or monastery ⁴⁹	P	P	P	P	P	P	P	P	P	P	P	P	P	P
(C) All others (CB-96-1986; CB-71-1994)	X	X	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-1JUR /ZO	R-1JIN DDOZ	R-30 m ZO	R-10IN DDOZ	R-30C m/ZO	R-30C IN DDOZ	R-18 m ZO	R-18 IN DDOZ	R-10A m/ZO	R-10A IN DDOZ	R-10 m ZO	R-10 IN DDOZ
Home occupations for residents ³⁰ (CB-86-1989; CB-78-2003; CB-11-2004)	P ¹⁶	X	X	X	X	X	X	X	X	X	X	X
Home occupations for residents, low-impact (CB-11-2004)	P	X	X	X	X	X	X	X	X	X	X	X
Increase in height of accessory building, used for:												
(A) Servant, household help living quarters ³⁰	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
(B) Agricultural purposes on a lot having a net area of less than 5 acres	X	X	X	X	X	X	X	X	X	X	X	X
(C) Agricultural purposes on a lot having a net area of at least 5 acres	X	X	X	X	X	X	SE	P*	X	X	X	X
(D) Office	X	X	X	X	X	X	SE	P*	X	X	X	X
Signs, in accordance with Part 12, associated with uses allowed in the applicable Residential Zone (CB-85-1988)	P	P	P	P	P	P	P	P	P	P	P	P
Signs, outdoor advertising (Billboards) (CB-85-1988)	X	X	X	X	X	X	X	X	X	X	X	X
Temporary structures and uses not otherwise allowed	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
(4) Public/Quasi Public												
Library	P	P	P	P	P	P	P	P	PA	PA	P	P
Public buildings and uses, except as otherwise provided	P	P	P	P	P	P	P	P	P	P	P	P
Sanitary landfill, rubble fill, or Class 3 fill ^{47, 71} (CB-15-1990; CB-8-2003)	X	X	X	X	X	X	X	X	X	X	X	X
Voluntary fire, ambulance, or rescue station ⁴⁸ (CB-79-2008)	P	P	P	P	P	P	P	P	P	P	P	P
(5) Recreational/Entertainment/Social/Cultural: Amusement, privately owned and commercially operated on land leased from and owned by a public agency	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-1 IN ZONE	R-1 IN DD0Z	R-30 IN ZONE	R-30 IN DD0Z	R-30C IN ZONE	R-30C IN DD0Z	R-18 IN ZONE	R-18 IN DD0Z	R-10A IN ZONE	R-10A IN DD0Z	R-10 IN ZONE	R-10 IN DD0Z
Athletic field, outdoor, private nonprofit (CB-43-1994)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Boathouse (private) as an accessory use	X	X	X	X	X	X	X	X	X	X	X	X
Carnival, circus, fair, or similar use, not exceeding 17 days duration and only on a parking lot as a temporary use in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P	P	P
Club, private	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Commercial recreational attraction	X	X	X	X	X	X	X	X	X	X	X	X
Commercial recreational facilities, privately owned, on land leased from a public agency, except as otherwise allowed												
(A) Leased on or after January 1, 1974	X	X	X	X	X	X	X	X	X	X	X	X
(B) Leased before January 1, 1974	X	X	X	X	X	X	X	X	X	X	X	X
Community building or similar nonprofit social use, not publicly owned or operated:												
(A) Only for tenants and guests	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(B) All others (CB-85-1988; CB-33-1989)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Conference center and uses accessory thereto such as restaurants, tennis courts, auditoriums, swimming pools, racquetball courts, riding stables, golf courses, or other recreational, physical fitness, or educational activities, privately owned and commercially operated on a tract having a gross area of at least 500 acres, owned by a public agency or which a public golf course is operated on a regular basis	X	X	X	X	X	X	X	X	X	X	X	X
Courts (indoor or outdoor) (tennis, handball, racquetball, or volleyball), not including courts accessory to a dwelling:												
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-1 in ZO	R-1 in DD0Z	R-30 in ZO	R-30 in DD0Z	R-30C in ZO	R-30C in DD0Z	R-15 in ZO	R-15 in DD0Z	R-10A in ZO	R-10A in DD0Z	R-10 in ZO	R-10 in DD0Z
(B) All others (CB-47-1995) Golf course	X	X	X	X	X	X	X	X	X	X	X	X
(A) At least 18 holes on a tract having a gross area of at least 200 acres; provided that any accessory recreational facilities shall be located at least 100 feet from the nearest property line and effectively screened from view of any adjoining land in a Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan, not on publicly owned land	SE	P*	SE	P*	P	P*	SE	P*	X	X	SE	P*
(B) Privately owned and commercially operated on land leased from and owned by a public agency	X	X	X	X	X	X	X	X	X	X	X	X
(C) Golf Course Conference/Hotel Complex	X	X	X	X	X	X	X	X	X	X	X	X
(D) All others (CB-47-1995, CE-25-2002) Golf course, miniature (indoor or outdoor):	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
(A) Privately owned and commercially operated on land leased from and owned by a public agency	X	X	X	X	X	X	X	X	X	X	X	X
(B) All others (CB-47-1995) Golf driving range	X	X	X	X	X	X	X	X	X	X	X	X
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency	X	X	X	X	X	X	X	X	X	X	X	X
(B) All others (CB-47-1995)	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-1 IN ZONE	R-1 IN DDOZ	R-30 IN ZONE	R-30 IN DDOZ	R-30C IN ZONE	R-30C IN DDOZ	R-18 IN ZONE	R-18 IN DDOZ	R-10A IN ZONE	R-10A IN DDOZ	R-10 IN ZONE	R-10 IN DDOZ
Homes Association Recreational Use, in accordance with Section 27-445	P	P	X	X	X	X	X	X	X	X	X	X
Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)	X	X	X	X	X	X	X	X	X	X	X	X
Performance arts center, in accordance with Section 27-443.08 (CB-12-2007)	P	P	P	P	P	P	P	P	PA	PA	P	P
Race track, including pari-mutuel	SP	SP	SP	SP	X	X	SP	SP	X	X	SP	SE
Race track, pari-mutuel only	X	X	X	X	X	X	X	X	X	X	X	X
Recreational campground	X	X	X	X	X	X	X	X	X	X	X	X
Recreational program, before and after school	X	X	X	X	X	X	X	X	X	X	X	X
Recreational use (nonprofit) not publicly owned or operated, when not otherwise allowed:	P	P	P	P	P	P	P	P	X	X	P	P
(A) Only for residents and guests	SE	P*	P	P	P	P	P	P	P	P	P	P
(B) All others (CB-33-1989)	SE	P*	SE	P*	SE	P*	P*	X	X	SE	P*	P*
Saunas, solariums, and health clubs, noncommercial, for the sole use of residents and their guests	X	X	X	X	X	X	X	X	P	P	SE	P*
Shooting range (rifle, pistol, or skeet):												
(A) On a lot having a net area of at least 20 acres and subject to annual renewal	X	X	X	X	X	X	X	X	X	X	X	X
(B) All others	X	X	X	X	X	X	X	X	X	X	X	X
Skating facility												
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ^{6a}	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-1 in ZO	R-1 in DD0Z	R-30 in ZO	R-30 in DD0Z	R-30C in ZO	R-30C in DD0Z	R-35 in ZO	R-35 in DD0Z	R-10A in ZO	R-10A in DD0Z	R-10 in ZO	R-10 in DD0Z
(B) Alcohols (CB-89-1994, CB-47-1995)	X	X	X	X	X	X	X	X	X	X	X	X
Spa, private	P	P	P	P	P	P	P	P	P	P	P	P
Spa, community	P	P	P	P	P	P	P	P	P	P	P	P
Stable, private (CB-28-1985)	X	X	X	X	X	X	X	X	X	X	X	X
Swimming pool (community) for sole use of residents and their guests in accordance with Section 27-411	X	X	P	P	P	P	P	P	P	P	P	P
Swimming pool (community), in accordance with Section 27-411	P	P	X	X	X	X	X	X	X	X	X	X
Swimming pool (private)	P	P	P	P	P	P	P	P	P	P	P	P
(A) Accessory to a one-family detached dwelling	P	P	P	P	P	P	P	P	P	P	P	P
(B) Accessory to other dwellings	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Swimming pool, privately owned and commercially operated on land leased from, and owned by, a public agency ² (CB-47-1995)	X	X	X	X	X	X	X	X	X	X	X	X
(6) Residential Lodging												
Apartment hotel	X	X	X	X	X	X	X	X	X	X	X	X
Apartment housing for elderly or handicapped families in a building other than a surplus public school building with provisions for increased density and reduced lot size in Multifamily Zones (CB-85-1988, CB-89-1991, CB-47-1992, CB-48-1999, CB-56-2005)	SE	P*	X	X	X	X	SE*	P*	X	X	SE	P*
Apartment housing for elderly or handicapped families in a surplus public school building	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
Artist's residential studios, in accordance with Section 27-425.09 (CB-12-2001)	SP	SP	SP	SP	X	X	SP	SP	X	X	SP	SP
Boardinghouse	X	X	X	X	X	X	P	P	X	X	P	P

USE	ZONE											
	R-1 in ZO	R-1 in DDOZ	R-30 in ZO	R-30 in DDOZ	R-30C in ZO	R-30C in DDOZ	R-18 in ZO	R-18 in DDOZ	R-10A in ZO	R-10A in DDOZ	R-10 in ZO	R-10 in DDOZ
Congregate living facility for more than 8 elderly or physically handicapped residents (CB-30-1987)	X	X	X	X	X	X	P	P	X	X	X	X
Congregate living facility for NOT more than 8 elderly or physically handicapped residents (CB-90-1985)	X	X	X	X	X	X	P*	SE	X	X	X	X
Conversion of monastery (CB-23-1993)	P	P	P	P	P	P	P	P	PA	PA	P	P
Conservation subdivision pursuant to Section 24-152 of Subtitle 24 (CB-6-2006)	X	X	X	X	X	X	X	X	X	X	X	X
Conversion of one-family detached dwelling to a building containing up to 3 dwelling units not considered as a two-family, three-family, or multifamily dwelling												
(A) Prior to November 29, 1949, if the owner of the building resides in the building, and a valid Use and Occupancy permit was in effect on July 1, 1986	X	X	X	X	X	X	X	X	X	X	X	X
(B) Prior to November 29, 1949, if the owner of the building does not reside in the building, or a valid Use and Occupancy permit was NOT in effect on July 1, 1986	X	X	X	X	X	X	X	X	X	X	X	X
(C) Prior to November 18, 1980, but on or after November 29, 1949	X	X	X	X	X	X	X	X	X	X	X	X
(D) On or after November 18, 1980 (CB-58-1986, CB-3-1986)	X	X	X	X	X	X	X	X	X	X	X	X
Country Inn	X	X	X	X	X	X	X	X	X	X	X	X
Dwelling, farm tenant	X	X	X	X	X	X	X	X	X	X	X	X
Dwelling, metropolitan, one-family attached (CB-33-2005)	P	P	X	X	X	X	X	X	X	X	X	X
Dwelling, multifamily												

USE	ZONE										
	R-1 m ZO	R-1A IN DDOZ	R-30 m ZO	R-30 IN DDOZ	R-30C IN DDOZ	R-18 m ZO	R-18 IN DDOZ	R-10A mZO	R-10A IN DDOZ	R-10 m ZO	R-10 IN DDOZ
(A) In general (CB-67-2008; CB-106-2004; CB-82-2008)	P ⁸⁸	P	P ⁶	P	P ⁶	P ^{7a}	P	X	X	X	X
(B) Subject to applicable bedroom percentages	X	X	P	P	X	P	P	X	X	P	P
(C) In excess of applicable bedroom percentages	X	X	SE	P ⁶	X	SE	P ⁶	X	X	SE	P ⁶
(D) Restricted to one bedroom and efficiency apartments	X	X	X	X	X	X	X	P	P	X	X
(E) Higher than 110 feet (CB-85-1988)	X	X	X	X	X	X	X	SE	P ⁶	SE	P ⁶
(F) Up to six dwelling units in a building of no more than two stories where the first story was previously used for commercial purposes (CB-91-2074)	X	X	X	X	X	X	X	X	X	X	X
Dwelling, one-family attached, for the elderly ⁸⁸ (CB-71-1996)	P	P	P ²	P	P	P ²	P	X	X	X	X
Dwelling, one-family detached, for the elderly (CB-90-2004)	X	X	X	X	X	X	X	X	X	X	X
Dwelling, one-family detached, cluster development, shown on a preliminary plat of subdivision approved prior to July 1, 2006 (CB-6-2006)	X	X	X	X	X	X	X	X	X	X	X
Dwelling, one-family detached (in general)	P	P	P	P	P	P	P	X	X	P	P
Dwelling, one-family semidetached ¹ (CB-85-1986)	P	P	P ²	P	P	P ²	P	X	X	X	X
Dwelling, quadruple-attached (CB-83-1997)	P ²	P	P ²	P	P	P ²	P	X	X	X	X
Dwelling, three-family	P	P	P ²	P	P	P ²	P	X	X	X	X
Dwelling, two-family detached (CB-85-1986)	P ²	P	P ²	P	P	P ²	P	X	X	X	X
Dwelling, two-family (in general)	P ³	P	P ²	P	P	P ²	P	X	X	X	X

USE	ZONE													
	R-1 in ZO	R-1 in DDOZ	R-30 in ZO	R-30 in DDOZ	R-30G in ZO	R-30G in DDOZ	R-18 in ZO	R-18 in DDOZ	R-13 in ZO	R-13 in DDOZ	R-10 in ZO	R-10 in DDOZ	R-10 in ZO	R-10 in DDOZ
Dwellings, one-family attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Dwellings, one-family triple-attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Dwellings, one-family, table attached (in general)	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Flag lot development														
(A) In accordance with preliminary plats approved prior to February 1, 1990 pursuant to Subtitle 24 and recorded within the prescribed time period	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(B) In accordance with Section 24-138.01 of Subtitle 24 (CB-72-1989)	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Fraternity or sorority house														
(A) If legally existing prior to May 20, 1983, and not extended beyond the boundary lines of the lot as it legally existed (prior to May 20, 1983)	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(B) All others	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Group residential facility for more than 8 mentally handicapped dependent persons, or for 5 or more other dependent persons (CB-29-2012)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Group residential facility for not more than 8 mentally handicapped dependent persons (CB-29-2012)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Guest house, as an accessory use														
Mobile home used as a dwelling for emergency purposes as a temporary use in accordance with Sections 27-260 and 27-261	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Mobile home used as a one-family detached dwelling	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Mobile home, with use for which amusement taxes collected ²⁸	P	P	P	P	P	P	P	P	P	P	P	P	P	P
(Note)	X	X	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-11m /O	R-11N DDOZ	R-30m /O	R-30N DDOZ	R-30C mZO	R-30C IN DDOZ	R-18m /O	R-18N DDOZ	R-10A mZO	R-10A IN DDOZ	R-10m /O	R-10N DDOZ
Opportunity Housing dwelling units sm (CB-66-1991; CB-55-1996)	P	P	P	P	P	P	P	P	P	P	P	P
Planned retirement community sm (CB-51-1995; CB-21-1999)	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
Public Benefit Conservation Subdivision pursuant to Section 24-152 of Subtitle 24 (CB-32-2008)	X	X	X	X	X	X	X	X	X	X	X	X
Recreational Community Development in accordance with Section 27-445 (CB-16-1989; CB-55-1996)	X	X	X	X	X	X	X	X	X	X	X	X
Rental of guest rooms (by the residents):												
(A) To 1 or 2 persons (unrelated to all principal residents)	X	X	X	X	X	X	X	X	X	X	X	X
(B) To 3 persons (unrelated to all principal residents)	X	X	X	X	X	X	X	X	X	X	X	X
(C) To not more than 3 persons (unrelated to all principal residents) by a family or related individuals (individual or 2 unrelated individuals) (CB-22-1986)	X	X	X	X	X	X	X	X	X	X	X	X
Residential Revitalization: Comprising any form of proposed multifamily, attached one-family or detached one-family dwellings, in a Residential Revitalization project, as shown on a Detailed Site Plan approved in accordance with Section 27-445.10 (CB-58-2001)	P	P	P	P	P	P	P	P	P	P	P	P
Rooming houses	X	X	X	X	X	X	X	X	X	X	X	X
Tourist cabin camp	X	X	X	X	X	X	X	X	X	X	X	X
Tourist homes	X	X	X	X	X	X	X	X	X	X	X	X
Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986 (CB-54-1986)	X	X	X	X	X	X	X	X	X	X	X	X
Townhouse, shown on a Detailed Site Plan approved prior to December 31, 1996, and in compliance with Section 3 of CB-55-1996 (CB-54-1990; CB-55-1996)	P	P	P	P	P	P	P	P	P	P	P	P

USE	ZONE														
	R-1 in ZONE	R-1 in DDOZ	R-30 in ZONE	R-30 in DDOZ	R-30 in ZONE	R-30C in ZONE	R-30C in DDOZ	R-30C in ZONE	R-30C in DDOZ	R-18 in ZONE	R-18 in DDOZ	R-10A in ZONE	R-10A in DDOZ	R-10 in ZONE	R-10 in DDOZ
Townhouse, shown on a preliminary plat of subdivision approved pursuant to Part 4A. (CB-47-1996)	P	P	P ²	P	P ²	P	P	P ^{2,5}	P	P	P	X	X	X	X
Townhouse Transit Village (CB-37-2000)	P ²	P	X	X	X	X	X	X	X	X	X	X	X	X	X
Townhouse, if located within a designated Revitalization Tax Credit District (CB-112-2004)	X	X	X	X	X	X	X	P ⁸	P	P	X	X	X	X	X
Townhouse, all others (CB-53-1996)	P	P	SE	P ⁸	SE	P ⁸	P ⁸	SE	P ⁸	P ⁸	X	X	X	X	X
(7) Resource Production/Recovery: Agricultural uses															
(A) All general agriculture ²	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(B) Limited to foriculture, horticulture, gardening, and private noncommercial greenhouses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
(C) Keeping of homing or racing pigeons, provided the use was in existence: (i) Prior to June 30, 1987 (ii) On or after June 30, 1987 (CB-45-1987; CB-36-1991)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(D) Equine Activities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(E) Equine Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(i) Keeping of horses or ponies	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(ii) Private stable															
(iii) Riding stable															
(aa) On a tract consisting of less than 20,000 sq. ft.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(bb) On a tract consisting of between 20,000 sq. ft. and 9 contiguous acres	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-1m ZO	R-11N DDOZ	R-30m ZO	R-30IN DDOZ	R-30C mZO	R-30C IN DDOZ	R-18 in ZO	R-18IN DDOZ	R-10A mZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
(cc) All others (CB-92-2010) Nursery and garden center	X	X	X	X	X	X	X	X	X	X	X	X
(A) In accordance with Section 27-445.05	X	X	X	X	X	X	X	X	X	X	X	X
(B) All others (CB-92-1999, CB-143-1989, CB-135-1999)	X	X	X	X	X	X	X	X	X	X	X	X
Sand or gravel wet-processing, in accordance with Section 27-445.02	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
Sawmill												
(A) Only for timber grown on the premises	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
(B) In connection with an agricultural operation	X	X	X	X	X	X	X	X	X	X	X	X
Surface mining, in accordance with Section 27-445.02	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(C) Transportation/Parking/Communicational/Utilities												
Airport, airpark, airfield, heliport, or helistop; private (CB-14-1992)	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
Airstrip, private												
(A) In accordance with Section 27-445.07	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(B) All others (CB-14-1992)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Antennas and related equipment buildings and enclosures, other than satellite dish antennas:												
(A) In accordance with Section 27-445.04	P	P	P	P	P	P	P	P	P	P	P	P
(B) All others (CB-65-2000)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Farm vehicles and farm machinery used on farm premises (CB-105-1993)	X	X	X	X	X	X	X	X	X	X	X	X
Monopoles and related equipment buildings and enclosures:												

USE	ZONE											
	R-1 in ZO	R-1 in DDOZ	R-30 in ZO	R-30 in DDOZ	R-30C in ZO	R-30C in DDOZ	R-18 in ZO	R-18 in DDOZ	R-10A in ZO	R-10A in DDOZ	R-10 in ZO	R-10 in DDOZ
(A) In accordance with Section 27-145.04	P	P	P	P	P	P	P	P	P	P	P	P
(B) All others (CB-65-2000)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Parking lot or garage or loading area, used in accordance with Part 11 to serve:												
(A) A permitted, PA, or PB use	P	P	P	P	P	P	P	P	P	P	P	P
(B) A Special Exception use (CB-85-1988)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Parking lot used in accordance with Part 11 to serve a use in an adjacent Commercial, Industrial, or M-X-T Zone (CB-85-1988; CB-4-2003)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Parking of mobile home, except as otherwise specified	X	X	X	X	X	X	X	X	X	X	X	X
Parking of mobile home in a public right-of-way ³¹	X	X	X	X	X	X	X	X	X	X	X	X
Parking of vehicles owned or used by the occupants of the premises or their bona fide guests												
(A) Boats and boat trailers ³¹ (CB-24-2010)	P ¹⁷	P	P	P	P	P	P	P	P	P	P	P
(B) Buses, 18 or more seats, and accessory to the omnibus use, such as a school or church	P	P	P	P	P	P	P	P	P	P	P	P
(C) Camping trailer (unoccupied): ⁴⁴												
(i) Not more than one	P	P	X	X	X	X	X	X	X	X	X	X
(ii) Unlimited number (CB-43-1988)	X	X	P	P	P	P	P	P	P	P	P	P
(D) Not more than 1 commercial vehicle												
(E) Having a maximum manufacturer's gross vehicle weight specification of up to 17,000 pounds, and which may include unlimited advertising on the side of the vehicle:												

USE	ZONE												
	R-1 m ZO	R-1 FN DDOZ	R-30 m ZO	R-30 FN DDOZ	R-30C mZO	R-30C FN DDOZ	R-18 m ZO	R-18 FN DDOZ	R-10A mZO	R-10A FN DDOZ	R-10 m ZO	R-10 FN DDOZ	
(a) Parked within a wholly enclosed private parking garage	X	X	X	X	X	X	X	X	X	X	X	X	X
(b) If parked in a side or rear yard ¹¹	X	X	X	X	X	X	X	X	X	X	X	X	X
(ii) Parked on the premises, having a maximum manufacturer's gross vehicle weight specification of up to 5,000 pounds, no advertising other than a firm name or similar designation and not exceeding 4 inches high, and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, and vehicles with dual rear axles	X	X	X	X	X	X	X	X	X	X	X	X	X
(iii) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours on a lot at least 5 acres in size, and set back 300 feet from all lot lines ¹¹	X	X	X	X	X	X	X	X	X	X	X	X	X
(iv) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours on a lot of at least 2.0 acres in size (D.S. 1987, 26-55, 99)	X	X	X	X	X	X	X	X	X	X	X	X	X
(E) Commercial vehicles not exceeding a manufacturer's gross vehicle weight specification of 8,500 pounds; containing no advertising other than a firm name or similar designation not more than 4 inches high; and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, or vehicles with dual rear wheels	X	X	P	P	P	P	P	P	P	P	P	P	P
(F) Private passenger vehicles	P	P	P	P	P	P	P	P	P	P	P	P	P

USE	ZONE											
	R-1 in ZG	R-1 FN DDOZ	R-30 in ZG	R-30 FN DDOZ	R-30C in ZG	R-30C FN DDOZ	R-18 in ZG	R-18 FN DDOZ	R-10A in ZG	R-10A FN DDOZ	R-10 in ZG	R-10 FN DDOZ
Public utility uses or structures:												
(A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment, and railroad tracks or passenger stations, but not railroad yards	P	P	P	P	P	P	P	P	P	P	P	P
(B) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding railroad yards, round houses, car barns, and freight stations) (CB-25-1987; CB-65-2000)	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
Satellite dish antenna, in accordance with Section 27-424.02												
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P	P	P	P	P	P	P	P	P	P	P
(B) More than 10 feet in diameter, to serve only 1 dwelling unit	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(C) All others (CB-19-1985)	P	P	P	P	P	P	P	P	P	P	P	P
Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically allowed (CB-4-1987)	X	X	X	X	X	X	X	X	X	X	X	X
Towers or poles (electronic, radio, or television, transmitting or receiving):												
(A) Commercial purposes	X	X	X	X	X	X	X	X	X	X	X	X
(B) Nonprofit, noncommercial purposes (CB-18-1984; CB-39-1984; CB-94-1984; CB-133-1984; CB-33-1985; CB-123-1994; CB-65-2000)	P	P	P	P	P	P	P	P	P	P	P	P

- 1 Provided both of an adjoining pair are erected at the same time.
- 2 Subject to all requirements applicable to the R-T Zone (except as specifically modified for the R-20 Zone).
- 3 Limited to dwelling units arranged one above the other.
- 4 On lots having a net area exceeding twenty thousand (20,000) square feet.
(CB-45-1987)
- 5 The townhouses may be developed without conforming to the regulations applicable to townhouses governing roadways and drives, tract widths and sizes, density, and net lot area, provided:
 - (A) A Special Exception for multifamily dwelling bedroom percentages increase (Section 27-382) has been granted for the subject property with a condition that the property be developed with townhouses;
 - (B) A preliminary plat of subdivision has been approved for the property as of June 1, 1975, in accordance with the net lot area and lot frontage requirements applicable to multifamily dwellings in the R-18 Zone, with a maximum density of 22 dwelling units per acre; and
 - (C) A final plat was recorded prior to June 1, 1976.
- 6 Provided a condominium plat is recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit.
- 7 Provided the use is limited to a person residing in the dwelling.
- 8 Except as allowed without a Special Exception.
- 9 Provided the use is located in a community building (constructed as part of a multifamily project), owned by a homes association, that does not contain any dwelling units. Not more than one-third (1/3) of the gross floor area of the community building may be used for professional office space.
- 10 Provided the multifamily dwelling or project contains at least twenty-four (24) dwelling units.
(CB-36-1987)
- 11 For lots having frontage on more than one (1) street (i.e., a corner lot), a commercial vehicle may only be parked in a yard that does not have street frontage.
(CB-53-1987)
- 12 This shall not apply to:
 - (A) Such storage accessory to an allowed use; or
 - (B) One (1) such vehicle which is stored in a wholly enclosed garage.
- 13 For zero lot line development, in accordance with Optional Residential Design Approach provisions of Subtitle 24.
- 14 Only for the expansion of the existing business on abutting land in the C-M, I-1, I-2, or I-4 Zones.
- 15 Restricted to one-family detached and semidetached dwellings.
- 16 Restricted to one-family detached dwellings.
- 17 Only one (1) of each.

- 18** Provided:
- (A) The parking area shall be in addition to any required parking lot on the premises. The parking area shall be connected to a public street by means of a driveway (constructed in compliance with the minimum standards of the Department of Public Works and Transportation) with a minimum width of eleven (11) feet for each lane;
 - (B) The parking area shall be screened from any adjoining land in any Residential Zone (on land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan; and
 - (C) No repairs, service, maintenance, or gasoline dispensing or storage facility shall be permitted without a Special Exception.
- 19** Provided:
- (A) The use is limited to one (1) bona fide resident of the dwelling;
 - (B) Not more than two (2) nonresident, nonprofessional assistants may be employed;
 - (C) Professional consultation at a professional's dwelling with a visiting consultant, or the employment of an alternate professional in the event of the death, disability, illness, temporary absence, or vacation of the resident professional, is also allowed;
 - (D) The use shall not alter the residential character or appearance of the premises; and
 - (E) The use shall not occupy more than fifty percent (50%) of the gross floor area of the dwelling.
- 20** Home occupations consisting of general clerical work or professional offices require a use and occupancy permit.
(CB-31-1985)
- 21** Not applicable to multifamily dwellings.
- 22** Slaughterhouses, fertilizer works, bone yards, plants for the reduction of animal matter, and any uses which are noxious or offensive because of odor, dust, smoke, gas, or noise, are prohibited; may include an equine facility in conjunction with the agricultural use.
(CB-92-2010)
- 23** On lots having a net area of twenty thousand (20,000) square feet or less, keeping cattle, equines, poultry, or other animals or birds (other than customary household pets) shall only be permitted upon approval of a Special Exception.
(CB-92-2010)
- 24** As a temporary use subject to annual renewal and located at least five hundred (500) feet from the boundary line of any other land in a Residential Zone, or land proposed to be used for residential purposes in a Comprehensive Design, Mixed Use, or Planned Community Zone.
- 25** Limited to four hundred (400) square feet.

- 26** Provided the site is either:
- (A) In the proximity of an area designated as a fire or rescue station on an approved Functional Master Plan of Fire and Rescue Stations;
 - (B) In a location which the Fire Chief has indicated (in writing) is appropriate; or
 - (C) Occupied by a station that was in use as a station on June 30, 1982.
- The following activities are considered to be ancillary uses permitted within the hall/assembly area of a voluntary fire, ambulance, or rescue station: bingo (with an approved license from the Department of Environmental Resources), weddings, dinners, community events, organization functions, and private events (with no advance or at the door ticket sales).
- All events must comply with County or State regulations, and events requiring a specific license must obtain such license to be considered a permitted ancillary use. All events must be organized by the voluntary fire, ambulance, or rescue corporation or company and/or a community group from within the immediate vicinity of the station. For weddings, receptions, and dinners, the event may be organized by an individual in conjunction with the voluntary fire, ambulance, or rescue corporation or company and/or a community group within the immediate vicinity of the station. A permitted ancillary use does not include the leasing of the station facility for use by a promoter. Private events may not have advance or at the door ticket sales. All events must end by 10:00 p.m., Sunday through Thursday (except that bingo events must end by 11:00 p.m.), and by midnight on Friday and Saturday, with all patrons off the site within thirty (30) minutes after closing. (CB-70-2008)
- 27** The field shall be located on a lot having a net area of at least ten (10) acres, which is owned and operated by an eleemosynary or philanthropic institution. Any accessory building shall not exceed one thousand (1,000) square feet of gross floor area, and shall only be used for maintenance and storage. Otherwise, a Special Exception is required.
- 28** Provided:
- (A) The mobile home is located on a lot having a net area of at least five (5) acres;
 - (B) The use of the mobile home is in connection with another use on the property for which the County levies an amusement tax;
 - (C) The occupants of the mobile home are employed by, or reasonably connected with, the other use; and
 - (D) The mobile home shall not be located on the property for more than one hundred twenty (120) cumulative days per calendar year, except mobile homes used in connection with pari-mutuel racetracks where the use shall not exceed two hundred eighteen (218) cumulative days per calendar year.
- 29** Limited to two (2) vehicles (total, all types) for a lot used for one-family semidetached dwelling, and four (4) vehicles (total, all types) for a two-family detached dwelling.
- 30** Only in connection with one-family detached dwellings.
- 31** Except in an emergency. In this case, the parking shall be subject to the traffic and parking regulations applicable to the right-of-way.
- 32** In a cluster development for which the preliminary plat of subdivision was approved prior to September 1, 1986, showing such one-family attached dwellings. Up to twenty percent (20%) in the R-80 Zone, and twenty-five percent (25%) in the R-55 Zone, of the total number of dwelling units in the cluster development may be one-family attached dwellings. The remainder shall be one-family detached dwellings. (CB-54-1986)
- 33** Only for expansion of an existing sanitary landfill or rubble fill on abutting land for which an approved Special Exception has not expired.
- 34** Minimum lot size of two (2) acres required. A church must provide its tax-exempt identification number when applying for a Detailed Site Plan or a building or use and occupancy permit for an accessory day care center for children. (CB-23-1988; CB-44-1989)
- 35** In conjunction with an agricultural use.
- 36** Not allowed in an Agricultural Preservation Development, unless it existed prior to the approval of the site plan.

- 37** Permitted only on lots having a gross lot area of one (1) acre or more, otherwise a special exception is required.
(CB-29-1985)
- 38** Provided the use either:
(A) Is located at or below the ground floor level of a multifamily dwelling and does not exceed two thousand (2,000) square feet; or
(B) Is located in a community building (constructed as part of a multifamily project) owned by a homeowners' association and not containing dwelling units, and does not occupy more than one-half of the gross floor area of the community building.
(CB-81-1985)
- 39** The use shall be related to, dependent on, secondary to, and located on the same record lot as, the multifamily dwelling or project.
(CB-36-1987)
- 40** This does not provide for accessory antennas or overhead distribution lines.
(CB-25-1987)
- 41** Provided the health center is located on a minimum of twenty-five (25) acres.
(CB-55-1988)
- 42** Either:
(A) In conjunction with an existing golf course or equestrian center; or
(B) The golf course or equestrian center shall be constructed within five (5) years of approval of the Detailed Site Plan.
(CB-16-1989)
- 43** Minimum lot size of thirty thousand (30,000) square feet required, except for bona fide nonprofit groups or organizations.
(CB-23-1989)
- 44** Parking shall be provided as follows:
(A) The vehicle shall be located at least eight (8) feet from a street line; and
(B) If parked in a yard abutting a street, it shall be parked on a dust-free surfaced area.
(CB-43-1989)
- 45** The sale of gazebos and sheds is permitted for a Special Exception approved in 1984 as incidental to its operation if such sale and display is in accordance with Section 27-385 and provided no more than two (2) gazebos and two (2) sheds are visible from any public street.
(CB-143-1989)
- 46** If the property is located within the Chesapeake Bay Critical Area, was zoned R-80 prior to December 18, 1989, and is not the subject of a record plat.
(CB-72-1989)
- 47** A sanitary landfill, rubble fill, or Class 3 fill may include a rock crusher only if it is approved as part of the Special Exception.
(CB-15-1990; CB-8-2003; CB-87-2003)
- 48** Townhouses which were permitted when developed pursuant to former Part 4A of this Subtitle prior to January 21, 1997, are permitted. No more than twenty percent (20%) of the total number of dwelling units in the development may be townhouses.
(CB-84-1990; CB-47-1996)

- 49** Provided both uses were existing as of January 1, 1991.
(CB-11-1991)
- 50** On lots having a total area exceeding twelve thousand (12,000) square feet.
(CB-36-1991)
- 51** Includes semitrailers for an agricultural use located on a minimum of ten (10) acres.
(CB-105-1993)
- 52** A church or similar place of worship that is located on a lot between one (1) and two (2) acres in size shall require a Detailed Site Plan in accordance with Part 3, Division 9, of this Subtitle. In addition to the requirements of Section 27-285(b), the following requirements shall be met:
(A) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;
(B) When possible, there should be no parking or loading spaces located in the front yard; and
(C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.
(CB-76-1993)
- 53** Provided the net lot area is at least five (5) acres.
(CB-76-1993)
- 54** Any property rezoned to the R-E Zone by a Sectional Map Amendment prior to January 1, 1994, on which a previous special exception was approved for a nursery and garden center may continue to operate as a permitted special exception use, notwithstanding the provisions of Section 27-320 of this Subtitle.
(CB-135-1993)
- 55** Provided the field is located on a lot having a net area of at least 40 acres, and any field constructed after August 1, 1996, is set back 100 feet from all property lines. Otherwise, a Special Exception is required.
(CB-43-1994; CB-33-1996)
- 56** Subject to Detailed Site Plan approval in accordance with Part 3, Division 9 of this Subtitle, unless the use is located in a Regional Park owned by the M-NCPPC.
(CB-47-1995)
- 57** Conversion shall not occur until:
(A) The building is structurally modified to include the additional dwelling units; and
(B) The additional dwelling units are occupied.
(CB-73-1996)
- 58** For the purposes of this Section, a dwelling for the elderly shall be housing which is operated in accordance with State and Federal Fair Housing laws.
(CB-71-1996)
- 59** Townhouses shall comply with the design guidelines set forth in Section 27-274(a)(11) and the regulations for development set forth in Section 27-433(d).
(CB-55-1996)

- 60** Section 3 of CB-55-1996 reads as follows: "BE IT FURTHER ENACTED that the provisions of this Ordinance shall not apply to projects for which a Detailed Site Plan has been filed and accepted prior to November 1, 1996, provided the design guidelines and regulations not resulting in a requirement of resubdivision are applicable, and provided building permits for ten percent of the dwelling units included in the Detailed Site Plan are issued within one year of the effective date of this legislation (December 30, 1996), and extensions of time for the permits do not exceed six months, and that the dwelling units are constructed pursuant to the permits.
- 61** Provided the use is located on a lot or parcel with not more than one-half acre which is adjoining and contiguous to an existing cemetery.
(CB-60-1998)
- 62** Permitted use without requirement for special exception provided the use is on a parcel of land in the R-H Zone, the gross tract area of which is a maximum of twenty (20) acres, which is adjoining R-R zoned land developed with an existing Medical Residential Campus. The entire tract of land in the R-H Zone shall require Detailed Site Plan approval in accordance with Part 3, Division 9, of this Subtitle. Regulations restricting the height of structures, lot size and coverage, frontage, setbacks, density, and other requirements of the zone shall be consistent with existing development in the adjacent Medical Residential Campus. The dimensions and percentages shown on the approved site plan shall constitute the regulations for development.
(CB-21-1999)
- 63** Provided:
- (A) The use is located on a lot or parcel not less than 15 or more than 20 acres in size and has frontage on a public street having a proposed right-of-way width of at least 120 feet;
 - (B) The lot or parcel abuts property in the C-O Zone; and
 - (C) The property is located in a Revitalization Tax Credit Area.
(CB-46-1999)
- 64** Use of permitted mobile homes is restricted to employees at a riding stable on the Special Exception property. No more than two mobile homes may be located on such a property, and each must be on its own R-E lot as required by Section 27-118.01(c). A building permit shall be issued by the Department of Environmental Resources for each mobile home. Any mobile home unoccupied for more than 60 days must be removed from the property.
(CB-79-1999)
- 65** Permitted use without requirement for Special Exception provided the land on which the lot exists is in the R-55 Zone, immediately adjoins land in the C-S-C Zone, is a part of the same parcel as the land in the C-S-C Zone, and is located within the municipal limits of the City of New Carrollton.
(CB-88-1999)
- 66** The use is permitted on R-R zoned property leased from a public agency before January 1, 1974. Parking and loading facilities shall be provided in accordance with Part 11 (parking and loading requirements). Landscaping, buffering, and screening shall be provided in accordance with the Landscape Manual. Development regulations for building setbacks shall be provided in accordance with Part 6 (Commercial Zone regulations).
- The following uses are not permitted: car wash, animal hospital, training, kennel, grooming, blacksmith, carpet or rug shampooing, department store exceeding 80,000 square feet, electric or gas appliance repair, farm implement sales and repair, upholstery or furniture repair, locksmith, laboratories, lawn mower repair, machine shop, massage establishment, methadone treatment center, model studio, photo processing plant, studio or darkroom, pizza delivery, print shop, newspaper publishing, sauna or steam bath, septic tank sales, service, sewage dump (pump out) services, shoe repair, taxidermy, welding shop, bait shop, bottled gas, feed sales, wayside stand, and any use prohibited in the lease with the public agency, as modified or amended.
(CB-35-2000; CB-60-2009)

- 67** Permitted use without requirement for Special Exception provided the use was existing as of July 1, 2001, is located on a lot or parcel that is not less than 10 acres in size, and abuts a multi-use trail designated on an Approved Master Plan.
(CB-53-2001)
- 68** Provided the use will be located on land that is located within the median of a road classified as a freeway on the applicable Master Plan; the property is at least one-half (1/2) acre in size; and access to the property will not be directly from the main travel lanes of the freeway.
(CB-75-2001)
- 69** Provided:
(A) The use abuts an existing marina in the C-W-Zone approved prior to 1972 pursuant to a special exception; and
(B) Notwithstanding the provisions to the contrary, a revised site plan shall be approved by the Planning Board that incorporates the entire property showing existing and proposed improvements in both the R-R and C-W Zones.
(CB-76-2001)
- 70** Permitted use without requirement for special exception, provided; if as of February 1, 2003:
(A) The use is on a parcel of land which is surrounded by commercial and institutional uses;
(B) The parcel does not abut any property that is improved with single-family detached residential dwellings;
(C) The site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification; and
(D) Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan.
(CB-4-2003)
- 71** A Class 3 fill in existence as of October 7, 2003 that is operating pursuant to any validly issued grading permit, and is not in violation, shall be permitted to continue in operation as a matter of right, but is limited to the fill area established by any previously issued grading permit, not to exceed two renewals of the permit. Those fill operations that are in violation on October 7, 2003 have until December 31, 2003 to comply, or their permit is void.
(CB-8-2003; CB-87-2003)
- 72** Provided:
(A) The property is located on and inside the Capital Beltway at an existing interchange with said Beltway;
(B) The site contains a minimum of eighty (80) acres that is split-zoned, I-3 and R-R, with not more than twenty percent (20%) zoned R-R;
(C) The property is proposed for employment uses in the most recently approved applicable Master Plan;
(D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle; and
(E) The site plan shall include at least two (2) stores containing one hundred thousand (100,000) square feet or more of gross floor area.
(CB-65-2003)
- 73** Provided:
(A) The use is located on land no less than thirty (30) acres and not more than seventy (70) acres in size;
(B) The land adjoins properties in the R-T Zone that is at least sixty (60) acres in size and is developed with at least three hundred and fifty (350) townhouses;
(C) The land and adjoining properties described in Subsection (B) were placed in the R-T Zone as a result of an approved Sectional Map Amendment;
(D) The land has frontage on and access to a road classified as an arterial on the applicable Master Plan and maintained by the State Highway Administration; and
(E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle.
(CB-70-2003)

- 7 4** Permitted as an expansion of an existing nonconforming animal hospital, veterinary office with a valid use and occupancy permit issued on or before July 1, 1998. Said expansion, is limited to four thousand (4,000) square feet of gross floor area and is subject to Detailed Site Plan approval, in accordance with Part 3, Division 9, of this Subtitle, by the Planning Board or its designee.
(CB-76-2003)
- 7 5** Provided:
- (A) The use is located on property in both the C-M and R-A Zones;
 - (B) The property has frontage on a road classified as a freeway on the applicable Master Plan;
 - (C) The property is between forty thousand (40,000) and forty-five thousand (45,000) square feet in size and abuts the site of an existing gas station that was certified as a nonconforming use; and
 - (D) A Detailed Site Plan shall be approved by the Planning Board that shows proposed improvements in both the C-M and R-A Zones and demonstrated compliance with Section 27-358(a)(1),(2),(4),(5),(6),(7),(8),(9) and (10). In addition, the Detailed Site Plan shall demonstrate that there are no single family homes on the property or on any abutting property.
(CB-36-2004)
- 7 6** Provided:
- (A) A condominium plat is recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit, or a housing cooperative is established to own the dwelling units; and
 - (B) At least ninety percent (90%) of all required parking spaces are provided in a parking structure.
(CB-109-2004)
- 7 7** Up to seventy-five (75) dwelling units are permitted only if adjoining and operated by the same organization as an adult day care use, approved by Special Exception. All assisted living facilities standards and requirements in Part 6, Division 5, must be met, including Detailed Site Plan approval under Part 3, Division 9.
(CB-110-2004)
- 7 8** Provided:
- (A) Townhouse development is within a multifamily complex formerly used for multifamily dwellings, where residential (multifamily and/or townhouse) density was reduced as part of its redevelopment;
 - (B) Townhouse development shall be in accordance with the regulations for the R-T Zone; and
 - (C) Detailed Site Plan approval is required in accordance with Part 3, Division 9, of this Subtitle.
(CB-112-2004)
- 7 9** Permitted only to replace an existing surface mining or Class III fill operation located directly adjacent to an interstate (with "I" classification, not "US" or "MD") highway, which operation has an active permit at the time of preliminary plan approval for the townhouse, two-family dwelling or multifamily development. The Planning Board shall approve a Detailed Site Plan under Part 3, Division 9, of the Zoning Ordinance. Multifamily dwellings are permitted as provided in Section 27-436 for the R-18 Zone, and townhouses are permitted as provided in Section 27-433 for the R-T Zone. Regulations concerning lot size, coverage, frontage, setbacks, density, bedroom percentages, and other requirements applicable to multifamily, two-family dwellings and townhouse dwellings shall not apply; these dimensional (bulk) requirements shall be those approved by the Planning Board (or District Council after review) in the Detailed Site Plan. In its site plan review, the District Council may require the applicant to demonstrate in the site plan record that highway facilities are adequate to serve the townhouse project. This provision shall not apply to legal nonconforming sand and gravel or Class III fill operations.
(CB-37-2005; CB-9-2012)
- 8 0** Reserved.

8 1 (A) Permitted in the R-18 Zone without a Special Exception, provided that the subject property:

- (i) Includes at least five (5) acres;
 - (ii) Is located within the Developed Tier; and
 - (iii) Adjoins property also in the R-18 Zone.
- (B) Age restrictions in conformance with the Federal Fair Housing Act shall be set forth in covenants submitted with the application and shall be approved by the District Council and filed in the land records at the time the final subdivision plat is recorded. The applicant must obtain approval of a Detailed Site Plan, as provided in Part 3, Division 9, and demonstrate by evidence in the record that:
- (i) The net lot area is at least fifty percent (50%) of the minimum net lot area normally required in the zone;
 - (ii) The density is not more than twice that normally allowed in the zone; and
 - (iii) The project is financed at least partially by tax credits approved by the State of Maryland.
- (CB-66-2005)

8 2 Permitted in the R-55 Zone provided that the subject property meets the following criteria:

- (A) Has area of at least two (2) acres;
 - (B) Has frontage on a freeway or highway; and
 - (C) Is within a Growth Corridor or Growth Center as defined in the General Plan.
- In accordance with the standards listed below, the applicant must obtain approval of a Detailed Site Plan as provided in Part 3, Division 9. In site plan review, the Planning Board shall find that the proposed use and subject property meet all Division 9 requirements (except as provided below) and will:
- (A) Include at least thirty (30) but not more than fifty (50) residential units;
 - (B) Include a traffic study that is prepared in accordance with the Planning Board Guidelines for Analysis of Traffic Impact of Development Proposals showing on-site circulation patterns, access points on and off site, impacts on major highways and intersections, and impacts mitigated in accordance with the Guidelines;
 - (C) Incorporate reasonable regulations for height of structures, architectural design, lot size and coverage, frontage, setbacks, density (as restricted below), dwelling unit types, percentages of uses, and other dimensional requirements, in place of conventional requirements;
 - (D) Have residential densities not exceeding eighteen (18) units per gross tract acre;
 - (E) Have interior private roads only where appropriate for and in furtherance of community purposes, and approved by DPW&T; and
 - (F) Be adjacent to or connected to C-S-C zoned land being redeveloped as a mixed-use development defined as at least two (2) uses including residential, retail, or office with each use comprising no less than ten percent (10%) of the uses of the site.
- (i) Recreation facilities should be provided to serve the community; and
 - (ii) The recreation facilities shall be constructed prior to or concurrently with the residential units or as stated in a construction schedule approved by the District Council.
- (G) The site plan shall also demonstrate the development and uses:
- (i) Are in harmony with the purposes of this Subtitle;
 - (ii) Conform with all applicable requirements of this Subtitle;
 - (iii) Will not substantially impair the integrity of the applicable Master Plan, any applicable Functional Master Plan, or the General Plan;
 - (iv) Will not adversely affect the health, safety, or welfare of residents or workers in the neighborhood;
 - (v) Will not be detrimental to the use or development of adjacent properties or the neighborhood generally; and
 - (vi) Conform to an approved Tree Conservation Plan.
- (CB-97-2005)

- 83** In the Rural Tier as defined by the 2002 General Plan or as amended through a subsequent planning process where a preliminary plat of subdivision is required pursuant to Subtitle 24 after June 30, 2006 the subdivision of land shall be subject to Section 24-152(g)(2) through (6), and (h) of the Conservation Subdivision regulations. The minimum lot width at the building line and street line, and main building setback along a scenic and historic road are contained in Section 27-445.12(a) Tables 1 and 3. (CB-1-2006)
- 84** Provided the property has a net lot area of at least six (6) acres and is located in a mixed use activity center designated as a "Transit Village" in the applicable Area Master Plan. (CB-37-2006)
- 85** In a Public Benefit Conservation Subdivision, townhouses, one-family semidetached, and one-family metropolitan dwellings are allowed subject to the approval of a Detailed Site Plan and subject to the design guidelines of Section 27-274 (a) (11) and the regulations for development set forth in Section 27-433 (c) through (k). Townhouses, one-family semidetached, and one-family metropolitan dwellings may not comprise more than twenty-five percent (25%) of the total number of units included in a Public Benefit Conservation Subdivision. (CB-32-2008)
- 86** Provided:
- (A) The subject property is a minimum of eighteen thousand (18,000) square feet in size.
 - (B) The subject property is located on a corner lot with frontage on at least one public street with a right of way greater than eighty (80) feet in width.
 - (C) The use requires no new "building" construction on the subject property.
 - (D) The use meets the Additional Requirements for Specific Special Exception as set forth in Sec. 27-348.03.
- (CB-81-2008)
- 87** Each project developed pursuant to this provision shall be subject to a mandatory Detailed Site Plan reviewed by the District Council. (CB-82-2008)
- 88** Permitted only where the multifamily development is the subject of a condominium regime, the property is located in a Transit Development Overlay Zone, the property abuts the District of Columbia, and the development includes a mix of residential and commercial uses. A Detailed Site Plan shall be approved by the Planning Board in accordance with Part 3, Division 9 of the Zoning Ordinance. Regulations concerning lot size, coverage, frontage, setbacks, density, bedroom percentages, and other requirements applicable to multifamily dwellings shall apply; these dimensional (bulk) requirements shall be those approved by the Planning Board (or the District Council) in the Detailed Site Plan. (CB-82-2008)
- 89** Permitted in accordance with Section 27-445.01 on land assessed for agricultural use. A restaurant may be permitted as an accessory use to a farm winery subject to approval of a special exception. The inclusion of a food or beverage store is not permitted as an accessory use to a Farm Winery. (CB-36-2009)
- 90** The use is permitted by right, but requires approval of a Detailed Site Plan to ensure the development of an appropriate rural/environmental setting whenever the land area covered by buildings and other structures exceeds 40,000 square feet. (CB-39-2009)
- 91** Parking shall be provided as follows:
- (A) The boat and boat trailer shall be located at least eight (8) feet from a street line;
 - (B) The boat and boat trailer shall be parked on a dust-free surface area such as concrete, asphalt, or gravel;
 - (C) The boat and boat trailer shall be properly licensed and operable;
 - (D) The boat and boat trailer shall not be in excess of twenty (20) feet unless located on a lot at least two (2) acres in size; and
 - (E) The boat and boat trailer shall be covered to prevent the accumulation of water.
- (CB-24-2010)

- 92** Provided the use is for the purpose of promoting agritourism as defined in Sec. 27-107 (a).
(CB-92-2010)
- 93** Permitted use without requirement for Special Exception only to replace a legal, nonconforming nursing or care home on an abutting R-80 Zone lot, which has been in continuous operation since 1970. A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle.
(CB-55-2011)
- 94** Permitted use without requirement for Special Exception provided the property on which the use is located is owned by a non-profit organization as of October 1, 2012
(CB-105-2012)
- 95** If the day center is owned and operated by a church and was previously a Head Start public school and day care center operated by Prince George's Board of Education, it may be permitted by right, in accordance with Section 27-445.03. Said day care center must be adjacent to the church. The church must provide its tax-exempt identification number when applying for a Detailed Site Plan or a building or use and occupancy permit, as well as documentation demonstrating the contractual relationship between the church and the Prince George's Board of Education.
(CB-2-2013)
- 96** Permitted use provided the subject property is subject to a previously approved special exception for a parking lot on residential land serving an adjacent property in a commercial zone and the adjacent property is developed with an eating or drinking establishment with drive-through service.
(CB-14-2013)

SOUTHERN GREEN LINE METRO STATION AREA
SECTIONAL MAP AMENDMENT ("SMA")
(CR-10-2014)

DEVELOPMENT DISTRICT OVERLAY ZONE ("DDOZ")

M-X-T USE TABLE**

****NOTE:** THIS USE TABLE REFLECTS ADDITIONS, MODIFICATIONS, AND ASSOCIATED CORRECTIONS PURSUANT TO THE ADOPTION OF CR-10-2014 BY THE DISTRICT COUNCIL.

TABLE OF USES FOR THE COMMERCIAL ZONES

Uses permitted.

(a) No use shall be allowed in the Commercial Zones, except as provided for in the Tables of Uses. In the tables, the following applies:

- (1) The letter "P" indicates that the use is permitted in the zone indicated.
- (2) The letter "P*" indicates that the use is permitted, but subject to the general special exception standards in Section 27-317(a)(1), (4), (5), and (6) and conforms to the recommendations of this preliminary sector plan.
- (3) The letters "SE" indicate that the use is permitted, subject to the approval of a Special Exception in accordance with the provisions of Part 4 of this Subtitle.
- (4) The letters "PA" indicate that the use is permitted, subject to the following:
 - (A) There shall be no entrances to the use directly from outside of the building;
 - (B) No signs or other evidence indicating the existence of the use shall be visible from the outside building, other than a business identification sign lettered on a window. The sign shall not exceed six (6) square feet in area; and
 - (C) The use shall be secondary to the primary use of the building.
- (5) The letters "PB" indicate that the use is permitted, subject to the following:
 - (A) The use shall be related to, dependent on, and secondary to a principal use on the premises;
 - (B) The use shall be located on the same record lot as the principal use;
 - (C) The use shall not be located within a building not occupied by the principal use;and
 - (D) The floor area of any building (and the land area occupied by any structure other than a building) devoted to the use shall not exceed an area equal to forty-five percent (45%) of the gross floor area of the building within which the principal use is located.
- (6) The letter "X" indicates that the use is prohibited.
- (7) The letters "SP" indicate that the use is permitted subject to approval of a Special Permit, in accordance with Section 27-239.02.
- (8) All uses not listed are prohibited.
- (9) Whenever the tables refer to an allowed use, that use is either permitted (P), permitted but subject to certain general special exception standards (P*), permitted by Special Exception (SE), permitted by Special Permit (SP), or permitted as a (PA) or (PB) use, as listed in the zone in which it is allowed.

(CB-58-1990; CB-12-2001; CB-14-2003)

TABLE OF USES.

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN 1/2 MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN 1/2 MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN 1/2 MILE OF METRO	
(A) Eating or Drinking Establishments:										
(i) Eating or drinking establishment with drive-through service (CB-19-2003, CB-19-2010)	X	X	X	P*	P*	P*(iv)	P*	P*	P*(iv)	P*(iv)
(ii) Eating or drinking establishment, excluding drive-through service (CB-49-2005, CB-19-2010)	P	P	P	P	P	P	P	P	P	P
(iii) Eating or drinking establishment of any type, including music and patron dancing east the hours of 12:00 A.M., excluding adult entertainment (CB-49-2005, CB-19-2010, CB-56-2011)	X	X	X	SE	P*	P*	SE	P*	P*	P*
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:										
Bus maintenance accessory to:										
(i) A private school or educational institution	SE	P*	P*(iv)	SE	P*	P*(iv)	P	P	P*(iv)	P*(iv)
(ii) A church or other place of worship	SE	P*	P*(iv)	SE	P*	P*(iv)	P	P	P*(iv)	P*(iv)
Boat fuel sales at the waterfront	X	X	X	P	P	P*(iv)	P	P	P*(iv)	P*(iv)
Boat sales, service, and repair, including outdoor storage of boats and boat trailers:										
(i) Accessory to a marina	X	X	X	P	P	P*(iv)	P	P	P*(iv)	P*(iv)
(ii) All others	X	X	X	SE	P*	P*(iv)	P	P	P*(iv)	P*(iv)
Boat storage yard	X	X	X	X	X	X	P	P	P*(iv)	P*(iv)
Car wash:										

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN 1/2 MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN 1/2 MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN 1/2 MILE OF METRO	
(i) On a parcel of at least 10 acres with any structures located at least 200 feet from any lot in any Residential Zone, and proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an F-C Zone, or any approved Conceptual or Detailed Site Plan.	X	X	X	P	P	P ^(M)	P	P	X	
(ii) Self-service, coin operated, automatic car wash as an accessory use to the permitted use of a commercial parking lot, with shuttle service to Metro and located within two (2) miles of a Metro station (CB-76-1998)	X	X	X	P	P	P ^(M)	X	X	X	
(iii) All others (CB-75-1988; CB-114-2004)	X	X	X	SE	P*	P ^(M)	P ^(M)	P ^(M)	X	
Gas Station (in the C-M Zone, subject to Detailed Site Plan review in accordance with Section 27-358(a)(1), (2), (4), (5), (6), (7), (8), (9), and (10)) (CB-1-1988; CB-72-1999)	X	X	X	SE	P*	P ^(M)	P	P	P ^(M)	
Incidental automobile service in a parking garage, Private Automobile and Other Motor Vehicle Auctions	X	X	X	SE	P*	X	X	X	X	
(i) Operating prior to January 1, 2011, as a use that conforms to the definition under Section 27-107.01, subject to the provisions of Section 27-464.06(c), (d) and (f)	X	X	X	X	X	X	P ⁵⁷	X	X	
(ii) All Others, subject to the requirements of Section 27-464.06 (CB-59-2010)	X	X	X	X	X	X	P	X	X	
Vehicle lubrication or tune-up facility, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage (CB-43-1987)	X	X	X	SE	P*	X	P	P	X	
Vehicle, mobile home, or camping trailer repair and service station (CB-50-1993)	X	X	X	SE ⁶	P*	X	P	P	X	
Vehicle, mobile home, or camping trailer sales lot, which may include dealer servicing and outdoor storage of vehicles awaiting sale; but shall exclude the storage or sale of wrecked or inoperable vehicles, except as accessory to the dealership for vehicles which the dealership will repair (CB-95-1987; CB-87-2000; CB-28-2002)	⁴² P	X	X	SE	P*	X	P	X	X	

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN 1/2 MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN 1/2 MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN 1/2 MILE OF METRO	
Vehicle or camping trailer rental in the C-M Zone subject to Section 7.49 (9)(b)(2) and (3)	X	X	X	SE	P	X	P	P	X	
Vehicle or camping trailer storage yard (CB-80-1996)	P ^{2B}	P ^{2B}	X	X	X	X	P	P	X	
Vehicle parts or tire store, including installation facilities, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage										
(i) On a parcel of at least 10 acres, with any structures located at least 200 feet from any land in any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan)	X	X	X	P	P	X	P	P	X	
(ii) Accessory to a department store (CB-58-1990)	X	X	X	X	X	X	X	X	X	
(iii) All others (CB-21-1992)	X	X	X	SE	P*	X	P	P	X	
Vehicle parts or tire store, without installation facilities	X	X	X	P	P	X	P	P	X	
Vehicle towing station, provided it is enclosed by a sight-tight wall or fence at least 6 feet high, or an evergreen screen (CB-30-1992)	X	X	X	X	X	X	P	P	X	
(C) Offices:										
Bank, savings and loan association, or other savings or lending institution:										
(i) Automatic teller machine only	P	P	P	P	P	P	P	P	P	
(ii) All others	P	P	P	P	P	P	P	P	P	
Check Cashing Business (CB-29-2099)	SE	X	X	SE	X	X	SE	X	X	
Contractor's office (see paragraph (9), Miscellaneous)										

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN ½ MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN ½ MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN ½ MILE OF METRO	
Office accessory to an allowed use	P	P	P	P	P	P	P	P	P	
Office (except as otherwise provided):										
(i) Within an integrated shopping center and not exceeding 10% of the gross floor area of the center	X	X	X	X	X	X	X	X	X	
(ii) All others	P	P	P	P	P	P	P	P	P	
Office of a certified massage therapist (CB-44-2000)	P	P	P	P	P	P	P	P	P	
Office of a medical practitioner or medical clinic (which may include an accessory private spa)	P	P	P	P	P	P	P	P	P	
Real estate subdivision sales office as a temporary use, in accordance with Sections 27-250 and 27-256	P	P	P	P	P	P	P	P	P	
Where not otherwise specifically permitted, any use allowed in the C-R-C Zone (excluding those permitted by Special Exception) may be located within an office building, provided that the uses shall not be located above the ground floor, not more than 15% of the gross floor area of the building shall be devoted to the use, and not more than 3,000 square feet of gross floor area shall be allotted to any one shop (CB-58-1880)	PA	PA	PA	X	X	X	PA	PA	PA	
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception) may be located within an office building, provided that the uses shall not be located above the ground floor, not more than 15% of the gross floor area of the building shall be devoted to the uses, and not more than 3,000 square feet of gross floor area shall be allotted to any one shop	PA	PA	PA	X	X	X	PA	PA	PA	

ZONE									
USE	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN 1/2 MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN 1/2 MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN 1/2 MILE OF METRO
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception) may be located within an existing building no more than three (3) stories in height, including a maximum of 65,000 square feet of gross leasable area, provided such building and its associated parking are located on one or more contiguous parcels of property abutting two (2) streets shown on the Master Plan as arterial or higher classification, and located at an intersection where the three (3) other corners of said intersection are zoned C-S-C, and where the parcel or parcels of property upon which the building and its associated parking are located about land zoned C-S-C at a minimum of two (2) locations (CB-69-1999)	P	P	P	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone may be located within an existing building no more than three (3) stories in height, including a maximum of 65,000 square feet of gross leasable area, provided such building and its associated parking are located on one or more contiguous parcels of property abutting two (2) streets shown on the Master Plan as arterial or higher classification, and located at an intersection where the three (3) other corners of said intersection are zoned C-S-C and where the parcel or parcels of property upon which the building and its associated parking are located about land zoned C-S-C at a minimum of two (2) locations (CB-69-1999)	SE	P	P	X	X	X	X	X	X
(D) Services:									
Ambulance service, private	X	X	X	X	X	X	P	P	P
Animal hospital, animal training, kennel	X	X	X	SE	P*	P*	SE	P*	P*
Artist's studio	P	P	P	P	P	P	X	X	X
Barber or beauty shop (CB-148-1987)	P	P ^(u)	P ^(u)	P	P ^(u)	P ^(u)	P	P ^(u)	P ^(u)
Bicycle repair shop									
(i) Non-motorized only	X	X	X	P	P	P	P	P	P
(ii) All others	X	X	X	SE	P*	X	P	P*	X

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN ½ MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN ½ MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN ½ MILE OF METRO	
Blacksmith shop	X	X	X	X	X	X	P	P	P	
Bleeding, proofing, or other photocopying establishment	X	X	X	P	P	P	P	P	P	
Carpet or rug shampooing establishment	X	X	X	X	X	X	P	P	P	
Catering establishment (CB-56-2011)	X	X	X	P	P	P	P	P	P	
Data processing	P	P	P	P	P	P	P	P	P	
Dry cleaning or laundry pickup station (CB-127-1986)	X	X	X	P	P	P	SE	P*	P*	
Dry cleaning store or plant ⁴³										
(i) Retail, gross floor area under 6,000 square feet (CB-85-2012)	X	X	X	P	P	P	P	P	P	
(ii) Retail, unrestricted	X	X	X	X	X	X	P	P	P	
(iii) Wholesale (may include retail service) (CB-55-2002)	X	X	X	X	X	X	P	P	X	
Electric or gas appliance, radio, or television repair shop	X	X	X	P	P	P	P	P	P	
Employment agency	P	P	P	P	P	P	X	X	X	
Farm implement repair	X	X	X	X	X	X	P	P	P	
Fortune telling	P	P	P	P	P	P	P	P	P	
Funeral parlor, undertaking establishment (CB-2-1989)	SE ¹⁵	P*	P*	SE	P*	P*	P	P	P	
Household appliance or furniture repair shop	X	X	X	P	P	P	P	P	P	
Key or locksmith shop (CB-128-1986)	X	X	X	P	P	P	SE	P*	P*	

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN 1/2 MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN 1/2 MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN 1/2 MILE OF METRO	
Laboratory										
(i) Accessory to an allowed use	PA	PA	PA	P	P	P	P	P	P	P
(ii) Dental laboratory	P	P	P	P	P	P	P	P	P	P
(iii) All other laboratories (CB-4-1986)	SE	P*	P*	P	P	P	P	P	P	P
Laboratory										
(i) Accessory to an allowed use	X	X	X	X	X	X	X	X	X	X
(ii) All others	X	X	X	P	P	P	P	P	P	P
Laundry store or plant ⁴³										
(i) Retail, gross floor area under 6,000 square feet (CB-85-2012)	X	X	X	P	P	P	P	P	P	P
(ii) Retail, unrestricted	X	X	X	X	X	X	P	P	P	P
(iii) Wholesale (may include retail service) (CB-55-2002)	X	X	X	X	X	X	P	P	P	P
Lawn mower repair shop:										
(i) Non-motorized only	X	X	X	P	P	P	P	P	P	P
(ii) All others, provided all repairs are performed within a wholly enclosed building	X	X	X	SE	P*	P*	P	P	P	P
Limousine service										
(i) Storage of up to 10 limousines (not to include buses and vans), may include routine vehicle repair or servicing within a wholly enclosed building, with no outdoor storage	X	X	X	P ²⁴	P ²⁴	X	P ²⁴	P ²⁴	X	X
(ii) All others (CB-4-20-994)	X	X	X	X	X	X	P ²⁴	P ²⁴	X	X
Machine shop accessory to an allowed use	X	X	X	X	X	X	PB	PB	PB	PB

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN 1/2 MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN 1/2 MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN 1/2 MILE OF METRO	
Massage establishment	X	X	X	SE	P*	P*	SE	P*	P*	P*
Methadone Treatment Center (CB-103-1993)	SE	P*	P*	SE	P*	P*	SE	P*	P*	P*
Model studio	X	X	X	X	X	X	SE	P	P	P
Newspaper publishing establishment	X	X	X	SE	P*	P*	P	P	P	P
Per grooming shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor	X	X	X	P	P	P	P	P	P	P
Photographic processing plant	X	X	X	X	X	X	P	P	P	P
Photography studio or darkroom	P	P	P	P	P	P	P	P	P	P
Pizza delivery service, limited to off-premises delivery with no eat-in or drive-in service:										
(i) With carry-out service in a building with less than 2,500 sq. ft. of gross floor area	X	X	X	P	P	P	X	X	X	X
(ii) Unrestricted in size with no carryout service (CB-83-1986; CB-102-2001)	X	X	X	X	X	X	P	P	P	P
Printing shop										
(i) Not exceeding 2,000 square feet of gross floor area	X	X	X	P	P	P	P	P	P	P
(ii) All others	X	X	X	SE	P*	P*	P	P	P	P
Sauna or steam bath	X	X	X	P	P	P	P	P	P	P
Septic tank service	X	X	X	X	X	X	P	P	P	P
Sewage dump station for camping trailers or boats	X	X	X	X	X	X	P	P	P	P
Shoe repair shop	X	X	X	P	P	P	P	P	P	P
Tailor or dressmaking shop (may include incidental dyeing and pressing allowed as a "PB" use)	X	X	X	P	P	P	P	P	P	P

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN 1/2 MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN 1/2 MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN 1/2 MILE OF METRO	
Tattoo Parlor (CB-10-1986)	X	X	X	P	X	X	P	X	X	
Taxidermy (CB-30-1986)	X	X	X	P	P	P	P	P	P	
Travel bureau	P	P	P	P	P	P	X	X	X	
Upholstery shop (CB-65-1989)	X	X	X	PA	PA	PA	P	P	P	
Veterinarian's office										
(O) Outpatient	X	X	X	P	P	P	P	P	P	
(O) Inpatient (CB-96-1986)	X	X	X	PB	PB	PB	PB	PB	PB	
Watch or jewelry repair shop	X	X	X	P	P	P	X	X	X	
Welding shop										
(O) Accessory to an allowed use	X	X	X	X	X	X	P	P	P	
(O) All others	X	X	X	X	X	X	P	P	P	
(E) Trade (Generally Retail):										
Adult book store (CB-65-1989; CB-53-1996)	X	X	X	X	X	X	X	X	X	
Arts, crafts, and hobby supply store	X	X	X	P	P	P	P	P	P	
Bait shop	X	X	X	P	P	P	X	X	X	
Bakery products, wholesale (may include retail sales)	X	X	X	X	X	X	P	P	P	
Bicycle (sales) shop										
(O) Nonmotorized, only	X	X	X	P	P	P	P	P	P	
(O) All others	X	X	X	SE	PT	X	P	P	X	

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN ½ MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN ½ MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN ½ MILE OF METRO	
Book (except adult bookstore) or camera store (CB-71-1993)	X	X	X	P	P	P	P ²⁰	P ²⁰	P	
Bottles/gas sales	X	X	X	P	P	P	P	P	P	
(i) Accessory to an allowed use	X	X	X	P	P	P	P	P	P	
(ii) All others	X	X	X	P	P	P	P	P	P	
Building supply store:	X	X	X	P	P	P	P	P	P	
(i) Wholly enclosed, except for purely stock	X	X	X	P	P	P	P	P	P	
(ii) With outdoor storage on not more than 50% of the lot, provided it is enclosed by a slightly opaque wall or fence at least 8 feet high (CB-76-1992)	X	X	X	X	X	X	P	P	P	
Bulk retailing	X	X	X	P ³²	P ³²	P	P	P	P	
(i) Products allowed to be sold in a C-S-C Zone (CB-65-1989; CB-25-1989)	X	X	X	X	X	X	P	P	P	
(ii) Products allowed to be sold in a C-M Zone	X	X	X	X	X	X	X	X	X	
Buying of items within guest rooms and vehicles, pursuant to Section 27-115(e)(2)	X	X	X	P	P	P	P ²⁰	P ²⁰	P	
Carpet or floor covering store	X	X	X	P	P	P	P	P	P	
Clothing, dry goods, millinery, or shoe store (CB-58-1985; CB-71-1993)	X	X	X	P	P	P	X	X	X	
Confectioner (not exceeding 40,000 square feet of gross floor area)	X	X	X	P	P	P	X	X	X	
(i) Retail (CB-65-1989)	X	X	X	P	P	P	X	X	X	
(ii) Wholesale (may include accessory retail sales)	X	X	X	X	X	X	X	X	X	
Department or variety store, excluding pawnshops	X	X	X	X	X	X	X	X	X	
(i) Not exceeding 125,000 square feet of gross floor area so long as the department or variety store does not contain any food or beverage component (CB-64-2012)	X	X	X	P	P	P	P ²⁰	P ²⁰	P	

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN 1/2 MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN 1/2 MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN 1/2 MILE OF METRO	
(ii) Exceeding 125,000 square feet of gross floor area within the developed tier or a designated Revitalization Tax Credit Area (as long as the department or variety store does not contain any food or beverage component) (CB-19-2005; CB-13-2012)	X	X	X	P ³²	P ²⁴⁽ⁱ⁾	P	P ^{20,31}	P ^{20,31(i)}	P ^{20,31(i)}	
(iii) Not exceeding 85,000 square feet of gross floor area without regard to percentage of gross floor area for food and beverage component (CB-13-2012; CB-63-2012)	X	X	X	P ³²	P ²⁴⁽ⁱ⁾	P	P	P	P	P
(iv) Exceeding 85,000 square feet of gross floor area and less than 10% of that gross floor area for food and beverage component (CB-64-2012)	X	X	X	P ³²	P ²⁴⁽ⁱ⁾	P	P	P	P	P
(v) All others ⁽⁶⁾ in accordance with Section 27-348.02 (CB-11-1998; CB-26-1997; CB-41-999; CB-22-2002; CB-13-2012; CB-64-2012)	X	X	X	SE	P ²⁴⁽ⁱ⁾	P ²⁰	SE	P ²⁴⁽ⁱ⁾	P ²⁰	P ²⁰
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	X	X	X	X	X	X	X	X	X
Drug store										
(i) Not exceeding 3,000 square feet of gross floor area	X	X	X	P	P	P	X	X	X	X
(ii) Within an office building or complex and not exceeding 25% of the gross floor area of 2,000 square feet, whichever is less (CB-63-1998)	P	P	P	P	P	P	P	P	P	P
(iii) All others	X	X	X	P	P	P	X	X	X	X
Farm implement sales	X	X	X	X	X	X	X	X	X	X
Feed sales	X	X	X	X	X	X	X	X	X	X
Firewood sales as a temporary use in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P
Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-63-1998)	X	X	X	P	P	P	P	P	P	P
Flourist shop	X	X	X	P	P	P	P	P	P	P

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN ½ MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN ½ MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN ½ MILE OF METRO	C-M WITHIN ½ MILE OF METRO
Food or beverage goods preparation on the premises of a food or beverage store, provided the goods are only sold on the premises and at retail	X	X	X	PB	PB	PB	PB	PB	PB	PB
Food or beverage goods preparation for wholesale sales	X	X	X	P	P	X	P	P	X	X
(i) Not exceeding 1,500 square feet of gross floor area	X	X	X	SE	P*	X	P	P	X	X
(ii) Containing 7,501 to 3,000 square feet of gross floor area	X	X	X	X	X	X	SE	P*	X	X
(iii) All others (CB-37-1992)	X	X	X	X	X	X	SE	P*	X	X
Food or beverage store	X	X	X	P	P	P	SE	P*	P*	P*
(i) Not exceeding 3,000 square feet of gross floor area	X	X	X	P	P	P	SE	P*	P*	P*
(ii) Not exceeding 125,000 square feet of gross floor area	X	X	X	P	P	P	SE	P*	P*	P*
(iii) In combination with a department or variety store on the same or adjacent site, in accordance with Section 27-348.02	X	X	X	SE	P*	P*	SE	P*	P*	P*
(iv) In combination with a gas station, subject to Detailed Site Plan review in accordance with Part 3, Division 8	X	X	X	X	X	X	P	P	P	P
(v) All others (CB-112-1988; CB-65-1989; CB-2-2002; CB-89-2012)	X	X	X	P	P	P	SE	P*	P*	P*
Garden supplies store, floriculture, horticultural nursery, which may include the outdoor display of nursery stock, such as plants, shrubbery and trees (CB-65-1989)	X	X	X	P	P	P	P	P	P	P
Gift, jewelry, music, souvenir, or other specialty store not specifically listed (CB-71-1993)	X	X	X	P	P	P	X	X	X	X
Hardware store (CB-65-1989)	X	X	X	P	P	P	P	P	P	P
Household appliance or furniture store:	X	X	X	P	P	P	P	P	P	P
(i) Not exceeding 50,000 square feet of gross floor area	X	X	X	P	P	P	P	P	P	P

ZONE									
USE	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN 1/2 MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN 1/2 MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN 1/2 MILE OF METRO
(i) Excepting 50,000 square feet gross floor area (CB-32-1986, CB-27-1995)	X	X	X	X	X	X	P	P	P
Ice vending machine (not exceeding 8 ton capacity)	X	X	X	X	X	X	P	P	P
Lawn mower (sales) store	X	X	X	X	X	X	P ¹⁹	P ¹⁹	P ¹⁹
Monument and headstone sales establishment (CB-22-2004)	X	X	X	X	X	X	P	P	P
Newspaper, magazine, or tobacco shop	X	X	X	X	X	X	P	P	P
Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees	X	X	X	X	X	X	P	P	P
Outdoor display of merchandise for sale, except as otherwise specified, and excluding merchandise displayed on gasoline pump islands associated with gas stations which is allowed	X	X	X	X	X	X	P	P	P
(i) Not more than 6 feet from main building (subject to Section 27-388)	X	X	X	X	X	X	P	P	P
(ii) More than 6 feet from main building (subject to Section 27-388)	X	X	X	SE	P	P	P	P	P
Paint or wall covering store	X	X	X	X	X	X	P	P	P
Paint shop	X	X	X	X	X	X	X	X	X
(i) In accordance with Section 27-250.01	X	X	X	X	X	X	X	X	X
(ii) In accordance with Section 27-384.01 (CB-28-1997, CB-22-2010)	X	X	X	SE	X	X	SE	X	X
Pet (sales) shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor, may include the sale of pet feed and supplies (CB-2-1991)	X	X	X	X	X	X	X	X	X
Retail shop of store (not listed) similar to one permitted (P) in the:									
(i) C-S-C Zone	X	X	X	P	P	P	X	X	X
(ii) C-M Zone	X	X	X	X	X	X	P	P	P

USE	ZONE									
	C-O in ZO	C-O-IN DDOZ AREA	C-O WITHIN ½ MILE OF METRO	C-S-C in ZO	C-S-CIN DDOZ AREA	C-S-C WITHIN ½ MILE OF METRO	C-M in ZO	C-MIN DDOZ AREA	C-M WITHIN ½ MILE OF METRO	
(iii) C-R-C Zone (CB-65-1989; CB-58-1990)	X	X	X	X	X	X	X	X	X	
Sales from guest rooms and vehicles, in accordance with Section 27-15(a)(2)	X	X	X	X	X	X	X	X	X	
Seafood market	X	X	X	X	X	X	X	X	X	
(i) Containing less than 3,000 square feet of gross retail space	X	X	X	X	X	X	X	X	X	
(ii) Containing less than 7,000 square feet of gross retail space	X	X	X	X	X	X	X	X	X	
(iii) Unrestricted in size (CB-49-1957)	X	X	X	X	X	X	X	X	X	
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	
Septic tank sales (CB-65-1989)	X	X	X	X	X	X	X	X	X	
Sporting goods shop, which may include marine equipment and supplies	X	X	X	X	X	X	X	X	X	
Stationery or office supply store which may include the sale of furniture or business machines	X	X	X	X	X	X	X	X	X	
Swimming pool or spa sales and service:	X	X	X	X	X	X	X	X	X	
(i) Excluding outdoor display	X	X	X	X	X	X	X	X	X	
(ii) Including outdoor display, provided it is enclosed by a 6-foot high fence (subject to Section 27-386)	X	X	X	X	X	X	X	X	X	
Toy store (CB-77-1993)	X	X	X	X	X	X	X	X	X	
Video game or tape store	X	X	X	X	X	X	X	X	X	
Wayside stand	X	X	X	X	X	X	X	X	X	
(i) As a temporary use, subject to Sections 27-280 and 27-261	P	P	P	P	P	P	P	P	P	

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN 1/2 MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN 1/2 MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN 1/2 MILE OF METRO	
(1) All others (CB-22-1986)	P	P	P	P	P	P	P	P	P	
(2) Institutional/Educational:										
Adult day care center	SE	P	P	SE	P	P	P	P	P	
Assisted living facility, subject to the requirements of Section 27-464.04 (CB-72-1996)	X	X	X	X	X	X	P	P	P	
Church or similar place of worship, convent or monastery (CB-23-1988)	P	P	P	P	P	P	P	P	P	
Day care center for children:										
(A) In accordance with Section 27-464.02	P	P	P	P	P	P	P	P	P	
(B) All others (CB-23-1988)	SE	P*	P*	SE	P*	P*	SE	P*	P*	
Elementary or philanthropic institution:										
(A) A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services; any change in occupant or use shall require Detailed Site Plan approval by the District Council	X	X	X	P	P	P	X	X	X	
(B) All others (CB-8-1988)	X	X	X	X	X	X	X	X	X	
Hospital (may include a private spa)	SE	P*	P*	SE	P*	P*	P	P	P	
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989)	P	P	P	X	X	X	X	X	X	
Nursing or care home (may include a private spa)	SE	P*	P*	SE	P*	P*	P	P	P	
School, private										
(A) Driving school, automobile only	P	P	P	P	P	P	P	P	P	

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN 1/2 MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN 1/2 MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN 1/2 MILE OF METRO	
(B) For artistic instruction (including a studio)	P	P	P	P	P	P	P	P	P	
(C) Of business or trade, where the business or trade is permitted (P) in the respective zone	P	P	P	P	P	P	P	P	P	
(D) Of business or trade, where the business or trade is permitted by Special Exception (SE) in the respective zone	SE	P	P*	SE	P	P*	SE	P*	P*	
(E) Tutoring establishment	P	P	P	P	P	P	P	P	P	
(F) Private college or university	P	P	P	P	P	P	P	P	P	
(G) Private schools, subject to Section 27-463	P	P	P	P	P	P	P	P	P	
(H) All others (CB-40-1988, CB-56-1988, CB-113-1994, CB-92-1995, CB-94-2000)	SE	P	P*	SE	P*	P*	SE	P*	P*	
(3) Miscellaneous:										
Accessory structures and uses, except as otherwise provided	P	P	P	P	P	P	P	P	P	
Adaptive reuse of a surplus public school, when not otherwise allowed	SE	P*	P*	SE	P*	P*	SE	P*	P*	
Adaptive use of a historic site, when not otherwise allowed (CB-58-1987)	SE	P*	P*	SE	P*	P*	SE	P*	P*	
Auction house	X	X	X	SE	P*	P*	P	P	P	
Buildings and uses, serving public health purposes, on land owned by Prince Georges County, Maryland, upon which hospitals or health centers are located, except if otherwise allowed as a Permitted "P" use (CB-55-1988)	P	P	P	P	P	P	P	P	P	
Carpentry, cabinet making, or other woodworking shop:										
(A) Accessory to an allowed use	X	X	X	X	X	X	X	X	X	
(B) All others	X	X	X	X	X	X	X	X	X	
Cemetery or crematory:										
(A) Cemetery, accessory to a church, convent, or monastery ⁶	P	P	X	P	P	X	P	P	X	

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN 1/2 MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN 1/2 MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN 1/2 MILE OF METRO	
(B) All others (CB-11-1994)	X	X	X	X	X	X	SE	P	X	
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	
Commercial recreational development (CB-35-2000; CB-50-2000)	X	X	X	X	X	X	X	X	X	
Consolidated Storage (CB-147-1988; CB-65-1989; CB-45-1999; CB-29-2000)	X	X	X	P ²	P ²	P ² (1)	X ³	X ³	X	
Contractors' office (general) as a permanent use, including the business of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping and the like with buildings, and uses accessory to the business, as well as the office use.										
(A) With no outdoor storage of materials or equipment	P	P	P	P	P	P	P	P	P	
(B) With outdoor storage of materials located only in a side or rear yard enclosed by a slightly opaque wall or fence at least 6 feet high with no storage of material higher than the fence, but excluding the use or outdoor storage of earthmoving or other heavy equipment or outdoor storage of machinery.	X	X	X	X	X	X	P	P	P	
(C) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry and lighting (and the like) parts for installation off the site (CB-110-1994; CB-46-1995)	X	X	X	X	X	X	P	P	P	
Contractors' office (must include sanitary facilities). Construction yard or shed or storage building (in Connecticut with a construction project) as a temporary use.	P	P	P	P	P	P	P	P	P	
(A) In accordance with Sections 27-260 and 27-261	SE	P	P	SE	P	P	SE	P	P	
(B) All others	X	X	X	X	X	X	P	P	P	
Hardware fabrication and manufacturing of products from material produced elsewhere ²⁶ (CB-39-1996)										

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN ½ MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN ½ MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN ½ MILE OF METRO	
Mobile home use for which amusement taxes collected	P	P	P	P	P	P	P	P	P	
Recycling collection center as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	
Recycling collection center, paper only limited to collection, storage, and shipping										
(A) On a lot contiguous to a railroad siding and not abutting land in any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan), subject to Section 27-391(a)(2) and (3)	X	X	X	X	X	X	P	P	P	
(B) All others	X	X	X	X	X	X	SE	P*	P*	
Rental business:										
(A) Rental of motor vehicles or camping trailers (in the C-M Zone subject to the requirements of Section 27-417)	X	X	X	SE	P*	P ^(M)	P	P	P ^(M)	
(B) Rental of boats	X	X	X	SE	P*	P ^(M)	P	P	P ^(M)	
(C) Rental of any other merchandise allowed to be sold in the respective zone	X	X	X	P	P	P	P	P	P	
Sanitary landfill, rubble fill, or Class 3 fill ⁴⁵ (CB-8-2003; CB-87-2003)	SE	P*	X	SE	P*	P*	SE	P*	P*	
Sign in accordance with Part 12										
(A) Outdoor advertising (billboard)	X	X	X	X	X	X	X	X	X	
(B) All others (CB-65-1989; CB-24-1991)	P	P	P	P	P	P	P	P	P	
Sign shop (CB-118-1986)	X	X	X	P ⁵⁴	P ⁵⁴	P ⁵⁴	P	P	P	
Stationery or office supply, corporate headquarters including office, showroom and distribution (no retail sales), also including office furniture as an accessory use within an office building complex of at least twenty acres (CB-118-1986)	SE	P*	P*	X	X	X	X	X	X	

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN 1/2 MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN 1/2 MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN 1/2 MILE OF METRO	
Storage, wholly enclosed, accessory to an allowed use	P	P	P ⁽⁶⁾	P	P	P ⁽⁶⁾	P	P	P ⁽⁶⁾	P ⁽⁶⁾
Temporary shelter for commercial display, sale or service use permitted in the respective zones as a temporary use, in accordance with Sections 27-200 and 27-205	X	X	X	X	X	X	X	X	X	X
Trash removal services (CB-17-2002)	X	X	X	X	X	X	P ³⁹	P	P	P
Wholesaling, distribution and related storage										
(A) Incidental to any use allowed and in an office building, but limited to a floor area ratio of 0.1	X	X	X	X	X	X	PA and PB	PA and PB	PA and PB	X
(B) Of materials (products) not used or produced on the premises (CB-34-1995; CB-5-2000)	X	X	X	P ⁸	P ⁸	X	P	P	P	X
Wholesaling of products incidental to the retail sales of the products on the premises	X	X	X	PA	PA	X	PA	PA	PA	X
(4) Public (Queue) Public:										
Ambulance service, private	X	X	X	X	X	X	P	P	P	P
Community building, except as otherwise provided	SE	P	P	P	P	P	P	P	P	P
Library, private	P	P	P	P	P	P	P	P	P	P
Post Office	P	P	P	P	P	P	P	P	P	P
Public building and use, except as otherwise prohibited	P	P	P	P	P	P	P	P	P	P
Sanitary landfill or rubble fill (CB-15-1990)	SE	P	P	SE	SE	P	SE	SE	SE	P
Voluntary fire, ambulance, or station (CB-70-2008)	P	P	P	P	P	P	P	P	P	P

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN ½ MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN ½ MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN ½ MILE OF METRO	
(5) Recreational/Entertainment/Social/Cultural										
Adult Entertainment (CB-46-2010; CB-56-2011)	X	X	X	X ⁵⁸	X	X	X ⁵⁸	X	X	X
Amusement arcade										
(A) Not exceeding 2,500 square feet of gross floor area, with adult supervision on the premises during all hours of operation; provided the use is located either within a wholly enclosed shopping mall, or within the main group of stores of an integrated shopping center having a minimum gross floor area of 150,000 square feet	X	X	X	P	P	P	SE	P*	P*	P*
(B) All others	X	X	X	SE	P*	P*	SE	P*	P*	P*
Amusement Center (CB-35-1994)	X	X	X	P	P	P	P	P	P	P
Amusement park										
(A) Within a wholly enclosed shopping mall	X	X	X	SE	P*	X	SE	P*	P*	X
(B) All others	X	X	X	X	X	X	SE	P*	P*	X
Archery or baseball batting range	X	X	X	SE	P*	P*	P	P	P	P
Arena or stadium which may include a private spa	X	X	X	X	X	X	SE	P*	P*	P*
Athletic field:										
(A) With no seating or nonpermanent bleacher-type seating for not more than 100 spectators	P	P	P	P	P	P	P	P	P	P
(B) With permanent bleacher-type seating for more than 100 spectators	SE	P*	P*	SE	P*	P*	P	P	P	P
Auditorium	X	X	X	P ⁵⁹	P ⁶⁰	P ⁶⁰	P ⁵⁹	P ⁶⁰	P ⁶⁰	P ⁶⁰
Beach	X	X	X	P	P	P	P	P	P	P
Billiard/proof parlor	X	X	X	SE	P*	P*	P	P	P	P
Boat ramp	X	X	X	P	P	P	P	P	P	P

ZONING									
USE	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN 1/2 MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN 1/2 MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN 1/2 MILE OF METRO
Bowling alley (A) On a parcel of at least 10 acres, provided all structures are located at least 200 feet from any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan) (B) All others	X	X	X	P	P	P	P	P	P
Carnival, circus, fair or similar use, not exceeding seventeen (17) days duration and located at least 250 feet from any dwelling, as a temporary use in accordance with Sections 27-260 and 27-261 Club or lodge (private) except as otherwise provided Employees' recreational facilities (private, nonprofit) accessory to an allowed use Fishing pier Go-cart track Golf course or country club (A) Accessory to a commercial use (B) All others	P	P	P	P	P	P	P	P	P
Golf driving range Marina (CB-72-1987)	SE	P*	P*	SE	P*	P*	SE	P*	P*
Miniature golf course Museum, aquarium, art gallery, cultural center, or similar facility Park or playground Performance arts center in accordance with Section 27-464.05 (CB-12-2001)	SE	P*	P*	P	P	P	P	P	P

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN ½ MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN ½ MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN ½ MILE OF METRO	
Race track	X	X	X	X	X	X	SE	P*	P*	P*
Recreational campground (in the C-M Zone subject to paragraphs (F), (H) of Section 22-408(e))	X	X	X	X	X	X	P	P	P	P
Recreational or entertainment establishment of a commercial nature, if not otherwise specified:										
(A) Abutting residential property or land residentially zoned	X	X	X	SE	P*	P*	SE	P*	P*	P*
(B) All others (CB-72-1998)	X	X	X	SE	P*	P*	P	P*	P*	P*
Recreational exercise saloon or health club	X	X	X	P	P	P	P	P	P	P
Riding stable	X	X	X	X	X	X	P	P	P	P
Rifle, pistol or skeet shooting range										
(A) Indoor	X	X	X	SE	P*	P*	P	P	P	P
(B) Outdoor	X	X	X	X	X	X	SE	P*	P*	P*
Skating rink	X	X	X	SE	P*	P*	P	P	P	P
Spa (community)	P	P	P	P	P	P	P	P	P	P
Spa (private), accessory to an allowed dwelling unit	P	P	P	P	P	P	P	P	P	P
Spa (public)										
(A) Accessory to a hotel or motel	X	X	X	P	P	P	P	P	P	P
(B) Accessory to a reducing/exercise saloon or health club	X	X	X	P	P	P	P	P	P	P
(C) Accessory to a commercial swimming pool	X	X	X	P	P	P	P	P	P	P
(D) Accessory to a recreational campground	X	X	X	X	X	X	P	P	P	P
(E) Accessory to a summer camp	X	X	X	X	X	X	P	P	P	P
(F) Unrestricted	X	X	X	SE	P*	P*	SE	P*	P*	P*
Summer camp	X	X	X	X	X	X	P	P	P	P

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN ½ MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN ½ MILE OF METRO	C-M in ZO	C-MIN DDOZ AREA	C-M WITHIN ½ MILE OF METRO	
Swimming pool	P	P	P	P	P	P	P	P	P	
(A) Accessory to a hotel or motel (CB-9-2004)	X	X	X	X	X	X	X	X	X	
(B) Accessory to a recreational campground	P	P	P	P	P	P	P	P	P	
(C) Community	X	X	X	X	X	X	X	X	X	
(D) Indoor	P	P	P	P	P	P	P	P	P	
(E) Private, accessory to an allowed one-family detached dwelling	X	X	X	X	X	X	X	X	X	
(F) All others										
Tennis, basketball, handball, or similar court	P	P	P	P	P	P	P	P	P	
(A) Indoor (within a permanent wholly enclosed building)	P	P	P	P	P	P	P	P	P	
(B) Outdoor	SE	P	P	P	P	P	P	P	P	
(C) With a temporary removable cover (bubble)	SE	P	P	P	P	P	P	P	P	
Theatre:										
(A) Indoor	X	X	X	X	X	X	X	X	X	
(B) Outdoor (including drive-in)	X	X	X	X	X	X	SE	X	X	
Zoo, not publicly owned										
(6) Residential/Lodging:										
Apartment housing for the elderly or physically handicapped	X	X	X	SE	P	P	X	X	X	
Artists' residential studios, in accordance with Section 27-464.05 (CB-12-2001)	SP	SP	SP	SP	SP	SP	SP	SP	SP	
Courtyard	X	X	X	P	P	P	P	P	P	
Dwelling, Multifamily (CB-75-2003; CB-28-2004)	P ¹⁶	P	P	P ⁶⁰	P	P	X	X	X	

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN 1/2 MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN 1/2 MILE OF METRO	C-M in ZO	C-MIN DDOZ AREA	C-M WITHIN 1/2 MILE OF METRO	
Dwelling, provided that it was legally erected prior to the date upon which the property was classified in a Commercial Zone, or was legally erected in a Commercial Zone under prior regulations.	P	P	P	P	P	P	P	P	P	P
Dwelling unit within a building containing commercial uses.										
(A) Not exceeding 3 units per building to be located above the ground floor, except where otherwise allowed.	P	P	P	P	P	P	P	P	P	P
(B) Not exceeding 3 units per building, with 1 unit at ground level for a resident manager, caretaker, or night watchman (and family).	X	X	X	X	X	X	P	P	P	P
(C) In a building containing 4 or more stories, provided the units are located above the third story. (CB-97-2002)	SE	P*	P*	SE*	P*	P*	SE	P*	P*	P*
Hotel or motel:										
(A) Hotel or motel in general.	P*	P	P	P	P	P	P	P	P	P
(B) Including any use allowed in the C-S-C Zone (not not generally allowed in the C-M zone, excluding those identified by Special Exception), when located within a hotel, provided the uses shall not be located above the ground floor, not more than fifteen (15) percent of the gross floor area of the building shall be devoted to the uses, and no more than 3,000 square feet shall be allotted to any one use. (CB-105-1985; CB-58-1990)	X	X	X	X	X	X	P	PA	PA	PA
Multifamily retirement community (CB-85-2003)	P47	P	P	X	X	X	X	X	X	X
Planned retirement community (CB-22-2002)	P43	P	P	X	X	X	X	X	X	X
Tourist cabin camp	X	X	X	X	X	X	SE	P*	P*	P*
Tourist Home	X	X	X	P	P	P	P	P	P	P

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN ½ MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN ½ MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN ½ MILE OF METRO	
Transitional Shelter for the Homeless:										
(A) Operated in conjunction with an adjacent elementary institution and containing 3 or fewer residential units	P	P	P	X	X	X	X	X	X	X
(B) All others (CB-62-1991)	X	X	X	X	X	X	X	X	X	X
(7) Resource Production/Recovery										
Agricultural use										
(A) Other than animal or poultry raising	P	P	P	P	P	P	P	P	P	P
(B) Animal or poultry raising (other than customary household pets)	P	P	P	P	P	P	P	P	P	P
(i) on lots 20,000 square feet or more	SE	P*	P*	SE	P*	P*	SE	P*	P*	P*
(ii) on lots under 20,000 square feet	X	X	X	X	X	X	X	X	X	X
(iii) on lots under 20,000 square feet adjoining occupied residentially-zoned property (CB-71-2001)	SE	P*	P*	SE	P*	P*	SE	P*	P*	P*
Sand and gravel wet-processing	SE	P*	P*	SE	P*	P*	SE	P*	P*	P*
Surface mining	SE	P*	P*	SE	P*	P*	SE	P*	P*	P*
(8) Transportation/Parking/Communications/Utilities:										
Airport, airport, airfield, airstrip, heliport, helistop	SE	P*	P*	SE	P*	P*	SE	P*	P*	P*
Antennas and related equipment buildings and enclosures, other than satellite dish antennas, in accordance with Section 27-464.03 (CB-65-2000)	P	P	P	P	P	P	P	P	P	P
Broadcasting studio (with out tower)	P	P	P	P	P	P	P	P	P	P
Bus station or terminal	X	X	X	SE	P*	P*	P	P	P	P

USE	ZONE									
	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN ½ MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN ½ MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN ½ MILE OF METRO	
Monopoles and related equipment buildings and enclosures in accordance with Section 27-46-06 (CB-65-2000)	P	P	P	P	P	P	P	P	P	
Parking garage, commercial	P	P	P	P	P	P	P	P	P	
Parking garage or lot or loading area used in accordance with Part 11	P	P	P	P	P	P	P	P	P	
Parking lot, commercial										
(A) With shuttle service to Metro and within two (2) miles of a Metro station	SE	P*	P*	P	P	P	P	P	P	
(B) All others (CB-14-2003)	SE ⁴	P*	P*	SE	P*	P*	P	P	P	
Parking of mobile home, except as otherwise specified	X	X	X	X	X	X	X	X	X	
Parking of a mobile home in a public right-of-way ⁴	X	X	X	X	X	X	X	X	X	
Parking of vehicles accessory to an allowed use	P	P	P	P	P	P	P	P	P	
Public utility uses or structures:										
(A) Underground pipelines, electric power, facilities, equipment, or telephone facilities or equipment, and railroad tracks or passenger stations, but not railroad yards	P	P	P	P	P	P	P	P	P	
(B) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding towers and poles not otherwise permitted, railroad yards, roundhouses, car barns, and freight stations) (CB-25-1987; CB-61-1988; CB-8-1990; CB-123-1994; CB-102-1997; CB-65-2000)	SE	P*	P*	P	P	P	P	P	P	
Satellite dish antenna, in accordance with Section 27-451.01										
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P	P	P	P	P	P	P	P	
(B) More than 10 feet in diameter to serve only 1 dwelling	SE	P*	P*	SE	P*	P*	SE	P*	P*	
(C) All others (CB-19-1985)	P	P	P	P	P	P	P	P	P	

ZONE									
USE	C-O in ZO	C-O IN DDOZ AREA	C-O WITHIN 1/2 MILE OF METRO	C-S-C in ZO	C-S-C IN DDOZ AREA	C-S-C WITHIN 1/2 MILE OF METRO	C-M in ZO	C-M IN DDOZ AREA	C-M WITHIN 1/2 MILE OF METRO
Storage of any motor vehicle which is wrecked, dismantled or not readily reassembled except where specifically allowed (CB-1987)	X	X	X	X	X	X	X	X	X
Taxicab dispatching station:									
(A) Without cab storage, repair, or servicing	P	P	P	P	P	P	P	P	P
(B) With cab storage	X	X	X	SE	P*	X*	P	P	X
(C) With cab repair or servicing within a wholly enclosed building (CB-56, 987)	X	X	X	X	X	P	P	P	P
Taxicab stand	P	P	P	P	P	P	P	P	P
Telegraph or messenger service	P	P	P	P	P	P	P	P	P
Towers or poles (electronic, public utility when not otherwise permitted, radio, or television, transmitting or receiving):									
(A) Nonprofit, noncommercial purposes with no height restrictions	P	P	P	P	P	P	P	P	P
(B) Freestanding for commercial purposes, not exceeding 100 feet above ground level	P	P	P	P	P	P	P	P	P
(C) Attached to a roof for commercial purposes, not exceeding 40 feet above the height of the building	P*	P	P	P*	P	P	P*	P	P
(D) All others (CB-8-1990; CB-41-1994; CB-123-1994; CB-65-2000)	SE	P*	P*	SE	P*	P*	SE	P*	P*

1 Provided the site is either:

- (A) In the proximity of an area designated as a fire or rescue station on an approved Functional Master Plan of Fire and Rescue Stations;
- (B) In a location which the Fire Chief has indicated (in writing) is appropriate; or
- (C) Occupied by a station that was in use immediately prior to July 1, 1982.

The following activities are considered to be ancillary uses permitted within the hall/assembly area of a voluntary fire, ambulance, or rescue station: bingo (with an approved license from the Department of Environmental Resources), weddings, dinners, community events, organization functions, and private events (with no advance or at the door ticket sales).

All events must comply with County or State regulations, and events requiring a specific license must obtain such license to be considered a permitted ancillary use. All events must be organized by the voluntary fire, ambulance, or rescue corporation or company and/or a community group from within the immediate vicinity of the station. For weddings, receptions, and dinners, the event may be organized by an individual in conjunction with the voluntary fire, ambulance, or rescue corporation or company and/or a community group within the immediate vicinity of the station. A permitted ancillary use does not include the leasing of the station facility for use by a promoter. Private events may not have advance or at the door ticket sales. All events must end by 10:00 p.m., Sunday through Thursday (except that bingo events must end by 11:00 p.m.), and by midnight on Friday and Saturday, with all patrons off the site within thirty (30) minutes after closing. (CB-70-2008)

2 Provided:

- (A) The mobile home is located on a lot having a net area of at least five (5) acres;
- (B) The use of the mobile home is in connection with another use on the property for which the County levies or collects an amusement tax;
- (C) The occupants of the mobile home are employed by or reasonably connected with the other use; and
- (D) The mobile home shall not be located on the property for more than one hundred twenty (120) cumulative days per calendar year, except mobile homes used in connection with pari-mutuel racetracks when the use shall not exceed two hundred eighteen (218) cumulative days per calendar year.

3 Provided:

- (A) The service shall be limited to supplying gasoline, oil, water, tire pressure, and washing;
- (B) Only automobiles parking in the parking garage may be served;
- (C) No signs visible from outside the structure shall indicate the presence of the service facilities; and
- (D) The garage shall be wholly enclosed.

4 Except in an emergency. In this case, the parking shall be subject to the traffic and parking regulations applicable to the right-of-way.

5 Reserved.

6 This shall not apply to:

- (A) Storage accessory (and related) to an allowed use; or
- (B) One (1) such vehicle stored in a wholly enclosed garage.

7 Approval as an accessory use with approval of the Special Exception for the hotel or motel.

(CB-28-1985)

8 Approval as an accessory use with approval of the Special Exception for the recreational campground.

(CB-28-1985)

- 9** Provided:
- (A) The minimum seating capacity is one hundred fifty (150);
 - (B) More than fifty percent (50%) of its revenue is derived from the sale of food;
 - (C) The operation is limited to the sale of food and beverages for consumption on the premises;
 - (D) Customer service is at table side. No counter service and no cafeteria-style service is provided; and
 - (E) The restaurant is not open to the public before 11:00 A.M.
(CB-104-1985)
- 10** The requirement for at least 6 businesses and a 50,000 square feet minimum gross floor area does not apply to a fast-food restaurant which is legally existing or which is subsequently constructed pursuant to a building permit filed prior to May 6, 1986.
(CB-29-1986)
- 11** This does not provide for accessory antennas or overhead distribution lines.
(CB-25-1987)
- 12** In a publicly-owned recreational facility, a school, a church, or a public building, a day care center shall only be permitted as an accessory use. A church must provide its tax-exempt identification number when applying for a Detailed Site Plan or a building or use and occupancy permit for an accessory day care center for children.
(CB-23-1988; CB-98-1988; CB-44-1989)
- 13** Provided the health center is located on a minimum of twenty-five (25) acres.
(CB-55-1988)
- 14** Provided it is an adaptive reuse of existing space, such space having been previously utilized for bulk retailing, and only where the property on which the use is located abuts land in the I-3 Zone.
(CB-61-1988; CB-81-1993; CB-123-1994; CB-61-1995)
- 15** May include an accessory crematory.
(CB-2-1989)
- 16** Delivery service is permitted provided an additional parking space, over and above the required number of parking spaces, is provided for each vehicle used for delivery. No more than six (6) vehicles shall be permitted for the delivery service.
(CB-126-1989)
- 17** A sanitary landfill or rubble fill may include a rock crusher only if it is approved as part of the Special Exception.
(CB-15-1990)
- 18** Provided both uses were existing as of January 1, 1991.
(CB-11-1991)

For:

- (A) The relocation of such uses, provided the last site on which the use was located was in the I-1 Zone, not more than three (3) miles from the subject property, is currently used by a public entity for a mass transit facility, and was acquired prior to June 1, 1993; or
- (B) A property of 15,000 to 20,000 square feet, formerly the site of a full-service gas station, abutting on at least one side property in the C-S-C Zone, limited to repair of vehicles with a maximum gross vehicle weight of 17,000 pounds.
(CB-50-1993; CB-68-1999; CB-90-2000)
- 20 Provided the use is on a parcel or contiguous parcels of land in the C-M Zone, the gross tract area of which is a minimum of fifty (50) acres, which is contiguous to an existing street right-of-way at least one hundred twenty (120) feet wide, and of which no more than thirty-five percent (35%) is occupied by the uses subject to this requirement. The entire tract of land in the C-M Zone shall require Detailed Site Plan approval in accordance with Part 3, Division 9 of this Subtitle. Each use subject to these requirements shall consist of at least twenty-five thousand (25,000) square feet of gross floor area, and uses consisting of less than fifty thousand (50,000) square feet of gross floor area are permitted only if there is one existing retail use consisting of more than one hundred thousand (100,000) square feet of gross floor area for every two (2) retail uses consisting of less than fifty thousand (50,000) square feet of gross floor area. Clothing, dry goods, millinery, and shoe stores shall be permitted by Special Exception in all other cases. For the purposes of this footnote, the word "contiguous" shall include parcels that are separated only by a right-of-way. However, a department or variety store consisting of no more than fifteen thousand (15,000) square feet of gross floor area shall be permitted upon a parcel or contiguous parcels of land in the C-M Zone, the gross tract area of which is no more than three (3) acres, and which is contiguous to an existing street right-of-way at least one hundred twenty (120) feet wide, subject to Detailed Site Plan approval in accordance with Part 3, Division 9, of this Subtitle.
(CB-71-1993; CB-70-1998)
- 21 If the use has a valid use and occupancy permit as of September 30, 1993, and a sight-tight fence or wall at least six (6) feet in height is erected along the perimeter of all abutting residential property as of December 31, 1993, the use shall be permitted by right. Change in ownership of the use shall not affect the conforming use status.
(CB-89-1993)
- 22 Subject to Detailed Site Plan approval, in accordance with Part 3, Division 9, of this Subtitle, if the use is abutting land in a residential zone, or land proposed to be used for residential purposes on an approved Basic Plan, approved Official Plan, or any approved Conceptual or Detailed Site Plan.
(CB-90-1993)
- 23 Provided the building to which it is attached is at least fifty (50) feet in height. Otherwise, a Special Exception is required.
(CB-41-1994)
- 24 Subject to Detailed Site Plan approval in accordance with Part 3, Division 9, of this Subtitle. Any fast-food restaurant operating pursuant to an approved Special Exception as of the effective date of CB-49-2005 shall remain valid, be considered a legal use, and shall not be deemed a nonconforming use. Such fast-food restaurants and their underlying special exceptions may be modified pursuant to the existing provisions relating to revisions or amendments to special exceptions generally and fast-food restaurants specifically as they exist in the Zoning Ordinance. The requirement for Detailed Site Plan approval does not apply to eating or drinking establishments within, and sharing the same points of vehicular access as, an integrated shopping center having six individual businesses (including the fast-food restaurant) and a minimum 50,000 square foot gross floor area.
(CB-120-1994; CB-19-2010; CB-46-2010; CB-56-2011)
- 25 Provided the property abuts property in a commercial zone, a residential zone in common ownership with the subject property, or a transportation facility right-of-way.
(CB-46-1995)

- 26** Provided the property on which the use is located is under single ownership which includes the I-1 and C-M zones, where the uses on the C-M zoned portion are an expansion of the currently existing uses on the I-1 zoned portion of the property. (CB-39-1996)
- 27** Provided the property on which the use is located is abutting an existing vehicle storage yard with a valid use and occupancy permit. (CB-80-1996)
- 28** If not conducted in an existing office building, a Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. (CB-93-1996)
- 29** Reserved.
- 30** Except when located on a tract of land which is less than 1.5 acres in size and surrounded on all sides by land in any residential zone in order to ensure safety on contiguous parcels and to minimize negative aesthetic impact on neighboring areas. A maximum of one (1) monopole and antennas for four (4) carriers are permitted. For any use for which the original permit was applied for prior to November 25, 1997, and legally issued, telecommunications-related equipment may be moved inside an existing structure without obtaining a special exception for the alteration of a nonconforming use. (CB-102-1997; CB-38-1998; CB-29-2003)
- 31** Provided:
- (A) The store shall be no less than 10,000 square feet nor more than 15,000 square feet;
 - (B) The use involves the demolition and redevelopment of a commercial use that has been vacant for a minimum of five years; and
 - (C) The site contains a minimum of three (3) acres and is adjacent to, or across from, an enclosed mall of at least 500,000 square feet. (CB-4-1999)
- 32** If located outside a Revitalization Tax Credit Area in a commercial center with less than thirty (30) acres, a bulk retailing store may not have gross floor area greater than 50,000 square feet. But if the store was in use and had necessary permits issued on or before September 1, 1998, then the restriction in this note does not apply and the store is not subject to nonconforming use requirements in Part 3, Division 6, unless the store discontinues bulk retailing operations for 180 or more consecutive calendar days. In this note, a commercial center is one or more contiguous, commercially-zoned lots separated from other commercially-zoned lots by public streets or rights-of-way. (CB-25-1999)
- 33** Provided the use does not exceed 5,000 square feet. (CB-34-1999)
- 34** Limited to the adaptive re-use of vacant or partially vacant property in former or existing shopping centers which are limited in their ability to modify or expand. The C-S-C parcels in the shopping center shall:
- (A) Lie adjacent to federal government property;
 - (B) Include not less than 10 or more than 15 acres;
 - (C) Be confined by road networks which limit access changes to the parcels; and
 - (D) Lie contiguous to and below the grade of a multilane limited-access highway.
- All such consolidated storage units shall meet the requirements of Sections 27-375(a)(5), (6) and (7), and 27-281 through 27-290. (CB-45-1999)
- 35** Reserved.

- 36** Special Exception applications filed prior to January 1, 2000, may continue through the review and hearing procedures in Part 4. Uses which are approved may continue in effect, may be revised or amended under procedures in Part 4, and shall not be considered nonconforming. The maximum height of structures not approved by January 1, 2000, shall be thirty-six (36) feet.
(CB-29-2000)
- 37** Except for new vehicle sales lots, the use shall be located on a tract of land containing a minimum of 25,000 square feet. All such uses on property less than 25,000 square feet in existence on September 1, 2000, may not be certified as nonconforming uses and must cease operations on or before August 31, 2003.
(CB-87-2000)
- 38** All such uses in existence on September 1, 2001, may not be certified as nonconforming uses and must cease operations, with removal of all animal or poultry facilities, by February 1, 2002.
(CB-71-2001)
- 39** (A) The subject C-M Zone property shall have at least seventy-five (75) feet of frontage on a street shown on the Master Plan as a collector or higher classification, be at least twenty-five thousand (25,000) square feet in area, and be the subject of a use and occupancy permit for commercial vehicle storage issued prior to January 1, 1990.
(B) In addition, the use may be placed on a C-M Zone property contiguous to property meeting the requirements in paragraph (A), but only if both properties are in the same ownership and the paragraph (A) property has a valid use and occupancy permit for trash removal services.
(CB-17-2002)
- 40** Permits for a store approved before January 15, 2002, without a special exception may continue in effect and be revised or amended, and such a store shall not be considered a nonconforming use. No permits for new food or beverage operations in such a store may be approved without a Special Exception.
(CB-2-2002)
- 41** Provided:
(A) The property in the C-O Zone is within a Special Taxing District and adjoins or lies across a public right-of-way from land in the R-H Zone with an existing planned retirement community.
(B) The Planning Board approves a Detailed Site Plan, in accordance with Part 3, Division 9, and makes the following findings:
(1) The site plan meets all Special Exception requirements in Section 27-395; and
(2) The proposed project will serve, in a high quality, well-designed retirement community, the needs of a retirement-aged population while not adversely affecting the character of the surrounding neighborhood.
(CB-22-2002)
- 42** Provided the use is an expansion of an existing vehicle sales lot onto surplus land owned by a State agency, but is not in use as a street or right-of-way. The subsequent conveyance of the State land shall not result in the use becoming nonconforming.
(CB-29-2002)
- 43** All such uses with permits validly issued or applied for as of July 1, 2002, including those on properties rezoned from C-S-C to M-U-I, are deemed permitted uses, are not nonconforming, and may be altered, enlarged, or extended.
(CB-55-2002)

44 Permitted use without requirement for a Special Exception provided:

- (A) The property is located within one thousand (1,000) feet of an existing mass transit rail station operated by the Washington Metropolitan Area Transit Authority (WMATA) and within the boundaries of a TDOZ approved prior to 1990;
 - (B) Permits may not be issued for the commercial parking lot until the Planning Board approves a Detailed Site Plan in accordance with Part 3, Division 9, of this Subtitle;
 - (C) The Planning Board shall find that the site plan meets the requirements of any applicable TDOZ Development Plan; and
 - (D) All commercial parking lot operations on the property shall cease by September 1, 2008.
- (CB-14-2003)

45 A Class 3 fill in existence as of October 7, 2003 that is operating pursuant to any validly issued grading permit, and is not in violation, shall be permitted to continue in operation as a matter of right, but is limited to the fill area established by any previously issued grading permit, not to exceed two renewals of the permit. Those fill operations that are in violation on October 7, 2003 have until December 31, 2003 to comply, or their permit is void.

(CB-8-2003; CB-87-2003)

46 Multifamily condominium or rental units are permitted provided:

- (A) The use is located on one or more lots of less than twelve (12) acres in size;
 - (B) The property is located within a Center or a Corridor designated by the General Plan;
 - (C) The adjoining properties are developed with institutional, commercial office, and residential uses;
 - (D) Development of the site is subject to the regulations of the R-18 Zone for this use; and
 - (E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. The site plan shall include architectural review in order to ensure compatibility with the existing neighborhood.
- (CB-75-2003; CB-69-2004)

47 Provided:

- (A) The community is located on a minimum of five (5) acres and a maximum of eleven (11) acres;
 - (B) The property is located within a Center or a Corridor designated by the General Plan;
 - (C) The property upon which the community is located shall be located adjacent to property, also zoned C-O, which includes medical offices, an assisted living facility, adult day care center, and/or other facility designed for senior citizens, but in no event shall the use be deemed nonconforming if the adjacent C-O property is no longer occupied by one of the aforementioned uses;
 - (D) Each multifamily building shall consist of at least three (3) stories, and shall be served by an elevator;
 - (E) The community shall include a clubhouse consisting of at least five thousand (5,000) square feet;
 - (F) At least one (1) resident of each household shall be at least fifty-five (55) years old and no permanent resident of the retirement community shall be under eighteen (18) years old;
 - (G) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9 of this Subtitle;
 - (H) Covenants setting forth the minimum age of the residents shall be submitted with the Detailed Site Plan application. The covenants shall run to the benefit of the Maryland-National Capital Park and Planning Commission; and
 - (I) Development of the community is subject to the regulations of the R-18C Zone for multifamily dwellings.
- (CB-85-2003)

- 48** Provided:
- (A) The use is an adaptive reuse of a furniture warehouse store, which has or had a valid use and occupancy permit prior to January 1, 2004, and is in an existing shopping center that is located on a parcel(s) containing not less than five (5) or more than eleven (11) acres;
 - (B) The use is located in a building of at least sixty-five thousand (65,000) square feet and was constructed after 1980 with a minimum of 16-foot ceilings; and
 - (C) A Detailed Site Plan must be approved in accordance with Part 3, Division 9, of this Subtitle. The site plan should address, but not be limited to, ingress and egress, truck traffic and parking on the site, and screening for any on-site truck storage.
- (CB-5-2004)
- 49** Provided the use is located on a lot or parcel with not more than one-half (1/2) acre and is located within one-half (1/2) mile of an existing cemetery.
- (CB-22-2004)
- 50** Multifamily condominium units are permitted provided:
- (A) The multifamily dwellings shall be located on a parcel(s) containing at least six (6) acres;
 - (B) The property is contiguous to an existing mass transit rail station operated by Washington Metropolitan Area Transit Authority (WMATA);
 - (C) The bedroom percentages for multifamily dwellings as set forth in Section 27-419 shall not be applicable;
 - (D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;
 - (E) Regulations concerning the height of structure, lot size and coverage, frontage, setbacks, density, and other requirements of the C-S-C Zone shall not apply. All such requirements shall be established and shown on the Detailed Site Plan;
 - (F) Density regulations shall be in accordance with the R-10 Zone for multifamily dwellings;
 - (G) The Detailed Site Plan shall include architectural review in order to ensure high quality design and construction materials; and
 - (H) Covenants setting forth that appropriate condominium fees are necessary to provide adequate maintenance of required landscaping to ensure the aesthetics of the property shall be submitted with the Detailed Site Plan application. The covenants shall run to the benefit of the local citizens' association.
- (CB-28-2004)
- 51** Reserved.
- 52** This limitation shall not apply to property which is located within the Developed Tier for which any portion of same:
- (A) Has an approved Preliminary Plan of subdivision for property which is or was at the time of subdivision split-zoned I-3 and R-R, and is located on and inside the Capital Beltway at an existing interchange with said Beltway, or
 - (B) Is or was the subject of a Preliminary Plan of subdivision or Detailed Site Plan for an integrated shopping center developed pursuant to CB-65-2003; or
 - (C) Is the subject of a building permit issued for said use prior to September 1, 2005 pursuant to CB-65-2003. All such uses on property meeting the above criteria shall be deemed permitted uses and shall not be considered nonconforming.
- (CB-19-2005; CB-13-2012)
- 53** Condominium residential dwellings may be permitted in the C-S-C Zone within the Developed Tier on property that is the location of an existing hotel, if located along the Capital Beltway and within one (1) mile of a WMATA station, subject to an approved Detailed Site Plan as provided in Part 3, Division 9. The use is permitted only if:
- (A) The units are part of a mixed-use development of commercial and retail/commercial;
 - (B) The minimum percentage of any single use is ten percent (10%) for either residential, commercial, or retail of the gross square footage of floor area; and
 - (C) The density, bulk, height, and other regulations are as required for townhouses in the R-T Zone and for multi-family units in the R-18 Zone.
- (CB-97-2005)

54

Provided:

- (A) The use does not exceed 3,000 square feet of gross floor area;
 - (B) Outdoor storage and outdoor fabrication of signs are prohibited;
 - (C) The occupant of the premises shall be allowed to park no more than two (2) commercial vehicles each of which does not exceed a manufacturer's gross vehicle weight of 8,500 pounds; and
 - (D) The use employs digital, graphic design, or other technological equipment to produce the signage. (CB-14-2008)
- 55 Businesses with a valid state license for check cashing issued prior to September 1, 2009 may continue as a matter of right and shall not be deemed nonconforming, regardless of a change in tenancy or ownership of the check cashing business. (CB-23-2009; CB-106-2012)
- 56 Businesses with a valid use and occupancy permit issued prior to May 1, 2010, may continue as a matter of right and shall not be deemed nonconforming if the use does not include any form of adult entertainment. (CB-46-2010)
- 57 Any private automobile and other vehicle auction operating in the C-M Zone prior to January 1, 2011, shall not be certified as a nonconforming use and shall meet the requirements of Section 27-464.06 (c), (d) and (f). If the use is not brought into conformance within the prescribed two-year time period, the property owner shall cease all auction operations on the property. (CB-59-2010)
- 58 Any existing establishment in the C-S-C Zone or C-M Zone with a valid use and occupancy permit for an auditorium, private club or lodge that included activity that meets the definition of "adult entertainment" may continue upon approval of a Special Exception. Applications for adult entertainment must be filed and accepted by June 1, 2012. The hours of operation shall be limited to 5:00 P.M. to 3:00 A. M. (CB-56-2011)

FOOTNOTES TO THE SOUTHERN GREEN LINE DDOZ TABLE OF USES FOR THE COMMERCIAL ZONES

- (i) Except for a "Banquet hall," which shall be defined for purposes of this DDOZ as "an establishment that is used regularly for serving food or beverages to groups that, in advance of the event, have reserved the facility for banquets or meetings, to which the general public is not admitted, and for which no admission charge is imposed at the door," unless as an ancillary or accessory use to a restaurant, tavern, hotel, or convention center, or as otherwise provided herein. Except for a "Beauty supply and accessories store," which shall be defined for purposes of this DDOZ as "a cosmetology, beauty, or barbering supply establishment engaged in the sale of related goods and materials wholesale and/or retail," unless as an ancillary or accessory use, or as otherwise provided herein.
- (ii) Except for a "Nail salon," which shall be defined for purposes of this DDOZ as "a use designated as North American Industry Classification System ('NAICS') No. 812113," unless as an ancillary or accessory use, or as otherwise provided herein.#
- (iv) Permitted use within the DDOZ except for parcels located wholly or partially within a ½ mile radius of either entrance to Branch Avenue Metro Station.

SOUTHERN GREEN LINE METRO STATION AREA
SECTIONAL MAP AMENDMENT ("SMA")
(CR-10-2014)

DEVELOPMENT DISTRICT OVERLAY ZONE ("DDOZ")
INDUSTRIAL ZONES USE TABLE**

****NOTE:** THIS USE TABLE REFLECTS ADDITIONS, MODIFICATIONS, AND ASSOCIATED CORRECTIONS PURSUANT TO THE ADOPTION OF CR-10-2014 BY THE DISTRICT COUNCIL.

TABLE OF USES FOR THE INDUSTRIAL ZONES

Uses permitted.

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

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

(2) The letter "P*" indicates that the use is permitted, but subject to the general special exception standards in Section 27-317(a)(1), (4), (5), and (6) and conforms to the recommendations of this preliminary sector plan.

(3) The letters "SE" indicate that the use is permitted, subject to the approval of a Special Exception in accordance with Part 4 of this Subtitle.

(4) The letters "PA" indicate that the use is permitted, subject to the following: (A)

There shall be no entrances to the use directly from outside the building;

(B) No signs or other evidence indicating the existence of the use shall be visible from outside the building, other than a business identification sign lettered on a window. The sign shall not exceed six (6) square feet in area; and

(C) The use is secondary to the primary use of the building.

(5) The letters "PB" indicate that the use is permitted, subject to the following:

(A) The use shall be related to, dependent on, and secondary to a primary use on the premises;

(B) The use shall be located on the same record lot as the primary use;

(C) The use shall not be located within a building not occupied by the primary use; and

(D) The floor area of any building (and the land area occupied by any structure other than a building) devoted to the use shall not exceed an area equal to forty-five percent (45%) of the gross floor area of the building within which the primary use is located, unless otherwise provided.

(6) The letters "SP" indicate the use is permitted, subject to the approval of a Special Permit, in accordance with Section 27-239.02.

(7) The letters "NA" indicate that the language is not applicable.

(8) The letter "X" or a blank (unless otherwise clear from the context) indicates that the use is prohibited, (9)

All uses not listed are prohibited.

(10) The word "manufacture" includes the words "fabricate," "assemble," and "repair."

(11) In the I-3 Zone, the word "manufacture" also means that the activity involves materials or parts produced elsewhere.

(12) Whenever the table refers to an allowed use, that use is either permitted (P), permitted but subject to certain general special exception standards (P*), permitted by Special Exception (SE), or permitted as a (PA) or (PB) use, as accordingly listed in the zone in which it is allowed.

(CB-37-1988; CB-3-1989; CB-90-1992; CB-1-1994; CB-10-2003; CB-11-2003)

TABLE OF USES.

USE	ZONE					
	I-1 ³³ in ZO	I-1 IN DDOZ AREA	I-1 WITHIN 1/4 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
(1) COMMERCIAL						
(A) Eating or Drinking Establishments:						
(i) <u>Eating or drinking establishment, with drive-through service</u> (CB-19-2010)	P ⁵⁴	P	P ^(iv)	P ⁵⁴	P	P ^(iv)
(ii) <u>Eating or drinking establishment, excluding drive-through service</u> (CB-19-2010)	P	P	P	P	P	P
(iii) <u>Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult entertainment</u> (CB-19-2010; CB-56-2011)	SE	P*	P*	P ⁵⁴	P	P
(iv) <u>Within a University Research and Development Park other than freestanding fast-food</u> (CB-72-2010; CB-56-2011)	X	X	X	P	P	P
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:						
<u>Car wash</u> (CB-92-2001)	P	P	X	P ⁴¹	P	X
<u>Commercial Fuel Depot</u> (CB-68-2006)	P ⁵¹	P	X	X	X	X
<u>Gas station</u> (CB-1-1989; CB-57-1994; CB-40-1998; CB-97-2004)	SE ¹⁰	P*	P ^(iv)	SE	P*	P ^(iv)

USE	ZONE					
	I-1 ³³ in ZO	I-1 IN DD0Z AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DD0Z AREA	I-3 WITHIN 1/2 MILE OF METRO
Incidental automobile service in parking garage	P	P	X ^(iv)	X	X	X
Mobile or modular home sales lot, which may include the storage of mobile homes or modular home components for sale	P	P	P ^(iv)	X	X	X
Private Automobile and Other Motor Vehicle Auctions (i) Operating as of January 1, 2011, as a use that conforms to the definition under Section 27-107.01, subject to the provisions of Section 27-475.06.07(b), (c), and (d)	P ⁵⁵	P	X	X	X	X
(ii) All others, subject to the requirements of Section 27-475.06.07 (CB-59-2010)	P	P	X	X	X	X
Vehicle, boat, or camping trailer sales, or boat or camping trailer rental lot, including outdoor display of the vehicles (CB-37-1988, CB-58-1993, CB-75-1998, CB-33-2002, CB-39-2004)	P	P	X	X	X	X
Vehicle, boat, mobile home, or camping trailer repair and service station, and the sales of parts and tires which may include:						
(i) Installation of parts within a wholly enclosed building	P	P	X	X	X	X
(ii) Incidental retail sales of gasoline, subject to Section 27-358(a)(1), (2), (4), (5), (6), (7), (8), and (10)	PB	PB	X	X	X	X
Vehicle lubrication or tune-up facility provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage (CB-43-1987)	P	P	X	X	X	X
Vehicle rental lot, excluding boats or camping trailers, including outdoor display of the vehicles (CB-58-1993)	P	P	P ^(iv)	SE ²⁴	P*	P ^(iv)

USE	ZONE					
	I-1 ³³ in ZO	I-1 IN DDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
Vehicle sales or rental lot, including outdoor display of the vehicles (CB-73-1997)	X	X	X	P	P	X
Vehicle towing station (CB-12-1991; CB-75-1998; CB-39-2004)	P	P	X	X	X	X
(C) Offices:						
Bank, savings and loan association, or other savings or lending institution:						
(i) With drive through	P	P	P ^(iv)	P	P	P ^(iv)
(ii) All others (CB-1-1994)	P	P	P	P	P	P
Check Cashing Business (CB-23-2009)	SE ⁵³	X	X	SE ⁵³	X	X
Other offices:						
(i) Accessory to a permitted use	P	P	P	P	P	P
(ii) Medical practitioner's office	P	P	P	P	P	P
(iii) Medical practitioner's office less than 3 stories in height and not exceeding 33% of net tract area in a development comprising a gross tract area of at least 25 acres	X	X	X	X	X	X
(iv) Offices less than 3 stories in height and not exceeding 33% of net tract area in a development comprising a gross tract area of at least 25 acres	X	X	X	X	X	X
(v) Trailer for office space accessory to an existing industrial use in accordance with Sections 27-260 and 27-261 (CB-76-1998; CB-39-2004)	X	X	X	X	X	X

USE	ZONE					
	I-1 ³³ in ZO	I-1 in DDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
(vi) All other offices (CB-3-1989; CB-24-1993; CB-75-1998)	P	P	P	P	P	P
Real estate subdivision sales office						
(i) As a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P
(ii) All others						
University Research and Development Park (CB-72-2010)	X	X	X	P	P	P
(D) Services						
Animal hospital, animal training, kennel	P	P	P	X	X	X
Barber or beauty shop	P	P ^(vi)	P ^(vi)	X	X	X
Bicycle repair shop	P	P	P	X	X	X
Blacksmith shop	P	P	P	X	X	X
Blueprinting, photostating, or other photocopying establishment (CB-66-1996; CB-75-1998; CB-39-2004)	P ³⁴	P	P	P	P	P
Carpet or rug shampooing establishment	P	P	P	X	X	X
Catering establishment (CB-46-2010)	P	P ⁽ⁱ⁾	P ⁽ⁱ⁾	X	X	X
Data processing (CB-66-1996)	P ³⁴	P	P	P	P	P
Dry cleaning or laundry pickup	P	P	P	X	X	X
Dry cleaning plant	P	P	P	X	X	X
Electrical or electronic equipment, radio or television, computer repair shop (CB-3-1989; CB-66-1996)	P ³⁴	P	P	P	P	P

USE	ZONE					
	I-1 ³³ in ZO	I-1 IN DDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
Farm implement repair	P	P	P ¹⁴	X	X	X
Household appliance or furniture repair shop:						
(i) Furniture and small appliances only	P	P	P	P	P	P
(ii) All others	P	P	P	X	X	X
Key or locksmith shop	P	P	P	X	X	X
Laboratory:						
(i) Accessory to allowed use	P ³⁴	P	P	P	P	P
(ii) Medical or dental	P ³⁴	P	P	P	P	P
(iii) Research, development or testing	P ³⁴	P	P	P	P	P
(iv) All others (CB-3-1989, CB-66-1996)	P	P	P	X	X	X
Laundromat	P	P	P	X	X	X
Laundry plant	P	P	P	X	X	X
Lawn mower repair shop	P	P	P	X	X	X
Massage establishment	SE	P*	P	X	X	X
Methadone Treatment Center (CB-103-1993)	SE	P*	P*	SE	P*	P*
Photographic processing plant (CB-66-1996)	P ³⁴	P	P	P	P	P
Photography studio (may include darkroom)	P	P	P	X	X	X

USE	ZONE					
	I-1 ³³ in ZO	I-1 IN DDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
Printing shop (CB-66-1996)	P ³⁴	P	P	P	P	P
Research and Development (CB-3-1989)	X	X	X	X	X	X
Septic tank service	P	P	P	X	X	X
Shoe repair shop	P	P	P	P	P	P
Tailor or dressmaking shop (may include incidental dyeing and pressing)	P	P	P	P	P	P
Tattoo Parlor (CB-10-2012)	P	X	X	X	X	X
Taxidermist	P	P	P	X	X	X
Upholstery shop	P	P	P	P	P	P
(E) Trade (Generally Retail):						
Adult book store and/or Adult video store (CB-53-1996, CB-75-1998, CB-39-2004, CB-28-2009)	X	X	X	X	X	X
Arts, crafts, and hobby supply store (CB-18-1997)	P	P	P	X	X	X
Bicycle (sales) shop	P	P	P	X	X	X
Bottled gas sales (retail)	P	P	P	X	X	X
Building supply store (CB-3-1989)	P	P	P	X	X	X
Buying of items within guest rooms and vehicles, pursuant to Section 27-115(a)(2)	X	X	X	X	X	X
Carpet or floor covering store	P	P	P	X	X	X

USE	ZONING					
	I-1 ³³ in ZO	I-1 in DDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
Clothing, dry goods, millinery, or shoe store (CB-89-1986)	SE	P*	P*	X	X	X
Department or variety stores, excluding pawnshops (CB-21-1994, CB-97-2004, CB-64-2012)						
(i) Not exceeding 13,000 square feet	P ¹⁰	P ^(u)	P ^(u)	P ²⁷	P ^(u)	P ^(u)
(ii) All others, in accordance with Section 27-348.02	X	X	X	SE	P ^(u)	P ^(u)
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	X	X	X	X	X
Drug store (CB-91-1985, CB-97-2004)	SE ¹⁰	P*	P*	X	X	X
Electrical supply store (CB-3-1989)	P	P	P	X	X	X
Farm implement or feed sales	P	P	X	X	X	X
Farmer's market or flea market, in accordance with Sections 27-260 and 27-261 (CB-63-1998)	P	P	P	P	P	P
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-66-1996)	P ³⁴	P	P	P	P	P
Food or beverage store						
(i) Within an existing retail center with net leasable building space of less than 26,000 square feet	P ⁴³	P	P	P ⁴³	P	P
(ii) All others (CB-92-2001, CB-93-2001, CB-97-2004)	SE ¹⁰	P*	P*	X	X	X
Hardware store (may include electrical or plumbing supplies)	P	P	P	X	X	X

USE	ZONE					
	I-1 ³³ in ZO	I-1 in DDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
Home furnishing store (such as interior decorations, electronics, housewares, household accessories, or textiles) (CB-89-1990)	P	P	P	X	X	X
Household appliance or furniture store	P	P	P	X	X	X
Lawn mower (sales) store	P	P	P ^(iv)	X	X	X
Nursery and garden center (CB-3-1989)	P	P	P	X	X	X
Paint or wall covering store (CB-3-1989)	P	P	P	X	X	X
Pawnshop (CB-28-1997)	X	X	X	X	X	X
Pet feed and supply store (CB-2-1991)	P	P	P	X	X	X
Plumbing supply store (CB-3-1989)	P	P	P	X	X	X
Retail sales of products:						
(i) Provided the retail sales are incidental to the manufacturing of the products on the premises and the retail sales area does not exceed 15% of the gross floor area of the building, or 5,000 square feet, whichever is less.	X	X	X	P	P	P
(ii) Provided the retail sales are incidental to the manufacturing of the products on the premises, except where permitted by (i) above.	PB	PB	PB	X	X	X

USE	ZONE					
	I-1 ³³ in ZO	I-1 UNDDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
(ii) Provided the retail sales are incidental to the warehousing, wholesaling, or distribution of the products on the premises. (CB-122-1986, CB-3-1989)	PB	PB	X	X	X	X
Sales events sponsored by bona fide nonprofit groups or organizations, in accordance with Sections 27-260 and 27-261 (CB-26-1997)	P	P	P	X	X	X
Seafood market (CB-49-1987)	SE	P*	P*	X	X	X
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P
Septic tank sales	P	P	P	X	X	X
Stationery or office supply store, which may include the sale of office furniture and business machines	P	P	P	X	X	X
Swimming pool or spa sales and service, which may include outdoor display, provided it is enclosed by a 6-foot high fence	P	P	P	X	X	X
Wayside stand:						
(i) As a temporary use, subject to Sections 27-260 and 27-261	P	P	P	P	P	P
(ii) All others	P	P	P	X	X	X
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone, (excluding those permitted by Special Exception) (CB-65-2003, CB-19-2005)	P*	P	P	P*	P	P
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone. (CB-65-2003)	X	X	X	SE ST	P*	P*

USE	ZONE					
	I-1 ³³ in ZO	L-1 IN DDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
(2) INDUSTRIAL						
(A) Chemical and Allied Manufacturing:						
Abrasive and asbestos products	X	X	X	X	X	X
Acids and caustics	X	X	X	X	X	X
Carbon black	X	X	X	X	X	X
Celluloid or pyroxylin	X	X	X	X	X	X
Cosmetics, medicinal, pharmaceutical, and toilet article products fabrication (CB-66-1996)	P*	P	P	P	P	P
Distillery for the production of fuel alcohol, which may include bulk storage (CB-75-1998; CB-39-2004)	SE	P*	P*	X	X	X
Drugs, compounding (CB-66-1996)	P*	P	P	P	P	P
Dyestuffs	X	X	X	X	X	X
Fertilizers	X	X	X	X	X	X
Gum and wood chemicals, which may include distilling ink	X	X	X	X	X	X
(i) Paste inks (CB-75-1998; CB-39-2004)	P	P	P	X	X	X
(ii) All other inks	X	X	X	X	X	X
Organic and inorganic chemicals (except as specified):						
(i) Blending and mixing (CB-75-1998; CB-39-2004)	X	X	X	X	X	X

USE	ZONE					
	I-1 ³³ in ZO	I-1 IN DDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
(ii) <u>Breaking bulk</u>	P	P	P	X	X	X
<u>Paints, varnishes, lacquers, enamels, and shellacs</u> (CB-75-1998; CB-39-2004)	X	X	X	X	X	X
<u>Pesticides and insecticides</u>	X	X	X	X	X	X
<u>Plastics and synthetic fibers</u> (CB-75-1998; CB-39-2004)	X	X	X	X	X	X
<u>Soaps, cleaners, polishes, sanitation preparations, bleaches, and detergents</u>	X	X	X	X	X	X
(B) <u>Fabrication of Wood, Metal, Paper, Plastic, and Glass Products from Materials Produced Elsewhere</u>						
<u>Armament control and sighting systems</u>	P	P	P	X	X	X
<u>Communications equipment, computers, telephones, electronic equipment, radios, sound systems, or televisions (which may include parts for these items)</u> (CB-66-1996)	P ³⁴	P	P	P	P	P
<u>Containers:</u>						
(i) <u>Paper or plastic</u>	SE	P*	P*	P	P	P
(ii) <u>Glass, metal, or wood or other materials</u> (CB-75-1998; CB-39-2004)	SE	P*	P*	X	X	X
<u>Electrical lighting fixtures</u>	P	P	P	P	P	P
<u>Engines, generators, turbines, or miscellaneous machinery</u> (CB-75-1998; CB-39-2004)	X	X	X	X	X	X
<u>Furniture, cabinets, fixtures, or interior decorating components</u>	P	P	P	P	P	P
<u>Hardware (except as otherwise specified)</u>	P	P	P	X	X	X

USE	ZONE					
	I-1 ³³ in ZO	I-1 IN DDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
Heavy armament (CB-75-1998; CB-39-2004)	SE	P	P	X	X	X
Household appliances:						
(i) Small electrical household appliances including televisions but excluding refrigerators and similar large appliances	P	P	P	P	P	P
(ii) All others	P	P	P	X	X	X
Motorized and nonmotorized vehicles, aircraft, construction farm or railroad equipment, ships or boats, which may include the parts for these items	X	X	X	X	X	X
Office supplies and equipment (CB-66-1996)	P ³⁴	P	P	P	P	P
Plumbing, air conditioning, carpentry, electrical heating, and lighting supplies and equipment (except where otherwise specified)						
(i) Plastic	P	P	P	P	P	P
(ii) Other materials	P	P	P	X	X	X
Spas and swimming pools	P	P	P	X	X	X
Structural components of buildings (except as otherwise specified)	P	P	P	X	X	X
Vending machines	P	P	P	X	X	X
(C) Manufacturing and Processing of Lumber, Wood, and Related Products:						
Logging camps or contractors (CB-75-1998; CB-39-2004)	X	X	X	X	X	X

USE	ZONE					
	I-1 ³³ in ZO	I-1 IN DDOZ AREA	I-1 WITHIN 1/4 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
Mobile or manufactured homes (CB-75-1998; CB-39-2004)	X	X	X	X	X	X
Modular buildings (CB-75-1998; CB-39-2004)	X	X	X	X	X	X
Sawmills or planing mills (CB-75-1998; CB-39-2004)	X	X	X	X	X	X
Veneer and plywood (CB-75-1998; CB-39-2004)	X	X	X	X	X	X
Wood preserving (CB-75-1998; CB-39-2004)	X	X	X	X	X	X
(D) Manufacturing of Scientific, Specialized, and Technical Instruments and Equipment:						
Engineering, computer drafting, laboratory, office, research and scientific instruments, devices, equipment and supplies (CB-66-1996)	P ³⁴	P	P	P	P	P
Optical, dental, medical, ophthalmic, orthopedic, and prosthetic devices and supplies (CB-66-1996)	P ³⁴	P	P	P	P	P
Photographic equipment and supplies (CB-66-1996)	P ³⁴	P	P	P	P	P
Timing, light, mixing, safety, temperature, or weight control devices (CB-66-1996)	P ³⁴	P	P	P	P	P
Watches, clocks, measuring, or time-keeping devices (CB-66-1996)	P ³⁴	P	P	P	P	P
(E) Metal Production:						

USE	ZONE					
	I-1 ³³ in ZO	I-1 IN DDOZ AREA	I-1 WITHIN 1/4 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
Blast furnace	X	X	X	X	X	X
Foundry						
(i) Nonferrous metals (CB-75-1998; CB-39-2004)	X	X	X	X	X	X
(ii) Nonornamental ferrous	X	X	X	X	X	X
(iii) Ornamental metals (CB-75-1998; CB-39-2004)	X	X	X	X	X	X
Recycling of nonferrous metals (CB-75-1998; CB-39-2004)	SE	P*	P*	X	X	X
Rolling mill	X	X	X	X	X	X
Smelting	X	X	X	X	X	X
(F) Miscellaneous Industrial, Manufacturing, and Related Uses:						
Brushes, brooms, combs, or lamp shades manufacturing	P	P	P	X	X	X
Cigarettes, cigars, or other tobacco products (chewing or smoking) manufacturing (CB-75-1998; CB-39-2004)	X	X	X	X	X	X
Consolidated Storage, in accordance with Section 27-475.04 (CB-32-1988; CB-75-1998; CB-45-1999; CB-39-2004)	P	P	P ^(W)	X	X	X
Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use						
(i) With storage of materials or equipment:						

USE	ZONE				I-3 WITHIN 1/2 MILE OF METRO
	I-1 ³³ in ZO	I-1 IN DDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	
(aa) Indoors	P	P	P ^(iv)	P	P ^(iv)
(bb) Outdoors (CB-75-1998; CB-39-2004)	P	P	P ^(iv)	X	P ^(iv)
(ii) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry, and the like; parts for installation on-site	P	P	P	PB	PB
(iii) Including the retail sale of parts and supplies as an accessory use (CB-89-1985; CB-75-1998)	P	P	X	PB	X
Contractors' plant or storage yard					
(i) Those involving the operation or storage of heavy equipment over 17,000 pounds gross vehicle weight	P	P	P ^(iv)	X	X
(ii) All others (CB-89-1985; CB-75-1998)	P	P	P ^(iv)	X	X
Electronic Recycling Facility (CB-91-2012)	SE ⁵⁸	P*	P*	X	X
Explosives, fireworks, or gunpowder manufacturing	X	X	X	X	X
Gelatin manufacturing	X	X	X	X	X
Glue or size manufacturing	X	X	X	X	X
Heavy motorized equipment, motor vehicle, truck, boat, camping trailer, or trailer storage yard (CB-90-1992; CB-75-1998; CB-39-2004)	P	P	P ^(iv)	X	X
Jewelry manufacturing (CB-66-1996)	P ³³	P	P	P	P
Junk yard	SE	P*	X	X	X
Machine shop	P	P	P	X	X

USE	ZONE					
	I-1 ³³ in ZO	I-1 IN DDOZ AREA	L-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
Matches manufacturing	X	X	X	X	X	X
Motion picture or broadcasting equipment manufacturing and production	P	P	P	X	X	X
Musical instruments, athletic goods, notions, novelties, sporting goods manufacturing	P	P	P	P	P	P
Pets, artist or drafting supplies, clerical equipment, business machines, or pencils manufacturing	P	P	P	P	P	P
Plastic products manufacturing, except as otherwise specified	P	P	P	P	P	P
Precious metalware manufacturing and plating	P	P	P	P	P	P
Recycling plant, except as otherwise specified (CB-75-1998; CB-39-2004)	SE	P*	P	X	X	X
Storage building accessory to						
(i) A permitted use	P	P	P ^(M)	P	P	P ^(M)
(ii) A special permit use	NA	NA	X	NA	NA	X
(iii) A Special Exception use (CB-90-1992; CB-1-1994)	SE	P*	P ^(M)	SE	P*	P ^(M)
Storage yard, except as otherwise specified (CB-75-1998; CB-39-2004)	P	P	P ^(M)	X	X	X
Tobacco packing, processing, and treatment	P	P	P	X	X	X
Transfer station (CB-7-1994; CB-76-2012)	X	X	X	X	X	X
Trash removal services (CB-82-1991; CB-75-1998; CB-39-2004)	P ²²	P	P	X	X	X

USE	ZONE					
	I-1 ³³ in ZO	I-1 IN DDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
Uses which are noxious or offensive by reason of odor, dust, fumes, smoke, gas, vibration, radiation, glare, or noise, or which constitute a public hazard by fire, explosion, or other means, (in the discretion of the District Council)	X	X	X	X	X	X
Vehicle salvage yard	SE	P*	X	X	X	X
Warehousing						
(I) Subject to Section 27-471(g)	NA	NA	X	P	P	X
(II) All others (CB-90-1992)	P	P	X	X	X	X
Waste material separation and processing facility, in accordance with Section 27-475.05 (CB-77-1990; CB-75-1998; CB-39-2004)	X	X	X	X	X	X
(G) Petroleum, Gas, and Related Products:						
Asphalt mixing plant (CB-111-2004)	X	X	X	X	X	X
Breaking bulk for home consumption or portable appliances (CB-75-1998; CB-39-2004)	P	P	X	X	X	X
Distribution for home consumption (CB-75-1998; CB-39-2004)	P	P	X	X	X	X
Gasoline or gasoline bulk storage (other than gas station or vehicle repair and service station) (CB-75-1998)	SE	P	P ⁴⁰⁷	X	X	X
Gasohol fabrication (CB-75-1998; CB-39-2004)	X	X	X	X	X	X
Liquid gas storage	X	X	X	X	X	X
Refinery	X	X	X	X	X	X

USE	ZONE					
	I-1 ³⁵ in ZO	I-1 IN DDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
Tank farm, except as otherwise specified (CB-75-1998, CB-39-2004)	X	X	X	X	X	X
(H) Printing, Publishing, Paper, and Related Industries:						
Bookbinder manufacturing	P	P	P	P	P	P
Bookbinding	P	P	P	P	P	P
Paper or paper board products (except containers manufacturing)	SE	P	P	P	P	P
Paper recycling collection center (only for collection, storage, and shipping) (CB-75-1998; CB-39-2004)	P	P	P	X	X	X
Printing and engraving (which may include all processes) (CB-66-1996)	P ⁶⁴	P	P	P	P	P
Publishing	P	P	P	P	P	P
Pulp making	X	X	X	X	X	X
(I) Processing of Food and Kindred Products for Human Consumption:						
Bakery products manufacturing	P	P	P	X	X	X
Beverage bottling (all containers):						
(i) Alcoholic	X	X	X	P	P	P
(ii) Nonalcoholic	P	P	P	P	P	P
Brewery distillery winery	X	X	X	X	X	X
Cereals, grains, or spice processing	P	P	P	X	X	X
Coffee roasting	P	P	P	X	X	X
Confectionery products manufacturing	P	P	P	X	X	X

USE	ZONE					
	I-1 ³³ in ZO	I-1 IN DDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
Drying and dehydrating of food products	P	P	P	X	X	X
Freezing of food products	P	P	P	X	X	X
Oil and fat manufacturing (edible)	P	P	P	X	X	X
Packaging, packing, and canning of food products	P	P	P	X	X	X
Pickling	SE	P*	P*	X	X	X
Reduction plant	X	X	X	X	X	X
Sauce, seasoning, and pressing manufacturing	P	P	P	X	X	X
Slaughterhouse	X	X	X	X	X	X
Smoking and curing	SE	P*	P*	X	X	X
Sugar refinery	X	X	X	X	X	X
Syrup and flavor extract manufacturing	P	P	P	X	X	X
(J) Rubber and Synthetic Rubber Products:						
Fabrication of rubber products (CB-75-1998, CB-39-2004)	P	P	P	X	X	X
Recycling of rubber products	SE	P*	P*	X	X	X
Rubber manufacturing	X	X	X	X	X	X
Rubberizing of wearing apparel or household items	P	P	P	X	X	X
Synthetic rubber (and similar products) manufacturing	X	X	X	X	X	X
Tire or tube manufacturing (CB-75-1998, CB-39-2004)	X	X	X	X	X	X
Tire recapping (CB-75-1998, CB-39-2004)	P	P	P	X	X	X
(K) Stone, Clay, Glass, and Cement Products:						

USE	ZONE					
	I-1 ³³ in ZO	I-1 IN DDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
Cement manufacturing	X	X	X	X	X	X
Concrete batching or cement mixing plant (CB-111-2004)	X	X	X	X	X	X
Cutting of nonstructural stone (CB-76-1998; CB-39-2004)	P	P	P	X	X	X
Glass blowing and molding	P	P	P	X	X	X
Manufacturing of ornamental products made of clay, concrete, glass, plaster, porcelain, or stone, (excluding the use of a rock crusher)	P	P	P	X	X	X
(CB-75-1998; CB-39-2004; CB-78-2004)						
Manufacturing or cutting of structural products made of clay, concrete, glass, stone, or similar materials (CB-75-1998; CB-39-2004)	X	X	X	X	X	X
(L) Textile Products:						
Fabrication of finished goods	P	P	P	P	P	P
Felt manufacturing	P	P	P	P	P	P
Fiber or thread manufacturing	X	X	X	X	X	X
Finishing of textile goods	P	P	P	P	P	P
Knitting	P	P	P	P	P	P
Lace (and similar products) manufacturing	P	P	P	P	P	P
Recycling of textiles (CB-75-1998; CB-39-2004)	SE	P*	P*	P	P	P
Synthetics manufacturing	X	X	X	X	X	X
Weaving	P	P	P	P	P	P

USE	ZONE					
	I-1 ³⁵ in ZO	I-1 IN DDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
(M) Wholesale Trade						
Apparel, garments, or related products	P	P	X	P	P	X
Automotive or motorized equipment, parts and accessories only	P	P	X	P	P	X
Bakery products, wholesale	P	P	X	P	P	X
Bulk raw materials	P	P	X	P	P	X
Chemical and related products (except as otherwise specified)	P	P	X	P	P	X
Electronic, glass, metal, paper, rubber, or wood products	P	P	X	P	P	X
Food or kindred products	P	P	X	P	P	X
Garden supplies or nursery stock	P	P	X	P	P	X
Livestock (CB-75-1998; CB-39-2004)	X	X	X	X	X	X
Ornamental products made of china, clay, concrete, glass, or stone	P	P	X	P	P	X
Petroleum products for home distribution	P	P	X	P	P	X
Structural products made of clay, concrete, or stone, with						
(i) Indoor storage, only	P	P	X	P	P	X
(ii) Outdoor storage (CB-75-1998; CB-39-2004)	X	X	X	X	X	X
Textile products	P	P	X	P	P	X
Tobacco and related products	P	P	X	P	P	X

USE	ZONE					
	I-1 ³⁵ in ZO	I-1 IN DDOZ AREA	L-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	L-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
Wholesaling or distribution of materials (products) not used or produced on the premise:						
(I) Subject to Section 27-471(G)	NA	NA	X	P	P	X
(II) All others (CB-90-1992)	P	P	X	X	X	X
Wholesaling or distribution of materials (products) used or produced on the premises (CB-90-1992)	P	P	X	P	P	X
Wholesaling or distribution use not listed (CB-90-1992)	SE	P*	X	X	X	X
(3) INSTITUTIONAL/EDUCATIONAL:						
Adult day care center (CB-44-1987; CB-66-1996)	P ^{12,34}	P	P	P	P	P
Adult rehabilitation center (CB-108-1987; CB-75-1998; CB-39-2004)	X	X	X	X	X	X
Church or similar place of worship, convent, or monastery (CB-23-1988; CB-99-1993; CB-84-1996)	P	P	P	P	P	P
Church or similar place of worship, convent, or monastery in the Route 202 Corridor Study Area, unless constructed pursuant to a Conceptual Site Plan approved by the Planning Board prior to June 1, 1997 (CB-72-1997)	X	X	X	X	X	X
Community building						
Day care center for children	P	P	P	X	X	X
(A) In accordance with Section 27-475.02 ¹⁴	P ³⁴	P*	P	P	P	P

USE	ZONE					
	I-1 ³³ in ZO	I-1 UNDDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
(B) All others (CB-23-1988, CB-66-1996)	SE	P*	P*	SE	P*	P*
School, private:						
(A) Business	P ³⁴	P	P	P	P	P
(B) Driving	P	P	P	X	X	X
(C) Institution of higher learning (may include private spa)	X	X	X	P	P	P
(D) School or studio for artistic or technical instruction and practice	P ³⁴	P	P	P	P	P
(E) Scientific	P ³⁴	P	P	P	P	P
(F) Trade	P ³⁴	P	P	P	P	P
(G) Private college or university	P ³⁶	P	P	P ³⁶	P	P
(H) In accordance with Section 27-475.06.01 ²⁸	P ³⁴	P	P	P	P	P
(I) All others (CB-26-1985, CB-33-1986, CB-23-1988, CB-14-1994, CB-113-1994, CB-66-1996, CB-93-1996, CB-94-2000)	SE	P*	P*	SE	P*	P*
(4) MISCELLANEOUS:						
Accessory structures and uses (CB-66-1996)	P ³⁴	P	P	P	P	P
Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987)	SE	P*	P*	SE	P*	P*
Any use allowed in the C-S-C Zone (except those permitted by Special Exception) when located within an office building or hotel provided not more than 15% of the gross floor area of the building shall be devoted to such uses and not more than 3,000 square feet shall be allotted to any one use, except hotels may include auditoriums or showrooms unlimited in size	X	X	X	PA	PA	PA

USE	ZONE					
	I-1 ³³ in ZO	I-1 IN DDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
<u>Auction house (CB-55-1988)</u>	P	P	P	X	X	X
Buildings and uses serving public health purposes on land owned by Prince George's County, Maryland, upon which hospitals or health centers are located, except if otherwise allowed as a Permitted Use (CB-55-1988; CB-66-1996)	P ³⁴	P	P	P	P	P
<u>Cemetery, crematory:</u>						
(A) Cemetery accessory to a church, convent or monastery	P	P	X	P	P	X
(B) All others (CB-11-1991; CB-27-1995)	SE	P*	X	X	X	X
Collection of recyclable materials						
(A) As a temporary use, in accordance with Sections 27-260 and 27-261 (CB-75-1998; CB-39-2004)	P	P	P	P	P	P
(B) All others	P	P	P	X	X	X
<u>Commercial uses not listed</u>	X	X	X	X	X	X
Contractor's office (must include sanitary facilities), construction yard, shed, or storage building (in connection with a construction project) as a temporary use						
(A) In accordance with Sections 27-260 and 27-261	P	P	P	P	P	P
(B) All others	P	P	P	X	X	X
<u>Ice vending machine for block ice</u>	P	P	P	X	X	X
MARC Planned Community, in accordance with Section 27-475.06.05 (CB-21-2006)	P	P	P	P	P	P

USE	ZONE					
	I-1 ³³ in ZO	I-1 IN DDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
<u>Metro Planned Community, in accordance with Section 27-475.06.03 (CE-35-1998)</u>	X	X	X	X	X	X
<u>Mobile home, with a use for which amusement taxes are collected</u>	P	P	P	P	P	P
<u>Rental business for items permitted to be sold (except as otherwise specified)</u>	P	P	P	X	X	X
<u>Sign making shop</u>	P	P	P	X	X	X
<u>Signs, in accordance with Part 12:</u>						
<u>(A) Outdoor advertising sign (billboard)</u>	X	X	X	X	X	X
<u>(B) All others (CB-45-1988; CB-24-1991; CB-66-1996)</u>	P ³⁴	P	P	P	P	P
<u>Welding shop</u>	P	P	P	X	X	X
<u>Where not otherwise specifically permitted, any use allowed in the I-1 Zone (excluding those permitted by Special Exception) (CB-92-2004)</u>	X	X	X	P ³⁵	P	P
<u>Where not otherwise specifically permitted, any use allowed by Special Exception in the I-1 Zone (CB-92-2004)</u>	X	X	X	SE ³⁶	P	P
(5) PUBLIC/QUASI PUBLIC:						
<u>Ambulance service, private</u>	P	P	P	X	X	X
<u>Library</u>	P	P	P	P	P	P
<u>Post office</u>	P	P	P	P	P	P
<u>Public buildings and uses</u>	P	P	P	P	P	P
<u>Sanitary landfill, rubble fill, or Class 3 fill^{39, 46} (CB-15-1990; CB-8-2003; CB-87-2003)</u>	SE	P	P	X	X	X

USE	ZONE					
	I-1 ³³ in ZO	I-1 IN DDOZ AREA	I-1 WITHIN ½ MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN ½ MILE OF METRO
Voluntary fire, ambulance, or rescue station ¹	P	P	P	P	P	P
(6) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL						
Adult Entertainment, in accordance with Section 27-475.06.06 (CB-46-2010)	X	X	X	X	X	X
Amusement Center (CB-8-2007)	P ⁶²	P	P	X	X	X
Amusement park	SE	P*	X	X	X	X
Athletic field, with or without seating for spectators	P	P	P	X	X	X
Auditorium (CB-56-2011)	P ⁵⁶	P	P	X	X	X
Billiard or pool parlor	P	P	P	X	X	X
Bowling alley	P	P	P	X	X	X
Carnival, circus, fair or similar use, not exceeding 17 days duration and located at least 250 feet from any dwelling, as a temporary use in accordance with Sections 27-260 and 27-261:						
(A) On a parking lot	P	P	P	P	P	P
(B) All others	P	P	P	X	X	X
Club or lodge, private	P	P	P ¹⁰	X	X	X
Commercial recreational attractions	X	X	X	SE	P*	P*
Employees recreational facilities (private, nonprofit), accessory to an allowed use (CB-66-1996)	P ³⁴	P	P	P	P	P
Golf course or country club (CB-66-1996)	P ³⁴	P	P	P	P	P

USE	ZONE					
	I-1 ³³ in ZO	I-1 IN DDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
<u>Golf driving, archery, or baseball batting range (CE-130-1993)</u>	P	P	P	P	P	P
<u>Miniature golf course</u>	P	P	P	X	X	X
<u>Museum, aquarium, art gallery, cultural center, or similar facility (CB-66-1996)</u>	P ³⁴	P	P	P	P	P
<u>Park or playground</u>	P	P	P	X	X	X
<u>Performance arts center, in accordance with Section 27-475.06.04 (CB-12-2001)</u>	SP	P*	P*	X	X	X
<u>Reducing/exercise salon or health club (CB-3-1989; CB-66-1996)</u>	P ³⁴	P	P	P	P	P
<u>Riding stable</u>	P	P	P	X	X	X
<u>Rifle, pistol, or skeet shooting range</u>	P	P	P	X	X	X
<u>(A) Indoor²⁰</u>	P	P	P	X	X	X
<u>(B) Outdoor (CB-4-1991)</u>	SE	P*	P*	X	X	X
<u>Sauna or steam bath</u>	PA	PA	PA	X	X	X
<u>Skating rink:</u>						
<u>(A) Indoor</u>	P	P	P	X	X	X
<u>(B) Outdoor</u>	SE	P*	P*	X	X	X
<u>Spa, community (CB-66-1996)</u>	P ³⁴	P	P	P	P	P
<u>Spa, private, accessory to an allowed dwelling unit (CB-66-1996)</u>	P ³⁴	P	P	P	P	P
<u>Spa, public:</u>						

USE	ZONE					
	I-1 ³ in ZO	I-1 in DDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
(A) Accessory to a recreation/exercise salon, health club, or summer camp	P	P	P	X	X	X
(B) Accessory to a commercial swimming pool	P ³⁴	P	P	P	P	P
(C) Accessory to a hotel or motel in the I-1 and I-2 Zones, included on the approved Special Exception site plan for the hotel	SE	P	P	P	P	P
(D) All others (CB-3-1989; CB-66-1996)	SE	P	P	X	X	X
Summer camp	P	P	P	X	X	X
Swimming pool (which may include a community or public spa)	P	P	P	P	P	P
Tennis, basketball, handball or similar court						
(A) Enclosed by a wall or fence at least 6 feet high	P	P	P	P	P	P
(B) All others	P	P	P	X	X	X
Theater:						
(A) Indoor	P*	P	P	P	P	P
(B) Outdoor (including drive-in) (CB-66-1996)	SE	P	P	X	X	X
(7) RESIDENTIAL/LODGING:						
Artists' residential studios, in accordance with Section 27-475.06.04 (CB-12-2001)	SP	P	P	X	X	X
Dwelling						
(A) If legally erected prior to the date upon which the property was classified in the I-1, I-2, or U-L-I Zone, or legally erected in the I-1, I-2, or U-L-I Zone under prior regulations	P	P	P	X	X	X

USE	ZONE					
	I-1 ³³ in ZO	I-1 IN DDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
(B) If legally erected prior to the date upon which the property was classified in the I-3 or I-4 Zone	X	X	X	P	P	P
(C) All others (CB-1-1994)	X	X	X	X	X	X
Dwelling unit within a building containing commercial or industrial uses not exceeding 3 units per building, with 1 unit permitted at ground floor level for a resident manager, caretaker, or night watchman (and family) and all other units located above the ground floor	P	P	P	X	X	X
Hotel or motel (which may include public spas, swimming pools, or tennis courts, provided they are enclosed by a fence or wall at least 6 feet high):						
(A) In an industrial park having a gross tract area of at least 25 acres (CB-97-2004)	SE ⁹	P*	P*	P	P	P
(B) All others	SE	P*	P*	X	X	X
Planned retirement community (CB-89-1999)	X	X	X	SE ³⁸	P*	P*
(8) RESOURCE PRODUCTION/RECOVERY:						
Agricultural uses	P	P	P	P	P	P
Concrete recycling facility (CB-78-2004)	SE	P*	P*	SE	P*	P*
Sand and gravel wet processing (CB-75-1998; CB-39-2004)	SE	P*	P*	X	X	X
Surface mining	SE	P*	P*	SE	P*	P*
(9) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:						

USE	ZONE					
	I-1 ³³ in ZO	I-1 IN DDOZ AREA	I-1 WITHIN 1/4 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
Airport, airpark, airfield, heliport	SE	P*	P*	SE	P*	P*
Airstrip or heliport	SE	P*	P*	SE	P*	P*
Antennas and related equipment buildings and enclosures, other than satellite dish antennas, in accordance with Section 27-475.06.02 (CB-65-2000)	P	P	P	P ¹⁶	P	P
Broadcasting studio (without tower) (CB-66-1996)	P ³⁴	P	P	P	P	P
Bus station or terminal	P	P	P	X	X	X
Monopoles and related equipment buildings and enclosures, in accordance with Section 27-475.06.02 (CB-65-2000)	P	P	P	P ¹⁶	P	P
Motor freight receiving or shipping (loading) facilities:						
(A) When accessory to, in conjunction with, as an integral part of, under the same ownership or leasehold interest as, and solely serving another allowed use on the property	P ³⁴	P	P	P	P	P
(B) All others	X ²³	X	X	X ²³	X	X
(CB-90-1992; CB-66-1996)						
Moving and Storage Operation (CB-70-2004)	P ^{26, 48}	P	P	X	X	X
Parking lot or garage, commercial (CB-43-2002)	P	P	P	P ⁴⁵	P	P
Parking lot or garage, or loading area, in accordance with Part 11 (CB-66-1996)	P ³⁴	P	P	P	P	P
Parking of mobile home except as otherwise specified	X	X	X	X	X	X
Parking of mobile home in a public right-of-way	X	X	X	X	X	X

USE	ZONING					
	L-1 in ZO	L-1 in DDOZ AREA	L-1 WITHIN 1/2 MILE OF METRO	L-3 in ZO	L-3 IN DDOZ AREA	L-3 WITHIN 1/2 MILE OF METRO
Parking of vehicles accessory to an allowed use (CB-66-1996)	P ³⁴	P	P	P	P	P
Public utility uses or structures						
(A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment, and railroad tracks or passenger stations, but not railroad yards (CB-66-1996)	P ³⁴	P	P	P	P	P
(B) Railroad yards, roundhouses, car barns, and freight stations	X	X	X	X	X	X
(C) Other public utility uses or structures (including major transmission and distribution lines and structures) (CB-25-1987, CB-61-1988, CB-65-2000)	P	P	P	SE	P*	P*
Satellite dish antenna, in accordance with Section 27-468.01						
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P	P	P	P	P
(B) Over 10 feet in diameter, to serve only 1 dwelling unit	SE	P*	P*	SE	P*	P*
(C) All others	P	P	P	P	P	P
Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically allowed (CB-4-1987)	X	X	X	X	X	X
Taxicab dispatching station:						
(A) Without cab storage, repair, or servicing	P	P	P	P	P	P
(B) With cab storage	P	P	P ^(iv)	X	X	X
(C) With cab repair or servicing within a wholly enclosed building (CB-50-1987)	P	P	P	X	X	X
Taxicab stand	P	P	P	P	P	P

USE	ZONE					
	I-1 ³³ in ZO	I-1 IN DDOZ AREA	I-1 WITHIN 1/2 MILE OF METRO	I-3 in ZO	I-3 IN DDOZ AREA	I-3 WITHIN 1/2 MILE OF METRO
Telegraph or messenger service (CB-66-1996)	P*	P	P	P	P	P
Towers or poles (electronic, radio, or television, transmitting or receiving):						
(A) Nonprofit, noncommercial purposes, with no height restrictions	P	P	P	P	P	P
(B) Freestanding, for commercial purposes, up to 175 feet above ground level	P	P	P	P	P	P
(C) Attached to a roof, for commercial purposes, with the total combined height of the building, tower, or monopole and antenna not exceeding 250 feet above ground level	P	P	P	P	P	P
(D) All others (CB-8-1990; CB-123-1994; CB-103-1997; CB-65-2000)	SE	P*	P*	SE	P*	P*
Trucking operations, except as otherwise specified (CB-90-1992; CB-5-1994; CB-75-1998; CB-13-2000; CB-39-2004)	X ^{26,40}	X	X	X	X	X

1 Provided the site is either:

- (A) In the proximity of an area designated as a fire or rescue station on an approved Functional Master Plan of Fire and Rescue Stations;
- (B) In a location which the Fire Chief has indicated (in writing) is appropriate; or
- (C) Occupied by a station that was in use immediately prior to July 1, 1982.

The following activities are considered to be ancillary uses permitted within the hall/assembly area of a voluntary fire, ambulance, or rescue station: bingo (with an approved license from the Department of Environmental Resources), weddings, dinners, community events, organization functions, and private events (with no advance or at the door ticket sales).

All events must comply with County or State regulations, and events requiring a specific license must obtain such license to be considered a permitted ancillary use. All events must be organized by the voluntary fire, ambulance, or rescue corporation or company and/or a community group from within the immediate vicinity of the station. For weddings, receptions, and dinners, the event may be organized by an individual in conjunction with the voluntary fire, ambulance, or rescue corporation or company and/or a community group within the immediate vicinity of the station. A permitted ancillary use does not include the leasing of the station facility for use by a promoter. Private events may not have advance or at the door ticket sales. All events must end by 10:00 p.m., Sunday through Thursday (except that bingo events must end by 11:00 p.m.), and by midnight on Friday and Saturday, with all patrons off the site within thirty (30) minutes after closing.
(CB-70-2008)

2 Provided:

- (A) The mobile home is located on a lot having property consisting of five (5) acres or more;
- (B) The use of the mobile home is in connection with another use on the property for which the County levies or collects an amusement tax;
- (C) The occupants of the mobile home are employed by, or reasonably connected with, the other use; and
- (D) The mobile home shall not be located on the property for more than one hundred twenty (120) cumulative days per calendar year, except mobile homes used in connection with pari-mutuel racetracks where the use shall not exceed two hundred eighteen (218) cumulative days per calendar year.

3 Provided:

- (A) The service shall be limited to supplying gasoline, oil, water, tire pressure, and washing;
- (B) Only automobiles parking in the parking garage shall be served;
- (C) No signs visible from outside the structure shall indicate the presence of the service facilities; and
- (D) The garage shall be wholly enclosed.

4 Except in an emergency. In this case, the parking shall be subject to the traffic and parking regulations applicable to the right-of-way.

5 Approved as an accessory use with approval of the Special Exception for the hotel or motel.

6 **Reserved.**

7 Office building requires a Special Exception to be approved, in accordance with Part IV.

8 This shall not apply to:

- (A) Storage accessory (and related) to an allowed use; or
- (B) One (1) such vehicle stored in a wholly enclosed garage.

- 2 In the I-3 Zone, subject to Section 27-471(c) and (g).
 Permitted use without requirement for Special Exception provided:
- 10 (A) The use is located within an industrial park which is adjacent to a Beltway interchange constructed after June, 2002;
 (B) The parcel(s) is the subject of a Preliminary Plan of Subdivision that was approved pursuant to Subtitle 24 of this Code prior to June 30, 2004;
 (C) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;
 (D) The acreage of lots (used for commercial purposes) shall not exceed twenty-five percent (25%) of the acreage of lots used for industrial purposes in the industrial park;
 (E) No more than two (2) fast-food restaurants shall be allowed in the industrial park;
 (F) Motels are prohibited; and
 (G) Hotel amenities shall include at a minimum a swimming pool, fitness center, room service, concierge service, parking, and restaurant(s) located within the building.
 (CB-97-2004)
- 11 **Reserved.**
- 12 Located only on or abutting a lot or group of lots containing an office building or group of office buildings having a gross floor area of at least fifty thousand (50,000) square feet.
 (CB-44-1987)
- 13 This does not provide for accessory antennas or overhead distribution lines.
 (CB-25-1987)
- 14 In a publicly-owned recreational facility, a school, a church, or a public building, a day care center shall only be permitted as an accessory use. A church must provide its tax-exempt identification number when applying for a Detailed Site Plan or a building or use and occupancy permit for an accessory day care center for children.
 (CB-23-1988; CB-98-1988; CB-44-1989)
- 15 Provided the health center is located on a minimum of twenty-five (25) acres.
 (CB-55-1988)
- 16 Provided:
 (A) The whip antenna does not extend more than fifteen (15) feet above the height of the structure to which it is attached and does not support lights or signs unless required for aircraft warning or other safety reasons;
 (B) The equipment building does not exceed five hundred sixty (560) square feet of gross floor area or twelve (12) feet in height; (C) The equipment building matches the construction material and color(s) of an existing building when it is attached thereto; and
 (D) The equipment building is constructed of brick and designed to coordinate with the design of any existing main building on the same lot or on an adjoining lot when constructed as a freestanding building.
 (CB-61-1988; CB-81-1993)
- 17 Subject to Detailed Site Plan approval, in accordance with Part 3, Division 9, of this Subtitle.
 (CB-3-1989)
- 18 Limited to twenty percent (20%) of the gross floor area of the building within which it is located, but not to exceed a maximum of five thousand (5,000) square feet.
 (CB-3-1989)

- 19 A sanitary landfill, rubble fill, or Class 3 fill may include a rock crusher only if it is approved as part of the Special Exception. (CB-15-1990; CB-8-2003; CB-87-2003)
- 20 Provided there is no discernible noise from the exterior of the building. (CB-4-1991)
- 21 Provided both uses were existing as of January 1, 1991. (CB-11-1991)
- 22 In accordance with Section 27-475.06. (CB-82-1991)
- 23 Except as provided for in Section 27-467.01. (CB-90-1992)
- 24 Provided the vehicle rental lot is located within one-half (1/2) mile of a mass transit facility. (CB-58-1993)
- 25 The gross floor area shall not exceed 25% of the gross floor area of the building within which this accessory use is located. (CB-1-1994)
- 26 Moving and storage operations that have less than one hundred thousand (100,000) square feet of gross floor area, have hours of operation between 7:30 A.M. and 5:30 P.M., and are located in a building that was existing on August 31, 1994, are permitted by right. (CB-5-1994)
- 27 A Special Exception shall not be required for development on a lot of no less than ten (10) or more than twenty (20) acres, located within five hundred (500) feet of property in the M-A-C or C-S-C Zones, said lot having frontage on at least two (2) public streets, and a store with a gross floor area not exceeding 85,000 square feet of sales and service floor area (excluding mezzanines) under one roof, of which no more than a total of twenty percent (20%) of sales and service floor area may be dedicated to the sale and/or display of building materials, including, among other things, building supplies, electrical supplies, plumbing supplies, and hardware, either individually or in the aggregate; or the use is located on a lot or parcel that is between ten (10) and twenty (20) acres in size; said lot or parcel is located within five hundred (500) feet of property in the M-A-C Zone and has frontage on at least two public streets; the store has no more than twenty-five thousand (25,000) square feet gross floor area; the store fills medical prescriptions and sells medical supplies and nonprescription medicines, in addition to general merchandise, and except for medical prescriptions, medical supplies, and nonprescription medicines, the store has no more than fifty percent (50%) of its gross floor area devoted to the sale of a single type of merchandise, such as food or specialty items. (CB-21-1994; CB-11-2003; CB-64-2012)
- 28 The Board of Appeals may grant variances from the requirements of Section 27-475.06.01(a)(1). (CB-14-1994)
- 29 **Reserved.**
- 30 **Reserved.**
- 31 **Reserved.**

- 32 In accordance with the provisions of Part 16, Section 27-248 and Section 27-904 provide for expedited processing of applications for adult book store and/or adult video store use and occupancy permits.
(CB-53-1996; CB-28-2009)
- 33 Approval of a Special Exception is required for any use in the I-1 or I-2 Zones if any portion of the lot on which the use is proposed is within the subject area of a pending Transit District Overlay Zoning Map Amendment that has been initiated by resolution of the District Council. This provision does not apply to uses or buildings in existence as of July 1, 1996, or uses set forth in Section 27-473(b)(1)(A)(i), (A)(iv), and (C), and (b)(5).
(CB-66-1996)
- 34 Notwithstanding the language in Footnote 33, a Special Exception is not required if any portion of the lot is within the subject area of a pending Transit District Overlay Zoning Map Amendment that has been initiated by resolution of the District Council, and is located at least 2,000 feet from an existing Metrorail station.
(CB-66-1996)
- 35 Provided:
(A) The church is located in an existing freestanding building not exceeding two stories in height;
(B) If the building in which the church is located contains other uses, a separate entry to the church must be provided for its use; and
(C) At the time of issuance of the initial use and occupancy permit, the church shall be located within 1,000 feet of another existing church.
(CB-84-1996)
- 36 If not conducted in an existing office building, a Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle.
(CB-93-1996)
- 37 Provided:
(A) The vehicle sales or rental lot is subordinate in area to, and is an expansion of, an existing permitted vehicle sales or rental use located on a contiguous adjacent lot in the I-1, I-2, or I-4 Zones; and
(B) The two contiguous adjacent lots are owned by the same individual(s); and
(C) The property on which the expansion will be located is adjacent to a public roadway; and
(D) No structure may be erected except for paving, and with the exception of one structure not to exceed 6,000 square feet gross floor area which is architecturally compatible with the surrounding neighborhood.
(CB-73-1997)
- 38 Reserved.
- 39 Townhouses shall comply with the design guidelines set forth in Section 27-274(a)(1) and the regulations for development set forth in Section 27-433(d).
(CB-89-1999)
- 40 A business limited to truck storage, maintenance, and repair only, with associated administrative offices, is permitted by right. Transporting of any items to or from the site is prohibited.
(CB-13-2000)
- 41 Permitted as an accessory use to a gas station located within an industrial park.
(CB-92-2001)

- 42 Permitted as an accessory use to a gas station located within an industrial park, provided the uses are located within the same building.
(CB-92-2001)
- 43 Provided:
(A) The retail center is built and has one or more approved occupancy permits prior to October 1, 2001;
(B) The retail center lies on property that adjoins land in the R-18 Zone and has frontage on a road classified as an arterial on the applicable Master Plan; and
(C) No food or beverage store may occupy more than ten thousand (10,000) square feet or one-third (1/3) of the property's net leasable building space, whichever is less.
(CB-93-2001)
- 44 Except for new vehicle sales lots, the use shall be located on a tract of land containing a minimum of twenty-five thousand (25,000) square feet. All such uses on property less than twenty-five thousand (25,000) square feet in existence on September 1, 2002, may not be certified as nonconforming uses and must cease operations on or before August 31, 2005.
(CB-33-2002)
- 45 The property shall lie within one-quarter (1/4) mile of an existing mass transit rail station operated by the Washington Metropolitan Area Transit Authority (WMATA). Permits may not be issued for the commercial parking structure until the Planning Board approves a Detailed Site Plan, as required in the I-3 Zone. The Planning Board shall find:
(A) The site plan meets all I-3 Zone requirements;
(B) The proposed parking structure will not prevent the achievement of Transit Oriented Development goals in the neighborhood surrounding the WMATA station; and
(C) The location and design of the parking structure provide for ample pedestrian ways, landscaping, lighting, and other amenities, to create direct and pleasant connections between the structure and the WMATA station.
All commercial parking lot or garage operations on the property shall cease by September 1, 2008.
(CB-43-2002)
- 46 A Class 3 fill in existence as of October 7, 2003 that is operating pursuant to any validly issued grading permit, and is not in violation, shall be permitted to continue in operation as a matter of right, but is limited to the fill area established by any previously issued grading permit, not to exceed two (2) renewals of the permit. Those fill operations that are in violation on October 7, 2003 have until December 31, 2003 to comply, or their permit is void.
(CB-8-2003; CB-87-2003)
- 47 Provided:
(A) The property is located on and inside the Capital Beltway at an existing interchange with said Beltway.
(B) The site contains a minimum of eighty (80) acres that is split-zoned I-3, I-1, and R-R, with not more than twenty percent (20%) zoned R-R;
(C) The property is proposed for employment uses in the most recently approved applicable Master Plan;
(D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle; and
(E) The site plan shall include at least two (2) stores containing one hundred thousand (100,000) square feet or more of gross floor area.
(CB-65-2003; CB-19-2005)
- 48 Subject to the approval of a Detailed Site Plan in accordance with Part 3, Division 9, of this Subtitle.
(CB-70-2004)

42

Provided:

- (A) The use is located within a development with no less than fifty (50) acres included in the Preliminary Plan.
- (B) The development adjoins properties in the I-1 and I-2 Zones and a railroad right-of-way at the time of Preliminary Plan approval.
- (C) The development shall not be subject to the requirements of Section 27-471(f)(2) or (g).
- (D) The development shall comply with the regulations applicable to the I-1 Zone set forth in Section 27-474, except that the setback from any residentially-zoned property shall be fifty (50) feet.
- (E) The development shall be subject to the approval of a Detailed Site Plan, but not a Conceptual Site Plan. Noise, landscaping, buffering or uses from adjoining residential properties, and preservation and interpretation of any archeological or paleontological resources shall be addressed at the Detailed Site Plan stage.
- (F) Outdoor storage is prohibited unless approved on a Detailed Site Plan and screened from surrounding properties. (CB-92-2004)

50

Permitted use without the requirement for a Special Exception provided:

- (A) The site on which the use is located is within an existing industrial park containing a minimum of five (5) acres; (B) The site is not contiguous to any land used for residential purposes;
- (C) The site abuts a railroad spur; and
- (D) The site is located within the Developed Tier as described in the General Plan. (CB-111-2004)

51

Provided:

- (A) The use is limited to property that has at least one hundred and fifty (150) feet of frontage on and vehicular access to at least one (1) road classified as a collector or lower classification on the applicable Master Plan and a minimum right-of-way width of sixty (60) feet.
- (B) A Limited Detailed Site Plan shall be approved for the use in accordance with Section 27-286(a). The site plan shall address architecture, landscaping, lighting, and infrastructure which is essential to the development of the site including streets, utilities, and stormwater management facilities.
- (C) The Limited Detailed Site Plan shall demonstrate compliance with Section 27-358(a)(2),(3),(4),(5),(6),(8), and (10); and (b)(1),(2), and (3); and
- (D) Upon the abandonment of a commercial fuel depot, all structures exclusively used in the business (including underground storage tanks), except buildings, shall be removed by the owner of the property. For the purpose of this footnote, the term "abandonment" shall mean non-operation as a commercial fuel depot for a period of fourteen (14) months after the services cease. (CB-68-2006)

52

Does not include the sale of alcoholic beverages or hours of operation that extend beyond 10:00 P.M. (CB-8-2007)

53

Businesses with a valid state license for check cashing issued prior to September 1, 2009 may continue as a matter of right and shall not be deemed nonconforming, regardless of a change in tenancy or ownership of the check cashing business. (CB-23-2009; CB-106-2012)

54

Subject to Detailed Site Plan approval in accordance with Part 3, Division 9, of this Subtitle. Any fast-food restaurant operating pursuant to an approved Special Exception as of the effective date of CB-49-2005 shall remain valid, be considered a legal use, and shall not be deemed a nonconforming use. Such fast-food restaurants and their underlying special exceptions may be modified pursuant to the existing provisions relating to revisions or amendments to special exceptions generally and fast-food restaurants specifically as they exist in the Zoning Ordinance. (CB-19-2010; CB-46-2010)

55 Any private automobile and other vehicle auction operating in the I-1 Zone prior to January 1, 2011, shall not be certified as a nonconforming use and shall meet the requirements of Section 27-475.06.07(b), (c), and (d). If the use is not brought into conformance with these requirements within the prescribed two-year time period, the property owner shall cease all auction operations on the property.
(CB-59-2010)

56 Any existing establishment in the I-1 or U-I-I Zone with a valid use and occupancy permit for an auditorium, private club or lodge that included activity that meets the definition of "adult entertainment" may continue upon approval of a Special Exception. Applications for adult entertainment must be filed and accepted by June 1, 2012.
(CB-56-2011)

57 Permitted use without the requirement of a Special Exception provided:

(A) The site on which the use is located is operating as an existing construction and demolition processing and recycling facility within five miles of access to a State Highway of arterial classification or higher, and
(B) The facility is approved for acceptance of Municipal Solid Waste generated in Prince George's County pursuant to the Prince George's County FY 2002-2011 Ten Year Solid Waste Management Plan.
(CB-76-2012)

58 Permitted without a special exception provided:

(A) All operations shall be confined to the interior of a wholly enclosed building. There shall be no outdoor storage and/or unattended drop offs of materials or equipment.
(B) The facility shall not accept material from individual residents and shall not operate as a public drop-off center.
(C) The use and occupancy permit application shall include an operations plan and checklist indicating the methods by which the facility intends to comply with the approved certification standard.
(D) Within twelve (12) months after issuance of any use and occupancy permit to an electronic recycling facility, the occupant shall obtain, and at all times thereafter, maintain certification under the most recently adopted Responsible Recycling (R2) standard, e-steward standard, or an equivalent standard determined by the Department of Environmental Resources to meet or exceed these standards.
(E) Following initial certification, each electronic recycling facility shall certify to the Department of Environmental Resources in January of each calendar year that the permitted facility is certified under the R2 or equivalent approved standard; and
(F) In the event an electronic recycling facility fails to obtain the required certification within twelve (12) months after the issuance of the use and occupancy permit, or fails to maintain such certification, the Department of Environmental Resources shall revoke the use and occupancy permit and operations must cease until the certification is obtained.
(CB-91-2012)

FOOTNOTES TO THE SOUTHERN GREEN LINE DDOZ TABLE OF USES FOR THE INDUSTRIAL ZONES

- (i) Except for a "Banquet hall," which shall be defined for purposes of this DDOZ as "an establishment that is used regularly for serving food or beverages to groups that, in advance of the event, have reserved the facility for banquets or meetings, to which the general public is not admitted, and for which no admission charge is imposed at the door," unless as an ancillary or accessory use to a restaurant, tavern, hotel, or convention center, or as otherwise provided herein.

- (ii) Except for a "Beauty supply and accessories store," which shall be defined for purposes of this DDOZ as "a cosmetology, beauty, or barbering supply establishment engaged in the sale of related goods and materials wholesale and/or retail," unless as an ancillary or accessory use, or as otherwise provided herein.
- (iii) Except for a "Nail salon," which shall be defined for purposes of this DDOZ as "a use designated as North American Industry Classification System (NAICS) No. 812113," unless as an ancillary or accessory use, or as otherwise provided herein.

SOUTHERN GREEN LINE METRO STATION AREA
SECTIONAL MAP AMENDMENT ("SMA")
(CR-10-2014)

DEVELOPMENT DISTRICT OVERLAY ZONE ("DDOZ")
M-U-TC USE TABLE**

****NOTE:** THIS USE TABLE REFLECTS ADDITIONS, MODIFICATIONS, AND ASSOCIATED CORRECTIONS PURSUANT TO THE ADOPTION OF CR-10-2014 BY THE DISTRICT COUNCIL.

TABLE OF USES FOR THE M-U-TC ZONE

Uses permitted.

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

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

(2) The letter "P*" indicates that the use is permitted, but subject to the general special exception standards in Section 27-317(a)(1), (4), (5), and (6) and conforms to the recommendations of this preliminary sector plan.

(3) The letters "SE" indicate that the use is permitted, subject to the approval of a Special Exception in accordance with Part 4 of this Subtitle.

(4) The letters "PA" indicate that the use is permitted, subject to the following:

(A) There shall be no entrances to the use directly from outside the building;

(B) No signs or other evidence indicating the existence of the use shall be visible from the outside of the building, other than a business identification sign lettered on a window. The sign shall not exceed six (6) square feet in area; and

(C) The use is secondary to the primary use of the building;

(5) The letters "PB" indicate that the use is permitted, subject to the following:

(A) The use shall be related to, dependent on, and secondary to a principal use on the premises;

(B) The use shall be located on the same record lot as the principal use;

(C) The use shall not be located within a building not occupied by the principal use;

and

(D) The floor area of any building (and the land area occupied by any structure other than a building) devoted to the use shall not exceed an area equal to forty-five percent (45%) of the gross floor area of the building within which the principal use is located.

(6) The letters "SP" indicate that the use is permitted subject to the approval of a Special Permit, in accordance with Section 27-239.02.

(7) The letter "X" or a blank (unless otherwise clear from the context) indicates that the use is prohibited.

(8) All uses not listed are prohibited.

(9) Whenever the table refers to an allowed use, that use is either permitted (P), permitted but subject to certain general special exception standards (P*), permitted by Special Exception (SE), permitted by Special Permit (SP), or permitted as a (PA) or (PB) use, as accordingly listed in the zone in which it is allowed.

(CB-23-1988; CB-2-1994)

SOUTHERN GREEN LINE METRO STATION AREA
SECTIONAL MAP AMENDMENT ("SMA")
(CR-10-2014)

DEVELOPMENT DISTRICT OVERLAY ZONE ("DDOZ")
M-U-TC USE TABLE**

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TABLE OF USES

USE	ZONE		
	M-U-TC IN ZO	M-U-TC IN DDOZ	M-U-TC WITHIN ½ MILE OF METRO
(1) COMMERCIAL:			
(A) Eating or Drinking Establishments:			
Drive-in restaurant	SE	P*	P*
Fast-food restaurant:			
(i) Within a wholly enclosed shopping mall, or department, variety, or drug store	P	P	P
(ii) Within an office building	P	P	P
(iii) Within a hotel	P	P	P
(iv) All others	SE	P*	P*
Other than a drive-in or fast-food restaurant (which may include incidental carry out service, except where specifically prohibited)			
(i) Without entertainment (of any sort) other than music, and no patron dancing	P	P	P
(ii) Within an office building	P	P	P
(iii) Accessory to an allowed use	P	P	P
(iv) All others	SE	P*	P*
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:			
Gas station	SE	P*	X
Incidental automobile service in a parking garage	SE	P*	X
Vehicle lubrication or tune-up facility, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage	SE	P*	X
Vehicle, mobile home, or camping trailer sales lot, which may include dealer servicing and outdoor storage of vehicles awaiting sale; but shall exclude the storage or sale of wrecked or inoperable vehicles, except as accessory to the dealership for vehicles which the dealership will repair ² (CB-26-2002)	SE	P*	X
Vehicle, boat, or camping trailer rental			
(i) If existing prior to the adoption date of the M-U-TC Zone	SP	SP	SP
(ii) All others	SE	P*	P*
Vehicle parts or tire store including installation facilities, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage	SE	P*	X

SOUTHERN GREEN LINE METRO STATION AREA
SECTIONAL MAP AMENDMENT ("SMA")
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DEVELOPMENT DISTRICT OVERLAY ZONE ("DDOZ")
M-U-TC USE TABLE**

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USE	ZONE		
	M-U-TC IN ZO	M-U-TC IN DDOZ	M-U-TC WITHIN ½ MILE OF METRO
Vehicle parts or tire store without installation facilities	P	P	P
(C) Offices:			
Bank, savings and loan association, or other savings or lending institution:			
(i) Automatic teller machine, only	SP	SP	SP
(ii) All others	P	P	P
Check cashing business (CB-23-2009)	SE ⁴	X	X
Office accessory to an allowed use	P	P	P
Office of a medical practitioner or medical clinic (which may include an accessory private spa)	P	P	P
Office, except as otherwise provided	P	P	P
(D) Services:			
Animal hospital, animal training, kennel	SE	P*	P*
Artist's studio	P	P	P
Barber or beauty shop	P	P ⁽¹⁾	P ⁽¹⁾
Bicycle repair shop:			
(i) Nonmotorized only	P	P	P
(ii) All others	SE	P*	P*
Blacksmith shop	P	P	P
Blueprinting, photostating, or other photocopy establishment	P	P	P
Catering establishment			
(i) Accessory to an allowed use	P	P ⁽¹⁾	P ⁽¹⁾
(ii) With a retail component	P	P ⁽¹⁾	P ⁽¹⁾
(iii) All others	SE	P* ⁽¹⁾	P* ⁽¹⁾
Data processing	P	P	P
Dry cleaning or laundry pickup station	P	P	P
Dry cleaning store or plant			
(i) Retail	P	P	P
(ii) Wholesale (may include retail service)	X	X	X
Electric or gas appliances, radio, or television repair shop	P	P	P

SOUTHERN GREEN LINE METRO STATION AREA
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(CR-10-2014)

DEVELOPMENT DISTRICT OVERLAY ZONE ("DDOZ")
M-U-TC Use Table**

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USE	ZONE		
	M-U-TC IN ZO	M-U-TC IN DDOZ	M-U-TC WITHIN ½ MILE OF METRO
Employment agency	P	P	P
Fortune telling	SE	P*	P*
Funeral parlor, undertaking establishment	SP	SP	SP
Household appliance or furniture repair shop	P	P	P
Key or locksmith shop	P	P	P
Laboratory	P	P	P
Laundromat	SP	SP	SP
Laundry store or plant:			
(i) Retail	P	P	P
(ii) Wholesale (may include retail service)	X	X	X
Lawn mower repair shop, provided all repairs are performed within a wholly enclosed building	SP	SP	SP
Machine shop accessory to an allowed use	SP ¹	SP	SP
Massage establishment	SE	P*	P*
Newspaper publishing establishment	SE	P*	P*
Pet grooming shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor	P	P	P
Photography studio or darkroom	P	P	P
Pizza delivery service, limited to off-premises delivery with no eat-in, drive-in, or carry-out service	P	P	P
Printing shop:			
(i) Less than 2,000 square feet	P	P	P
(ii) 2,000 square feet or greater	SP	SP	SP
Sauna or steam bath	PB	PB	PB
Shoe repair shop	P	P	P
Tailor or dressmaking shop (may include incidental dyeing and pressing allowed as a "PB" use)	P	P	P
Travel bureau	P	P	P
Upholstery shop	P	P	P
Veterinarian's office:			

SOUTHERN GREEN LINE METRO STATION AREA
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(CR-10-2014)

DEVELOPMENT DISTRICT OVERLAY ZONE ("DDOZ")
M-U-TC USE TABLE**

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USE	ZONE		
	M-U-TC IN ZO	M-U-TC IN DDOZ	M-U-TC WITHIN ½ MILE OF METRO
(i) Outpatient	P	P	P
(ii) Inpatient	PB	PB	PB
Watch or jewelry repair shop	P	P	P
(E) Trade (Generally Retail):			
Arts, crafts, and hobby supply store	P	P	P
Bakery products, wholesale (must include retail sales)	P	P	P
Bicycle (sales) shop			
(i) Nonmotorized, only	P	P	P
(ii) All others	SE	P*	P*
Book (except adult bookstore), camera, gift, jewelry, music, souvenir, or other specialty store not specifically listed	P	P	P
Bottled gas sales			
(i) Accessory to an allowed use	P	P	P
(ii) All others	SE	P*	P*
Building supply store:			
(i) Wholly enclosed, except for nursery stock	P	P	X
(ii) With outdoor storage on not more than 50% of the lot, provided it is enclosed by a slightly opaque wall or fence at least 8 feet high	SE	P*	X
Bulk retailing of products allowed to be sold in a M-U-TC Zone	P	P	P
Carpet or floor covering store	P	P	P
Clothing, dry goods, millinery, or shoe store	P	P	P
Confectioner:			
(i) Retail	P	P	P
(ii) Wholesale	PB	PB	X
Department or variety store	P	P	P
Drug store	P	P	P
Florist shop	P	P	P
Food or beverage goods preparation on the premises of a food or beverage store for retail or wholesale sales	PB	PB	PB
Food or beverage store, excluding liquor stores	P	P	P

SOUTHERN GREEN LINE METRO STATION AREA
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DEVELOPMENT DISTRICT OVERLAY ZONE ("DDOZ")
M-U-TC USE TABLE**

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USE	ZONE		
	M-U-TC IN ZO	M-U-TC IN DDOZ	M-U-TC WITHIN ½ MILE OF METRO
Garden supplies store, floricultural or horticultural nursery, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees:			
(i) Less than 3,000 square feet	SP	SP	SP
(ii) 3,000 square feet or greater	SE	P*	P*
Hardware store	P	P	P
Household appliance or furniture store	P	P	P
Lawn mower (sales) store	P	P	P
Liquor stores	SP	X	X
Newspaper, magazine, or tobacco shop	P	P	P
Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees:			
(i) Less than 3,000 square feet	SP	SP	SP
(ii) 3,000 square feet or greater	SE	P*	P*
Outdoor display of merchandise for sale (except as otherwise specified) and excluding merchandise displayed on gasoline pump islands associated with gas stations which is allowed:			
(i) Not more than 6 feet from main building (subject to Section 27-388)	P	P	P
(ii) More than 6 feet from main buildings (subject to Section 27-388)	SE	P*	P*
Paint or wall covering store	P	P	P
Pet (sales) shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor, may include the sale of pet feed and supplies	P	P	P
Retail shop or store (not listed) similar to one permitted (P)	P	P ⁽ⁱⁱ⁾	P ⁽ⁱⁱ⁾
Seafood market	P	P	P
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P
Sporting goods shop, which may include marine equipment and supplies	P	P	P
Stationery or office supply store which may include the sale of furniture or business machines	P	P	P
Swimming pool or spa sales and service (excluding outdoor display)	P	P	P
Toy store	P	P	P
Video game or tape store	P	P	P

SOUTHERN GREEN LINE METRO STATION AREA
SECTIONAL MAP AMENDMENT ("SMA")
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DEVELOPMENT DISTRICT OVERLAY ZONE ("DDOZ")
M-U-TC USE TABLE**

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USE	ZONE		
	M-U-TC IN ZO	M-U-TC IN DDOZ	M-U-TC WITHIN ½ MILE OF METRO
(2) INSTITUTIONAL/EDUCATIONAL:			
Adult day care center	SP	SP	SP
Church or similar place of worship, convent, or monastery	SP	SP	SP
Day care center for children			
(A) In accordance with Section 27-464.02(a)(1)(A)	P	P	P
(B) All others	SP	SP	SP
Hospital (may include a private spa)	SE	P*	P*
Nursing or care home (may include a private spa)	SE	P*	P*
School, Private:			
(A) Driving school, automobile only	P	P	P
(B) For artistic instruction (including a studio)	P	P	P
(C) Of business or trade, where the business or trade is permitted (P) in the respective zone	P	P	P
(D) Of business or trade, where the business or trade is permitted by Special Exception (SE) in the respective zone	SE	P*	P*
(E) Tutoring establishment	P	P	P
(F) Private schools, subject to Section 27-463	P	P	P
(G) All others	SE	P*	P*
(3) MISCELLANEOUS:			
Accessory structures and uses, except as otherwise provided	P	P	P
Adaptive reuse of a surplus public school, when not otherwise allowed	SE	P*	P*
Adaptive use of a Historic Site, when not otherwise allowed	SE	P*	P*
Auction house	SP	SP	SP
Carpentry, cabinet making, or other woodworking shop			
(A) Accessory to an allowed use	P	P	P
(B) All others	SP	SP	SP
Cemetery or crematory:			
(A) Cemetery, accessory to a church, convent, or monastery	SP	SP	X
(B) All others	X	X	X

SOUTHERN GREEN LINE METRO STATION AREA
SECTIONAL MAP AMENDMENT ("SMA")
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DEVELOPMENT DISTRICT OVERLAY ZONE ("DDOZ")
M-U-TC USE TABLE**

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USE	ZONE		
	M-U-TC IN ZO	M-U-TC IN DDOZ	M-U-TC WITHIN ½ MILE OF METRO
Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use:			
(A) With no outdoor storage of materials or equipment	P	P	P
(B) With outdoor storage of materials, located only in a side or rear yard, enclosed by a slightly opaque wall or fence at least 8 feet high, with no storage of material higher than the fence, but excluding the use or outdoor storage of earthmoving or other heavy equipment, or outdoor storage of machinery	X	X	X
(C) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry and lighting (and the like) parts for installation off the site	X	X	X
Contractor's office (must include sanitary facilities, construction yard or shed, or storage building (in connection with a construction project) as a temporary use:			
(A) In accordance with Sections 27-260 and 27-261	P	P	P
(B) All others	X	X	X
Rental of any merchandise allowed to be sold in the zone:			
(A) If the merchandise sold is permitted by SP	SP	SP	SP
(B) If the merchandise sold is permitted by SE	SE	P*	P*
(C) If the merchandise sold is permitted by right	P	P	P
Sign, in accordance with an approved Development Plan	P	P	P
Storage, wholly enclosed, accessory to an allowed use	P	P	P
Wholesaling of products incidental to the retail sales of the products on the premises	PB	PB	X
(4) PUBLIC/QUASI PUBLIC:			
Community building, except as otherwise provided	P	P	P
Library, private	P	P	P
Post Office	P	P	P
Public building and use, except as otherwise prohibited	P	P	P
Voluntary fire, ambulance, or rescue station ³ (CB-70-2008)	P	P	P
(5) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:			
Amusement arcade	SE	P*	P*

SOUTHERN GREEN LINE METRO STATION AREA
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(CR-10-2014)

DEVELOPMENT DISTRICT OVERLAY ZONE ("DDOZ")
M-U-TC USE TABLE**

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USE	ZONE		
	M-U-TC IN ZO	M-U-TC IN DDOZ	M-U-TC WITHIN ½ MILE OF METRO
Archery or baseball-batting range	SP	SP	SP
Auditorium	P	P ^(l)	P ^(l)
Billiard or pool parlor	SE	P*	P*
Bowling alley	SE	P*	P*
Carnival, circus, fair or similar use, not exceeding seventeen (17) days duration and located at least 250 feet from any dwelling, as a temporary use in accordance with Sections 27-260 and 27-261	SP	SP	SP
Club or lodge (private, nonprofit) except as otherwise provided	SP	SP ^(l)	SP ^(l)
Employees' recreational facilities (private, nonprofit) accessory to an allowed use	P	P	P
Miniature golf course	SP	SP	SP
Museum, aquarium, art gallery, cultural center, or similar facility	P	P	P
Park or playground	P	P	P
Performance arts center, in accordance with Section 27-548.01.03 (CB:12-2001)	SP	SP	SP
Recreational or entertainment establishment of a commercial nature, if not otherwise specified	SE	P* ^(l)	P* ^(l)
Reducing/exercise salon or health club	P	P	P
Rifle, pistol, or skeet shooting range:			
(A) Indoor	SE	P*	P*
(B) Outdoor	X	X	X
Skating rink	SP	SP	SP
Spa (community)	PB	PB	PB
Spa (private), accessory to an allowed dwelling unit	P	P	P
Spa (public):			
(A) Accessory to a hotel or motel	P	P	P
(B) Accessory to a reducing/exercise salon or health club	PB	PB	PB
(C) Accessory to a commercial swimming pool	PB	PB	PB
(D) Unrestricted	SE	P*	P*
Swimming pool:			
(A) Accessory to a hotel or motel	P	P	P

SOUTHERN GREEN LINE METRO STATION AREA
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DEVELOPMENT DISTRICT OVERLAY ZONE ("DDOZ")
M-U-TC USE TABLE**

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USE	ZONE		
	M-U-TC IN ZO	M-U-TC IN DDOZ	M-U-TC WITHIN ½ MILE OF METRO
(B) Community	SP	SP	SP
(C) Indoor	SP	SP	SP
(D) Private, accessory to an allowed one-family detached dwelling	P	P	P
(E) All others	SE	P*	P*
Tennis, basketball, handball, or similar court:			
(A) Indoor (within a permanent wholly enclosed building)	P	P	P
(B) Outdoor	SP	SP	SP
(C) With a temporary removable cover (bubble)	SP	SP	SP
Theatre:			
(A) Indoor	P	P	P
(B) Outdoor	SE	P*	P*
(C) Drive-in	X	X	X
(6) RESIDENTIAL/LODGING:			
Apartment housing for the elderly or physically handicapped	SP	SP	SP
Artists' residential studios, in accordance with Section 27-548.01.03 (CB-12-2001)	SP	SP	SP
Country Inn	SP	SP	SP
Dwelling, provided that it was legally erected prior to the date upon which the property was classified in the M-U-TC Zone, or was legally erected in the M-U-TC Zone under prior regulations	P	P	P
Dwelling unit:			
(A) Within a building containing commercial uses on the first floor	P	P	P
(B) All others	SP	SP	SP
Hotel or motel	SE	P*	P*
Tourist Home	SP	SP	SP
(7) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:			
Helistop	SE	P*	P*
Broadcasting studio (without tower)	P	P	P
Bus station or terminal	SE	P*	P

SOUTHERN GREEN LINE METRO STATION AREA
SECTIONAL MAP AMENDMENT ("SMA")
(CR-10-2014)

DEVELOPMENT DISTRICT OVERLAY ZONE ("DDOZ")
M-U-TC USE TABLE**

****NOTE:** THIS USE TABLE REFLECTS ADDITIONS, MODIFICATIONS, AND ASSOCIATED CORRECTIONS PURSUANT TO THE ADOPTION OF CR-10-2014 BY THE DISTRICT COUNCIL.

USE	ZONE		
	M-U-TC IN ZO	M-U-TC IN DDOZ	M-U-TC WITHIN ½ MILE OF METRO
Parking garage, commercial	SP	SP	SP
Parking lot, commercial:			
(A) With shuttle service to Metro, MARC, or similar mass transit service	SP	SP	SP
(B) All others	SE	P*	P*
Parking of vehicles accessory to an allowed use	P	P	P
Public utility use or structure	P	P	P
Satellite dish antenna, in accordance with Section 27-541.02:			
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P	P
(B) More than 10 feet in diameter to serve only 1 dwelling	SE	P*	P*
(C) All others	P	P	P
Taxicab dispatching station:			
(A) Without cab storage, repair, or servicing	P	P	P
(B) With cab storage	SE	P	X
(C) With cab repair or servicing within a wholly enclosed building	X	X	X
Taxicab stand	P	P	P
Telegraph or messenger service	P	P	P
Tower, pole, or antenna (electronic, radio, or television, transmitting or receiving), except a satellite dish antenna:			
(A) Freestanding for commercial or noncommercial purposes, not exceeding 100 feet above ground level	P	P	P
(B) Freestanding for commercial or noncommercial purposes, exceeding 100 feet above ground level	SE	P*	P*
(C) Attached to a roof for commercial purposes, not exceeding 40 feet above the height of the building	P	P	P
(D) Attached to a roof for commercial purposes, exceeding 40 feet above the height of the building (CB-123-1994)	SP	SP	SP

SOUTHERN GREEN LINE METRO STATION AREA
SECTIONAL MAP AMENDMENT ("SMA")
(CR-10-2014)

DEVELOPMENT DISTRICT OVERLAY ZONE ("DDOZ")
M-U-TC USE TABLE**

****NOTE:** THIS USE TABLE REFLECTS ADDITIONS, MODIFICATIONS, AND ASSOCIATED CORRECTIONS PURSUANT TO THE ADOPTION OF CR-10-2014 BY THE DISTRICT COUNCIL.

- 1** The gross floor area shall not exceed 25% of the gross floor area of the building within which this accessory use is located.
- 2** Except for new vehicle sales lots, the use shall be located on a tract of land containing a minimum of twenty-five thousand (25,000) square feet. All such uses on property less than twenty-five thousand (25,000) square feet in existence on September 1, 2002, may not be certified as nonconforming uses and must cease operations on or before August 31, 2005.
(CB-33-2002)
- 3** The following activities are considered to be ancillary uses permitted within the hall/assembly area of a voluntary fire, ambulance, or rescue station: bingo (with an approved license from the Department of Environmental Resources), weddings, dinners, community events, organization functions, and private events (with no advance or at the door ticket sales).

All events must comply with County or State regulations, and events requiring a specific license must obtain such license to be considered a permitted ancillary use. All events must be organized by the voluntary fire, ambulance, or rescue corporation or company and/or a community group from within the immediate vicinity of the station. For weddings, receptions, and dinners, the event may be organized by an individual in conjunction with the voluntary fire, ambulance, or rescue corporation or company and/or a community group within the immediate vicinity of the station. A permitted ancillary use does not include the leasing of the station facility for use by a promoter. Private events may not have advance or at the door ticket sales. All events must end by 10:00 p.m., Sunday through Thursday (except that bingo events must end by 11:00 p.m.), and by midnight on Friday and Saturday, with all patrons off the site within thirty (30) minutes after closing.
(CB-70-2008)

- 4** Businesses with a valid state license for check cashing issued prior to September 1, 2009 may continue as a matter of right and shall not be deemed nonconforming, regardless of a change in tenancy or ownership of the check cashing business.
(CB-23-2009; CB-106-2012)

SOUTHERN GREEN LINE METRO STATION AREA
SECTIONAL MAP AMENDMENT (“SMA”)
(CR-10-2014)

DEVELOPMENT DISTRICT OVERLAY ZONE (“DDOZ”)
M-U-TC USE TABLE**

****NOTE:** THIS USE TABLE REFLECTS ADDITIONS, MODIFICATIONS, AND ASSOCIATED CORRECTIONS PURSUANT TO THE ADOPTION OF CR-10-2014 BY THE DISTRICT COUNCIL.

FOOTNOTES TO THE SOUTHERN GREEN LINE DDOZ TABLE OF
USES FOR THE MIXED USE TOWN CENTER ZONE

- (i) Except for a “**Banquet hall**,” which shall be defined for purposes of this DDOZ as “an establishment that is used regularly for serving food or beverages to groups that, in advance of the event, have reserved the facility for banquets or meetings, to which the general public is not admitted, and for which no admission charge is imposed at the door,” unless as an ancillary or accessory use to a restaurant, tavern, hotel, or convention center, or as otherwise provided herein.
- (ii) Except for a “**Beauty supply and accessories store**,” which shall be defined for purposes of this DDOZ as “a cosmetology, beauty, or barbering supply establishment engaged in the sale of related goods and materials wholesale and/or retail,” unless as an ancillary or accessory use, or as otherwise provided herein.
- (iii) Except for a “**Nail salon**,” which shall be defined for purposes of this DDOZ as “a use designated as North American Industry Classification System (‘NAICS’) No. 812113,” unless as an ancillary or accessory use, or as otherwise provided herein.

SOUTHERN GREEN LINE METRO STATION AREA
SECTIONAL MAP AMENDMENT ("SMA")
(CR-10-2014)

DEVELOPMENT DISTRICT OVERLAY ZONE ("DDOZ")
M-X-T USE TABLE**

****NOTE:** THIS USE TABLE REFLECTS ADDITIONS, MODIFICATIONS, AND ASSOCIATED CORRECTIONS PURSUANT TO THE ADOPTION OF CR-10-2014 BY THE DISTRICT COUNCIL.

TABLE OF USES FOR THE M-X-T ZONE

Uses permitted.

- (a) No use shall be allowed in the Mixed Use Zones, except as provided for in the Table of Uses. In the table, the following applies:
- (1) The letter "P" indicates that the use is permitted in the zone indicated.
 - (2) The letter "P*" indicates that the use is permitted, but subject to the general special exception standards in Section 27-317(a)(1), (4), (5), and (6) and conforms to the recommendations of this preliminary sector plan.
 - (3) The letters "SE" indicate that the use is permitted, subject to the approval of a Special Exception in accordance with Part 4 of this Subtitle.
 - (4) The letters "PA" indicate that the use is permitted, subject to the following: (A) There shall be no entrances to the use directly from outside the building;
(B) No signs or other evidence indicating the existence of the use shall be visible from the outside of the building, other than a business identification sign lettered on a window. The sign shall not exceed six (6) square feet in area; and
(C) The use is secondary to the primary use of the building.
 - (5) The letters "PB" indicate that the use is permitted, subject to the following:
 - (A) The use shall be related to, dependent on, and secondary to a principal use on the premises;
 - (B) The use shall be located on the same record lot as the principal use;
 - (C) The use shall not be located within a building not occupied by the principal use; and
 - (D) The floor area of any building (and the land area occupied by any structure other than a building) devoted to the use shall not exceed an area equal to forty-five percent (45%) of the gross floor area of the building within which the principal use is located.
 - (6) The letters "SP" indicate that the use is permitted subject to the approval of a Special Permit, in accordance with Section 27-239.02.
 - (7) The letter "X" or a blank (unless otherwise clear from the context) indicates that the use is prohibited.
 - (8) All uses not listed are prohibited.
 - (9) Whenever the table refers to an allowed use, that use is either permitted (P), permitted but subject to certain general special exception standards (P*), permitted by Special Exception (SE), permitted by Special Permit (SP), or permitted as a (PA) or (PB) use, as accordingly listed in the zone in which it is allowed.
- (CB-23-1988; CB-2-1994)

TABLE OF USES

USE	ZONL		
	M-X-T in ZO	M-X-T in DDOZ Area	M-X-T WITHIN 1/2 MILE OF METRO
(1) COMMERCIAL			
All Types Offices and Research	P	P	P
Banks, savings and loan association, or other savings or lending institution	P	P	P
Bulk Retailing (CB-83-2006)	X	P	X
Check Cashing Business (CB-23-2009)	SE	X	X
Data processing facilities	P	P	P
Eating or Drinking Establishments	P	P	P
Offices (may include a private spa in a medical practitioner's office or medical clinic)	P	P	P
Research, development, and testing laboratory (may include testing facilities and equipment), medical or dental laboratory	P	P	P
Services and Trade (Generally Retail):			
Barber or beauty shop	P	P ⁽¹⁰⁾	P ⁽¹⁰⁾
Blue printing, photostating, or other photocopying establishment	P	P	P
Book (except adult book store), camera, gift, jewelry, music, souvenir, or other specialty store not specifically listed (CB-63-1992)	P	P	P
Buying of items within guest rooms or vehicles, pursuant to Section 27-115(a)(2)	X	X	X
Department store	P	P ⁽¹⁰⁾	P ⁽¹⁰⁾
Pet grooming establishment (CB-63-1992)	P	P	P
Dry cleaning or laundry establishment	P	P	P
Drug paraphernalia display or sales, pursuant to Section 27-115(a)	X	X	X

USE	ZONE		
	M-X-T in ZO	M-X-T in DDOZ Area	M-X-T WITHIN 1/4 MILE OF METRO
Drug store	P	P	P
Food or beverage store (CB-63-1992)	P	P	P
Gas station			
(A) With or without a service center for minor repairs (placed underground or in a wholly enclosed structure)	P	P	X
(B) With or without a service center and may include a car wash (CB-63-1992)	X	X	X
Hardware store (CB-63-1992)	P	P	P
Hobby shop	P	P	P
Pet (sales) shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor (CB-63-1992)	P	P	P
Photographic supply store	P	P	P
Private Automobile and Other Motor Vehicle Auctions (CB-59-2010)	X ¹²	X	X
Seafood market (CB-49-1987)	P	P	P
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P
Studio for artistic practice	P	P	P
Repair shops for small items (such as bicycles, watches, clothing, and shoes) (CB-63-1992)	P	P	P
Valet shop	P	P	P
Variety or dry goods store	P	P ⁽¹⁰⁾	P ⁽¹⁰⁾

USE	ZONE		
	M-X-T in ZO	M-X-T in DDOZ Area	M-X-T WITHIN 1/4 MILE OF METRO
Veterinary clinic (CB-63-1992)	P	P	P
Waterfront Entertainment/Retail Complex (CB-44-1997)	P	P	P
(2) INDUSTRIAL			
Manufacturing, fabrication, assembly or repair of the following, from materials or parts previously produced elsewhere:			
Artists supplies and equipment	P	P	P
Business machines	P	P	P
Drafting supplies and equipment	P	P	P
Electrical and electronic equipment and component parts for radio, television, telephone, computer, and similar equipment	P	P	P
Flex Space (CB-28-2072)	P	P	P
Jewelry and silverware	P	P	P
Musical instruments	P	P	P
Optical equipment and supplies	P	P	P
Photographic developing and processing establishment	P	P	P
Photographic equipment and supplies	P	P	P
Scientific and precision instruments, devices, and supplies	P	P	P
Small electrical household appliances (including televisions, but excluding refrigerators and the like)	P	P	P
Surgical, medical, and dental instruments, devices, and supplies	P	P	P
Toys, sporting and athletic equipment (excluding ammunition, firearms, and fireworks)	P	P	P
Watches, clocks, and similar timing devices	P	P	P

USE	ZONE		
	M-X-T in ZO	M-X-T in DDOZ Area	M-X-T WITHIN 1/2 MILE OF METRO
Wearing apparel	P	P	P
Where not otherwise specifically permitted, any use allowed in the I-1 Zone (excluding those permitted by Special Exception) (CB-5-2007)	P ¹⁰	P	P
(3) INSTITUTIONAL/EDUCATIONAL:			
Adult day care facility (CB-63-1992)	P	P	P
Assisted Living Facility, subject to the requirements of Section 27-464.04 (CB-26-2002)	X	X	X
Church or similar place of worship, convent, or monastery (CB-23-1988)	P	P	P
Day care center for children (CB-23-1988)	P	P	P
Elder care facility (excluding hospital)	P	P	P
Family day care	P	P	P
Modular classroom as a temporary use in accordance with Sections 27-260 and 27-261 (CB-106-1989)	P	P	P
Nursing or Care Home (CB-26-2002)	X	X	X
School, private or public, all types (which may include private spas)	P	P	P
Small group child care center (CB-131-1993)	P	P	P
(4) MISCELLANEOUS			
Accessory structures and uses	P	P	P
Cemetery, accessory to a church, convent, or monastery (CB-11-1991)	P	P	X

USE	ZONE		
	M-X-T in ZO	M-X-T in DDOZ Area	M-X-T WITHIN 1/4 MILE OF METRO
Home occupations (except in multifamily dwellings)	P	P	P
Metro Planned Community (CB-35-1998)	P	P	P
Mixed Use Planned Community; list of permitted uses is the same as in the M-X-T Zone (CB-13-2002)	P	P	P
Mobile home, with use for which amusement taxes collected	P	P	P
Other uses of appropriate size, which can be justified as similar to one of the uses listed in this Section	P	P	P
Real estate subdivision, sales office as a temporary use, in accordance with Sections 2-260 and 27-261	P	P	P
Regional Urban Community (CB-29-2008)	P	P	P
Signs, in accordance with Part 12	P	P	P
Temporary contractor's office (must include sanitary facilities), construction yard, construction shed, or storage building, in connection with a construction project on the same property, provided no item stored or assembled there is offered for sale at the location, and in accordance with Sections 27-260 and 27-261	P	P	P
(5) PUBLIC/QUASI-PUBLIC:			
Library	P	P	P
Post office	P	P	P
Public building and use, if not otherwise specified (CB-63-1992)	X	X	X
Sanitary landfill or rubble fill (CB-63-1992)	X	X	X
Volunteer fire, ambulance, or rescue station ¹	P	P	P
(6) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:			
Community building	P	P	P

USE	ZONE		
	M-X-T in ZO	M-X-T in DDZ Area	M-X-T WITHIN 1/4 MILE OF METRO
Convention center	P	P	P
Exhibition halls and facilities	P	P ⁽⁰⁾	P ⁽⁰⁾
Golf course or country club (CB-63-1992)	P	P	P
Indoor theater or recital hall	P	P	P
Manna			
(A) In accordance with Sections 27-371.01(a) and 27-548.01.01	P	P	P
(B) All others (CB-72-1987, CB-34-1989)	SE	P	P
Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)	P	P	P
Outdoor exhibition, displays, entertainment, or performance	P	P	P
Park, playground, or other outdoor recreational area	P	P	P
Private club or service organization	P	P ⁽⁰⁾	P ⁽⁰⁾
Recreational or entertainment establishment (commercial or noncommercial)	P	P ⁽⁰⁾	P ⁽⁰⁾
Reducing/exercise salon or health club	P	P	P
Skating facility (CB-89-1994)	P	P	P
Spa, community	P	P	P
Spa, private	P	P	P
Spa, public, accessory to hotel, motel, reducing/exercise salon, health club, or swimming pool	P	P	P
Swimming pool (indoor or outdoor) commercial or noncommercial (CB-63-1992)	P	P	P
Tennis, basketball, handball, or similar court (indoor or outdoor) commercial or noncommercial (CB-63-1992)	P	P	P

USE	ZONE		
	M-X-T in ZO	M-X-T in DDOZ Area	M-X-T WITHIN 1/2 MILE OF METRO
Tourist home (CB-63-1992)	P	P	P
(7) RESIDENTIAL/LODGING			
Country inn (CB-63-1992)	P	P	P
Dwellings, all types (except mobile homes) (CB-56-1996)	P	P	P
Flag lot development, subject to the provisions of Section 24-138.01 of Subtitle 24 (CB-25-2002)	X	X	X
Group residential facility for up to 8 mentally handicapped dependent persons	P	P	P
Hotel or motel	P	P	P
(8) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES			
Heliport	P	P	P
Helistop (CB-63-1992)	P	P	P
Parking lot or garage, or loading area, in accordance with Part 11	P	P	P
Parking of mobile home in public rights-of-way	X	X	X
Parking of mobile home not otherwise provided for	X	X	X
Passenger transportation station or depot (such as rapid transit station, bus stop, taxi or auto rental stand)	P	P	P
Public utility use or structure:			
(A) Railroad yard, round house, car barn, and freight station	X	X	X
(B) All others	P	P	P
Radio or television broadcasting studio	P	P	P
Satellite dish antenna, in accordance with Section 27-541.02:			

USE	ZONE		
	M-X-T in ZO	M-X-T in DDOZ Area	M-X-T WITHIN 1/4 MILE OF METRO
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P	P
(B) Over 10 feet in diameter, to serve only 1 dwelling unit	SE	P*	P*
(C) All others (CB-19-1985)	P	P	P
Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically authorized (CB-4-1987)	X	X	X
Telegraph or messenger service	P	P	P
Tower, pole, or antenna (electronic, radio, or television, transmitting or receiving), except a public utility structure or a satellite dish antenna: ⁸			
(A) Maximum of 150 feet	P	P	P
(B) Exceeding 150 feet (CB-123-1994; CB-103-1997)	SE	P*	P*

1

Provided the site is either:

- (A) In the proximity of an area designated as a fire or rescue station on an approved Functional Master Plan of Fire and Rescue Stations;
- (B) In a location which the Fire Chief has indicated (in writing) is appropriate; or
- (C) Is occupied by a station that was in use immediately prior to July 1, 1982.

The following activities are considered to be ancillary uses permitted within the hall/assembly area of a voluntary fire, ambulance, or rescue station: bingo (with an approved license from the Department of Environmental Resources), weddings, dinners, community events, organization functions, and private events (with no advance or at the door ticket sales).

All events must comply with County or State regulations, and events requiring a specific license must obtain such license to be considered a permitted ancillary use. All events must be organized by the voluntary fire, ambulance, or rescue corporation or company and/or a community group from within the immediate vicinity of the station. For weddings, receptions, and dinners, the event may be organized by an individual in conjunction with the voluntary fire, ambulance, or rescue corporation or company and/or a community group within the immediate vicinity of the station. A permitted ancillary use does not include the leasing of the station facility for use by a promoter. Private events may not have advance or at the door ticket sales. All events must end by 10:00 p.m., Sunday through Thursday (except that bingo events must end by 11:00 p.m.), and by midnight on Friday and Saturday, with all patrons off the site within thirty (30) minutes after closing.
(CB-70-2008)

2

Provided:

- (A) The mobile home is located on a lot having a net area of at least five (5) acres;
- (B) The use of the mobile home is in connection with another use on the property for which the County levies or collects an amusement tax.
- (C) The occupants of the mobile home are employed by, or reasonably connected with, the other use;
- and (D) The mobile home shall not be located on the property for more than one hundred twenty (120) cumulative days per calendar year, except mobile homes used in connection with pari-mutuel racetracks when the use shall not exceed two hundred eighteen (218) cumulative days per calendar year.

3

Except in an emergency. In this case the parking shall be subject to the traffic and parking regulations applicable to the right-of-way.

4

This shall not apply to:

- (A) Storage accessory (and related) to an allowed use; or
- (B) One (1) such vehicle stored in a wholly enclosed garage.

5

Provided both uses were existing as of January 1, 1991.
(CB-11-1991)

6 Accessory uses such as light manufacturing, assembly service, repair, or warehousing associated with this use are permitted.
(CB-63-1992)

7 Except as provided in Section 27-544(b), for development pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, the number of townhouses shall not exceed 20% of the total number of dwelling units in the total development. This townhouse restriction shall not apply to townhouses on land any portion which lies within one-half (1/2) mile of an existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority and initially opened after January 1, 2000.
(CB-56-1996; CB-40-2002; CB-78-2006)

8 Any related telecommunications equipment building shall be screened by means of landscaping or berming to one hundred percent (100%) opacity.
(CB-103-1997)

2 Bulk retailing may be permitted as part of a Detailed Site Plan for a planned mixed use development which, at a minimum, includes other commercial retail uses (at least one (1) of which shall be a freestanding use consisting of a minimum of seventy-five thousand (75,000) square feet) as well as commercial office uses.
(CB-83-2006)

10 Provided:

(A) The property was rezoned from the I-1 Zone to the M-X-T Zone through a Sectional Map Amendment approved after January 1, 2007; and

(B) All or part of the property is located within an airport noise zone subject to noise measuring a minimum of seventy (70) dBA at the time the property was zoned M-X-T.
(CB-6-2007)

Editor's Notes:

Pursuant to Section 2 of CB-5-2010, this Ordinance shall be abrogated and no longer effective after July 9, 2012, at which time, the use(s) then located on the property or for which permits were issued pursuant to this Ordinance shall be deemed nonconforming.

Pursuant to CR-54-2012, the provisions of Section 2 of Chapter No. 4 of the 2010 Laws of Prince George's County, Maryland, shall remain in full force and effect, subject to the requirements specified in Section 27-547(b) until July 1, 2013.

Pursuant to Section 2 of CB-61-2012, this Ordinance shall be abrogated and no longer effective after July 1, 2013, at which time the use(s) then located on the property or for which permits were issued pursuant to this Ordinance shall be deemed nonconforming in accordance with part 3, Division 6 of this Subtitle.

CR-67-2013 provides that the provisions of CB-61-2012 amending Section 2 of Chapter No. 4 of the 2010 Laws of Prince George's County, Maryland, shall remain in full force and effect, subject to the requirements specified in Section 27-547(b) until July 1, 2014.

- 11 Businesses with a valid state license for check cashing issued prior to September 1, 2009 may continue as a matter of right and shall not be deemed nonconforming, regardless of a change in tenancy or ownership of the check cashing business.
(CB-23-2009; CB-106-2012)
- 12 Any private automobile and other motor vehicle auction operating in the M-X-T Zone prior to January 1, 2011, shall have until January 1, 2013, to cease all auction operations on the property.
(CB-59-2010)
- 13 Provided the property was rezoned from the E-I-A Zone to the M-X-T Zone through a Sectional Map Amendment approved between January 1, 2006 and July 1, 2012.
(CB-28-2012)

**FOOTNOTES TO THE SOUTHERN GREEN LINE DDOZ TABLE OF USES FOR THE
MIXED USE - TRANSPORTATION ORIENTED ZONE**

- (i) Except for a "Banquet hall," which shall be defined for purposes of this DDOZ as "an establishment that is used regularly for serving food or beverages to groups that, in advance of the event, have reserved the facility for banquets or meetings, to which the general public is not admitted, and for which no admission charge is imposed at the door," unless as an ancillary or accessory use to a restaurant, tavern, hotel, or convention center, or as otherwise provided herein.
- (ii) Except for a "Beauty supply and accessories store," which shall be defined for purposes of this DDOZ as "a cosmetology, beauty, or barbering supply establishment engaged in the sale of related goods and materials wholesale and/or retail," unless as an ancillary or accessory use, or as otherwise provided herein.
- (iii) Except for a "Nail salon," which shall be defined for purposes of this DDOZ as "a use designated as North American Industry Classification System ('NAICS') No. 812113," unless as an ancillary or accessory use, or as otherwise provided herein.

Southern Green Line Development District Overlay Zone

The Development District Overlay Zone (DDOZ) is superimposed over the Southern Green Line to ensure that the development of land meets goals and objectives of the sector plan. The development district standards are specifically intended to address new development and redevelopment proposals in the development district. The standards establish a consistent design framework to ensure quality in future development.

The development district standards follow and implement the recommendations of the Southern Green Line Sector Plan and SMA. Property owners and citizens consulting the standards should also review the goals and objectives of the sector plan, the Zoning Ordinance, and the *Landscape Manual* to have a full understanding of the regulations for property within the district.

Applicability and Administration

Development in the Southern Green Line DDOZ is subject to the development district standards as detailed below. All new development and redevelopment of existing structures within the DDOZ should comply with the general intent and goals of the development district standards and the Southern Green Line sector plan. Development must show compliance with the development district standards during the detailed site plan process.

Section 27-107.01 of the Zoning Ordinance and this Development District Overlay Zone defines development as "Any activity that materially affects the condition or use of dry land, land under water, or any structure." Redevelopment, rehabilitation, and renovation of existing structures are all forms of development.

Development district standards within this document replace comparable standards and regulations required by the Zoning Ordinance of Prince George's County. Wherever a conflict between the Southern Green Line DDOZ and the Prince George's County Zoning Ordinance or *Landscape Manual* occurs, the DDOZ shall prevail. For development standards not covered by the Southern Green Line DDOZ, the Zoning Ordinance and the *Landscape Manual* shall serve as the requirement as stated in Section 27-548.21. All development shall comply with all relevant federal, state, county, and local regulations and ordinances.

Exemptions from the Development District Standards

The following are exemptions from the development district standards:

1. **Properties Zoned Mixed-Use Town Center (M-U-TC).** Properties within the Suitland Mixed Use Town Center (M-U-TC) boundaries are exempt from the development district standards and detailed site plan review. Properties zoned M-U-TC shall be developed in accordance with the Suitland M-U-TC development plan and the processes stated therein. However, the Southern

Green Line Tables of Uses Permitted may eliminate certain uses permitted within the M-U-TC Zone, and therefore supersede the use table of the Suitland M-U-TC development plan. See the Use Tables herein for specific use designations pursuant to this DDOZ in the M-U-TC Zone.

2. Applicability Provisions for Parcels within ½ mile radius of entrance to the Branch Avenue Metro Station

(A) Southern Green Line Station Area design requirements and limitations of the Development District Overlay Zone shall not be binding and shall be only advisory for property located within the Branch Avenue Metro Station Area, for which the subject property will be developed for a public building or public use, to be operated or occupied by any department or branch of federal or state government for public purposes, excluding warehouses; the public building or public use included in the project is subject to an executed lease, or letter of intent to enter into a lease, with a term of not less than 20 years; the total density of the public building or public use is a minimum of five-hundred thousand (500,000) square feet; and greater than fifty percent (50%) of its net lot area is located in the Branch Avenue Metro Station Area.

(B) Public utility uses or structures, including underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards, shall be permitted in all frontages in the Branch Avenue Metro Station Area, subject to the design standards of this DDOZ and the Sector Plan provided in this Section. These uses or structures shall be designed to be harmonious to the overall design and character of the DDOZ and the Sector Plan. All other public utility uses or structures, including major transmission and overhead distribution lines and structures, are prohibited in the Branch Avenue Metro Station Area.

(C) The design requirements and limitations of the the Development District Overlay Zone, and limitations on public utility uses or structures prescribed in this subsection shall?

(i) be only advisory and non-binding for applications to amend an approved Detailed Site Plan for property located in the Branch Avenue Metro Station Area, provided that such Detailed Site Plans are in a valid status as of the effective date of this DDOZ; and

(ii) be only advisory and non-binding for alteration, enlargement or extension of uses legally in existence in the Branch Avenue Metro Station Area as of the effective date of this DDOZ for which a Detailed Site Plan is sought.

- 3. Other legally existing development within the DDOZ area.** Until a detailed site plan is submitted, all buildings, structures, and uses which were lawful or could be certified as a legal nonconforming use on the date of SMA approval are exempt from the development district standards and from detailed site plan review and are not nonconforming.
- 4. Legally existing parking and loading.** Until a detailed site plan is submitted, all legally existing parking and loading spaces in the development district that were lawful and not nonconforming on the date of SMA approval are exempt from the development district standards and detailed site plan review, need not be reduced, and are not nonconforming.

5. **Single-family residential dwellings.** Additions to single-family residential dwellings are exempt from the development district standards and detailed site plan review, if the residential use continues.
6. **Multifamily development.** An addition to a multifamily residential structure that was lawful and not nonconforming on the date of SMA approval is exempt from the development district standards and detailed site plan review if the addition (and the accumulated sum of all additions since approval of the SMA) does not increase the gross floor area (GFA) by more than 15 percent or 750 square feet, whichever is less.
7. **Nonresidential development.** An addition to a nonresidential structure that was lawful and not nonconforming on the date of SMA approval is exempt from the development district standards and detailed site plan review, if the addition (and the accumulated sum of all additions since approval of the SMA) does not increase the GFA by more than 15 percent or 5,000 square feet, whichever is less.
8. **Parking facilities.** Resurfacing, restriping, or adding landscaping to parking facilities are exempt from the development district standards and detailed site plan review, if the parking facilities were lawful and not nonconforming on the date of SMA approval.
9. **Nonconforming Buildings, Structures, and Uses.**
 - a. Changes in ownership of a certified nonconforming use or a use that was lawful or could be certified as a legal nonconforming use on the date of SMA approval shall be permitted subject to the provisions of Section 27-241 and, in the case of property within the DDOZ that is zoned M-U-TC, subject to the requirements of Parts 3 and 10 of the Zoning Ordinance.
 - b. Restoration or reconstruction of a nonconforming building or structure, or a certified nonconforming use, is exempt from the development district standards and from detailed site plan review if it meets the requirements of Section 27-243(a)(1) of the Zoning Ordinance.
 - c. Except for improvements listed in 10. **General** below, a property owner may not expand a certified nonconforming use unless a detailed site plan is approved with findings that the expansion is compatible with adjacent uses and meets the goals of the sector plan.
10. **General.** The following are exempt from the development district standards and detailed site plan review if the existing or proposed use is permitted:
 - a. Permits for alteration or rehabilitation, with no increase in the existing gross floor area.
 - b. Canopies.
 - c. Fences of six feet in height or less for rear and side yards and made of wood or masonry (not concrete block) are exempt. Fences and walls in the front yard that are four feet in height or less and made of wood or masonry (not concrete block) are exempt.
 - d. Decks.
 - e. Ordinary maintenance.
 - f. Changes in use or occupancy.

g. Changes in ownership.

11. **Signs.** Signs in a development requiring a detailed site plan will be reviewed in the detailed site plan process. Signs for development not otherwise requiring a detailed site plan will be reviewed in the permit review process for compliance with the development district standards.

- a. Refacing of an existing sign with no increase in sign area or increase in the height of freestanding signs is exempt from the development district standards.
- b. Certain public signs are exempt from the development district standards in accordance with Section 27-602 of the Zoning Ordinance.

12. Additional exemptions for existing uses.

All uses lawfully existing at the time of approval of the SMA located within a building legally constructed before January 1, 1983, shall be deemed permitted uses and shall not be nonconforming. Such uses may be altered, enlarged, or extended without an approved detailed site plan, provided the alteration, enlargement, or extension does not increase the gross floor area by more than 15% percent, or 5,000 square feet, whichever is less. A valid use and occupancy permit must be continuously maintained for the use from the time of the SMA approval, and may continue to be permitted during the sale or transfer of business ownership or control of the use, provided that a valid use and occupancy permit for that use is continuously maintained.

For integrated shopping centers lawfully existing at the time of the SMA and legally constructed before January 1, 1983, such uses shall be permitted uses and shall not be deemed nonconforming.

Gas stations lawfully existing at the time of the SMA and legally constructed before January 1, 1983, shall be deemed permitted uses and shall not be nonconforming, provided that there is no vehicle repair service use on the site. Such uses may be altered, enlarged, or extended with an approved detailed site plan.

Site Plan Submittal Requirements

- a. *Site Plan Submittal Requirements for Development within one-half mile radius from any entrance to the Branch Avenue Metro Station.*

M-X-T flexibility for TOD parcels not in the M-X-T zone

As of the effective date of this DDOZ, conditioned on approval of a Detailed Site Plan and compliance with the provisions of this DDOZ and other applicable provisions of the Zoning Ordinance for M-X-T zoned projects (provided such provisions do not conflict with this DDOZ), a development project not located in the M-X-T zone, but located in the Branch Avenue Metro Station Area, is entitled to the uses of the M-X-T zone.

Exceptions: The provisions of this subsection shall

- (i) not apply to a development project for which an amendment to an approved Detailed Site Plan is sought if such Detailed Site Plan is in a valid status as of the effective date of this DDOZ;
- (ii) not apply to buildings or structures legally in existence as of the effective date of this DDOZ; and

(iii) not apply to property in a residential zone (as defined in Section 27-109(a)(1) of the Code) as of the effective date of this DDOZ. Applications to rezone property in a residential zone to the M-X-T zone in the Branch Avenue Metro Station Area are compatible and consistent with the purposes and goals of this DDOZ and the Southern Green Line Station Area Sector Plan and SMA subject to the provisions of Section 27-213 of the Code.

Exemption for certain public projects at Branch Avenue Metro Station

Southern Green Line Station Area design requirements and limitations of the Development District Overlay Zone shall not be binding and shall be only advisory for property located within the Branch Avenue Metro Station Area, for which the subject property will be developed for a public building or public use, to be operated or occupied by any department or branch of federal or state government for public purposes, excluding warehouses; the public building or public use included in the project is subject to an executed lease, or letter of intent to enter into a lease, with a term of not less than 20 years; the total density of the public building or public use is a minimum of five-hundred thousand (500,000) square feet; and greater than fifty percent (50%) of its net lot area is located in the Branch Avenue Metro Station Area.

Public utility uses or structures, including underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards, shall be permitted in all frontages in the Branch Avenue Metro Station Area, subject to the design standards of this DDOZ and the Sector Plan provided in this Section. These uses or structures shall be designed to be harmonious to the overall design and character of the DDOZ and the Sector Plan. All other public utility uses or structures, including major transmission and overhead distribution lines and structures, are prohibited in the Branch Avenue Metro Station Area.

The design requirements and limitations of the the Development District Overlay Zone, and limitations on public utility uses or structures prescribed in this subsection shall?

- (i) be only advisory and non-binding for applications to amend an approved Detailed Site Plan for property located in the Branch Avenue Metro Station Area, provided that such Detailed Site Plans are in a valid status as of the effective date of this DDOZ; and
- (ii) be only advisory and non-binding for alteration, enlargement or extension of uses legally in existence in the Branch Avenue Metro Station Area as of the effective date of this DDOZ for which a Detailed Site Plan is sought.

b. Site Plan Submittal Requirements for all other Development within the DDOZ.

Unless otherwise specified herein, the detailed site plan submittal requirements for the Southern Green Line Development District are intended to supplement those required by Part 3, Division 9, of the Zoning Ordinance. In addition, all site plan applications should be designed in accordance with the land use recommendations of the sector plan.

Other pertinent information required for detailed site plan submittals as per Section 27-282(e)(20) shall include:

- Architectural elevations in full color.
- Street and streetscape sections.

- Build-to lines.
- A parking schedule and plan.
- A list of all applicable development district standards, as well as a list of standards that have not been fulfilled and explanations as to why they have not been fulfilled, in the form of a signed and dated justification statement.

Uses

The Southern Green Line Development District includes properties classified in the O-S, R-O-S, R-R, R-80, R-55, R-30, R-30C, R-35, R-18, R-T, R-10, R-10A, C-O, C-M, C-S-C, I-1, I-3, M-X-T, and M-U-TC Zones. The uses allowed on these properties shall be the same as those allowed in the underlying zone in which the property is classified, except as modified by the use tables contained herein.

Certain uses have been modified by the development district standards in accordance with Sections 27-548.22(b) and 27-548.25(d) of the Zoning Ordinance to limit uses that are incompatible with, or detrimental to, the goals of the development district and purposes of the D-D-O Zone and to eliminate the need for special exceptions, which shall not apply to uses within a development district. Please refer to the table of uses provided herein for specific use designations within the sector plan area.

Uses that would normally require a special exception in the underlying zone are permitted uses if the development district standards so provide, subject to site plan review by the Planning Board. Development district standards may restrict or prohibit such uses. The Planning Board shall find in its approval of the site plan that the use complies with all applicable development district standards, meets the general special exception standards in Section 27-317(a)(1), (4), (5), and (6), and conforms to the recommendations in the sector plan. These uses have been identified with the notation "P*" within the tables of uses permitted. Development district standards may not allow uses prohibited in the underlying zone.

It should be noted that the Southern Green Line Station Area Development District makes a distinction between uses within the overall development district boundaries and those uses located on any parcel wholly or in part within a one-half mile radius of any entrance to the Branch Avenue Metro Station. Generally, uses on parcels wholly or in part within a one-half mile radius of any entrance to the Branch Avenue Metro Station are more restrictive than elsewhere in the development district in order to implement the county and sector plan's vision of Branch Avenue as a priority for transit-oriented development. Accordingly, the tables of uses permitted within the Southern Green Development District are designed specifically to incorporate this distinction.

Development District Standards

Modification of the development district standards is permitted through the process described in Section 27-548.25(c) of the Zoning Ordinance. "If the applicant so requests, the Planning Board may apply development standards which differ from the approved Development District Standards, unless the Sectional Map Amendment provides otherwise. The Planning Board shall find that the alternative

Development District Standards will benefit the development and the development district and will not substantially impair implementation of the Master Plan, Master Plan Amendment, or Sector Plan.”

Per Section 27-548.26 of the Zoning Ordinance, there are two types of amendments that are required to be heard by the District Council: changes to the boundary of the DDOZ and changes to the underlying zones and to the list of permitted uses. These amendment requests may be in the form of a conceptual or detailed site plan.

Equivalent or better practices and products than those specified are always encouraged and may be submitted for approval.

As set forth in Section 27-108.01(a)(15) of the Zoning Ordinance, “The words ‘including’ and ‘such as’ do not limit a term to the specified examples, but are intended to extend its meaning to all other instances or circumstances of like kind or character.” As set forth in Section 27-108.01(a)(19) of the Zoning Ordinance, “The words ‘shall,’ ‘must,’ ‘may only,’ or ‘may not’ are always mandatory and not discretionary. The word ‘may’ is permissive.” The word “should” is also construed as a permissive term and provides guidance on the intended development character.

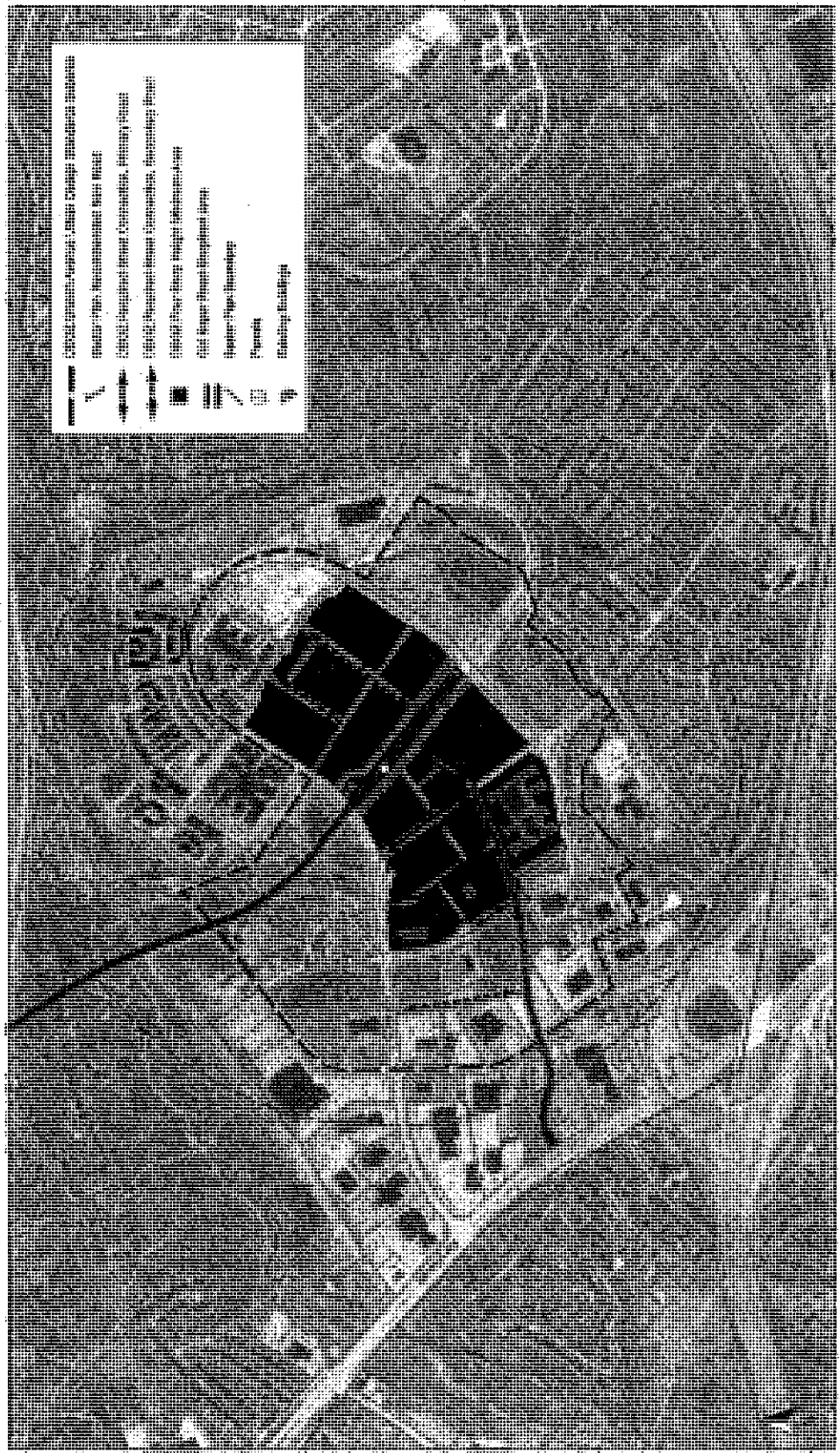
Except as modified or referenced by the development district standards, the provisions of the *Landscape Manual* regarding alternative compliance and buffering incompatible uses do not apply within the development district. All other standards and regulations of the *Landscape Manual* apply as necessary.

Development proposals evaluated under these regulations should be measured against the general intent and desired character for the Southern Green Line Development District as established in the sector plan.

Development District Urban Design Standards

Branch Avenue Urban Design Standards Subarea

A subarea of the larger DDOZ area is defined to establish urban design standards, as shown on the Fig. below, as the Branch Avenue Urban Design Standards Subarea. This area is also defined as regulating new development east of Auth Place, fronting on Auth Way or Auth Road, or between Auth Road north of Gloria Drive and the east side of Auth Place.



Guiding Principles – Transit-Oriented Development at the Branch Avenue Metro Station

By establishing this DDOZ, it is the intent of the county that the design standards recited herein advance the county and sector plan's vision of Branch Avenue as a priority for transit-oriented development. In so doing, development proposals on parcels within the area of the Branch Avenue Metro Station as recited herein must incorporate the following components:

I. Establish M-X-T flexibility for TOD parcels not in the M-X-T zone

As of the effective date of this DDOZ, conditioned on approval of a Detailed Site Plan and compliance with the provisions of this DDOZ and other applicable provisions of the Zoning Ordinance for M-X-T zoned projects (provided such provisions do not conflict with this DDOZ), a development project not located in the M-X-T zone, but located in the Branch Avenue Metro Station Area, is entitled to the uses of the M-X-T zone.

Exceptions: This subsection shall

- (i) not apply to a development project for which an amendment to an approved Detailed Site Plan is sought if such Detailed Site Plan is in a valid status as of the effective date of this DDOZ;
 - (ii) not apply to buildings or structures legally in existence as of the effective date of this DDOZ; and
 - (iii) not apply to property in a residential zone (as defined in Section 27-109(a)(1) of the Code) as of the effective date of this DDOZ.
- Applications to rezone property in a residential zone to the M-X-T zone in the Branch Avenue Metro Station Area are compatible and consistent with the purposes and goals of this DDOZ and the Southern Green Line Station Area Sector Plan and SMA subject to the provisions of Section 27-213 of the Code.

II. Design requirements and limitations; Use Restrictions

1. Design Requirements and Limitations:

- Any development project, except as provided herein, for which Detailed Site Plan approval is sought, regardless of underlying zoning approvals, located in the Branch Avenue Metro Station Area, shall:
- (A) Encourage a mix of moderate and high density development within walking distance of the transit station in order to increase transit ridership, with generally the most intense density and highest building heights in closest proximity to the transit station;
 - (B) Promote the reduction of automobile dependency and roadway congestion by:
 - (i) locating multiple destinations and trip purposes within walking distance of one another in conjunction with other existing and planned (in an approved master plan or sector plan) uses in the Branch Avenue Metro Station Area;
 - (ii) creating a high quality, active streetscape to encourage walking and transit use;
 - (iii) minimizing surface parking; and
 - (iv) providing facilities to encourage alternative transportation options to single-occupancy vehicles, like walking, bicycling, or public transportation use;

- (C) Minimize building setbacks from the street;
- (D) Utilize pedestrian scale blocks and street grids;
- (E) Incorporate the design standards of Section 27A-209 of the Code to the extent deemed practicable by the District Council;
- (F) Not include strip commercial development (in this DDOZ, "Strip commercial development" means commercial development characterized by a low density, linear development pattern usually one lot in depth, organized around a common surface parking lot between the building entrance and the street and lacking a defined pedestrian system);
- (G) Not include any automobile drive-through or drive-up service; and
- (H) Not include single-family residential structures or low density housing (in this DDOZ, "low density housing" is defined as a residential structure, or a mixed use structure containing residential uses, with a gross residential density of less than ten (10) units per gross residential acre).

2. Use Restrictions

The following uses, except as provided herein, as defined in Section 27A-106 or, if not defined in Section 27A-106, as otherwise defined in Subtitle 27 (or, if not defined in Subtitle 27, the normal dictionary meaning), are not allowed uses in the Branch Avenue Metro Station Area:

- (A) Adult entertainment;
- (B) Check cashing business;
- (C) Pawnshop or Pawn Dealer;
- (D) Cemetery;
- (E) Vehicle and vehicular equipment sales and services (also includes gas station, car wash, towing services, RV mobile home sales, and boat sales);
- (F) Wholesale trade, warehouse and distribution, or storage (also includes self-service storage, mini-storage, and any storage or salvage yards);
- (G) Amusement park;
- (H) Sale, rental, or repair of industrial or heavy equipment;
- (I) Secondhand business (in this DDOZ, a "Secondhand business" is an establishment whose regular business includes the sale (including retail and non-retail sale or resale) or rental of tangible personal property (excluding motor vehicles) previously used, rented, owned or leased);
- (J) Nail salon and similar uses designated as North American Industry Classification System (NAICS) No. 812113, except as an ancillary or accessory use;
- (K) Beauty supply and accessories store (in this DDOZ, a "Beauty supply and accessories store" is a cosmetology, beauty, or barbering supply establishment engaged in the sale of related goods and materials wholesale and/or retail), except as an ancillary or accessory use;
- (L) Banquet hall, unless ancillary or accessory to a restaurant, tavern, hotel, or convention center (in this DDOZ, a "Banquet Hall" is an establishment that is used regularly for serving food or beverages to groups that, in advance of the event, have reserved the facility for banquets or meetings, to which the general public is not admitted, and for which no admission charge is imposed at the door. A "Banquet Hall" is not a night club or dance hall); and
- (M) Tattoo parlor.

Exceptions: A legally existing use in the Branch Avenue Metro Station Area with a valid use and occupancy permit as of the effective date of this DDOZ shall be exempt from use restrictions (A) – (M), above, and shall continue to be a conforming and permitted use (including alteration, enlargement or extension of such uses), provided that a valid use and occupancy permit is continuously maintained thereafter for the use. Additionally, a legally existing use in the Branch Avenue Metro Station Area with a valid use and occupancy permit as of the effective

date of this DDOZ shall continue to be a conforming and permitted use during the sale or transfer of business ownership or control of the use, provided that a valid use and occupancy permit for the existing use is maintained.

III. Street Design Standards

Required Street Connections

Creation of a grid of streets is an important component of transit-oriented development and can be achieved in the Branch Avenue Metro station area through a series of logical street extensions and connections. In order to create this grid of streets the following primary or secondary street connections are required:

1. A new secondary north-south street connecting Auth Way to the planned Woods Way between Auth Place and Britannia Way.
2. A new secondary street connecting the southern cul-de-sac of Britannia Way to Woods Way.
3. Conversion of the existing Metro access drive at the western edge of the Metro parking lot to a primary public street from Auth Way to Woods Way.
4. Extension of Old Soper Road as a primary road from its current terminus and entrance to the Metro parking lot north to Auth Way.
5. Extension of Woods Way as a primary road from its planned terminus through the Metro parking lot to a new Metro bus facility and the station entrance.
6. Two new public secondary road connections from Telfair Boulevard southwest through the Metro station parking lot to the station and at least one new primary road parallel to the station from Auth Way to Auth Way.

Right of Way Design Standards

All internal roadways identified as primary are to be constructed as publicly dedicated Commercial Urban Street (DPW&T standard 100.05) with curb to curb pavement width of 46 feet accommodating two 11-foot wide travel lanes, two 7-foot parking lanes, and two 5-foot on-road bicycle lanes. The required sidewalk width is increased as appropriate for the Metro transit station area where pedestrian access is a priority to a minimum of 8 feet, but can be wider, and should also include a 6-foot wide landscape buffer between the curb and sidewalk, and pedestrian scale street lights (DPW&T Standard 500.06)

All internal roadways identified as secondary are to be constructed as publicly dedicated Urban Primary Residential Street (DPW&T standard 100.06) with curb to curb pavement width of 36 feet consisting of two 11-foot wide travel lanes with marked bicycle sharrows and two 7-foot parking lanes. The required sidewalk width is increased as appropriate for the Metro transit station area where pedestrian access is a priority to minimum of 6 feet, but can be wider, and should also include a 6-foot wide landscape buffer between the curb and sidewalk, and pedestrian scale street lights (DPW&T Standard 500.06)

In addition, following the recommendations of the sector plan to create a special shopping street along the existing and extended Old Soper Road, the Commercial Urban Street standard shall be adjusted to include a 12-foot center turn lane, if deemed necessary to accommodate the anticipated traffic levels and turning movements, and shall have a minimum 15 foot sidewalk on both sides of the street. Tree grates and other landscaping areas are allowed within the 15-foot sidewalk zone, but shall not reduce the sidewalk width to less than 10 feet. See Build-To-Line section below for further details.

Intersection Standards

1. All internal intersections shall have highly visible cross walk, ADA compatible curb ramps and with blub-out to minimize pedestrian crossing distance and eliminate free right turn lanes.
2. All curb return radii on all internal intersections shall be no more than 15 feet.
3. Install pedestrian countdown signal at all signalized intersections as well as provision of an all red phase to allow the intersection to clear. Implement no-turn on red at all intersections within ¼ mile of the station.

Pedestrian Facilities

1. Pedestrian access ways and greenways shall be incorporated within the development plan to connect parking lots, adjoin properties, the Metro station and supplement the identified pedestrian access routes along publicly dedicated roadways.
2. Where a road connection (needed for a grid network or the road network envisioned in the Sector Plan) between dead-end streets is not feasible or practicable due to environmental constraints, lack of right-of-way, or prohibitive costs, a bicycle and pedestrian connection shall be provided to allow non-motorized access in place of the automobile connection. Pedestrian access ways and greenways shall be incorporated within the development plan to connect parking lots, adjoin properties, the Metro station and supplement the identified pedestrian access routes along publicly dedicated roadways.
3. Wide sidewalks shall be provided within the areas covered by the DDOZ Branch Avenue Urban Design Standards Subarea, with 6 to 8-foot wide sidewalks provided in residential areas, 8 to 10-foot wide sidewalks provided in nonresidential areas, and 15-foot minimum sidewalks provided in the Shopfront Area along Old Soper Road.
4. Pedestrian access shall be provided to the building entrance from all public or private rights-of-way that abut or run through a subject site. For long block sizes or large buildings, more than one connection may be required, not to exceed one per every 75 feet of frontage.

IV. Block Standards

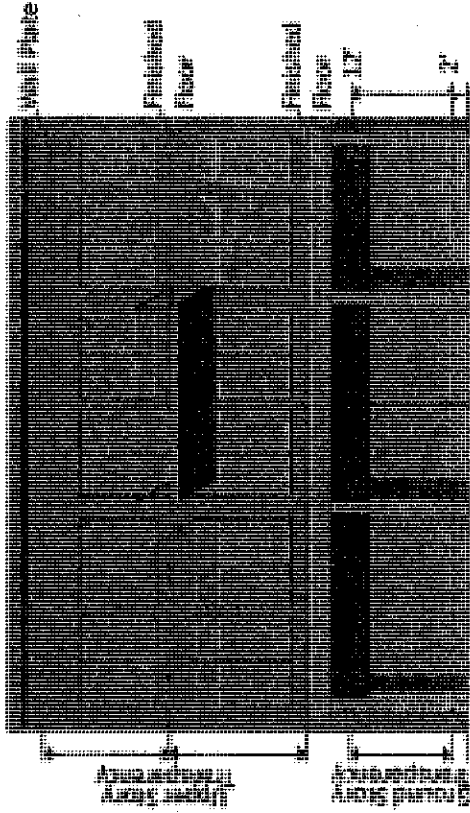
Smaller blocks help create a walkable, grid of streets in the transit station area, which is important to minimizing walk distances to the station entrance and improving access for pedestrians and bicyclists. Required block length and block perimeter maximums listed below are to be measured from street curb to curb.

1. No block length shall be greater than 700 feet.
2. The block perimeter (the sum of block lengths) shall not exceed 2,200 feet.
3. No alley or service drive can be considered as a block length divider.

V. Building Location: Build-To Zone and Build-To Line

The space between the street curb and building is regulated by minimum sidewalk and landscape buffer widths as previously stated and the location of the building. In order to create consistent street frontage all buildings should be located to meet a build-to line established within a

build to zone set by a minimum and maximum distance from the street curb. The front build-to line governs the placement of buildings along streets and shall be measured from the street curb to the edge of the building at the ground floor. The build-to zone for all development types and uses within the Branch Avenue Urban Design Standards Subarea shall be a minimum of 15 feet and maximum of 30 feet from the curb. The entire building façade, including primary façade and any secondary façades, shall be built within the build-to zone.



Old Soper Road Shopfront Area Standards

In order to create a vibrant, urban shopping street to anchor the Branch Avenue Station Area with a variety of shops lining a pedestrian-oriented public realm and attractive streetscape, new development facing Old Soper Road is required to have a shopfront form with the following elements:

1. A minimum 15-foot sidewalk zone from curb to building, which may include tree grates and other landscaping areas, but retains a consistent minimum sidewalk width of 10 feet.
2. Additional sidewalk space is allowed with a maximum build to line of 30 feet from the curb, allowing additional public walk space or semi-private café seating space.
3. Minimum ground floor height shall be 14 feet.
4. Ground floor elevations shall have a minimum of 60 percent transparency within the zone from 2 to 12 feet of the ground

VI. Building Height, Gross Floor Area (GFA), Floor Area Ratio (FAR), and Density Standards

A key goal of the Southern Green Line Sector Plan is to increase development intensity within the immediate Metro station areas and one component of development intensity is building heights. In order to provide an incentive for taller and more intense development within the immediate station area, the zoning regulations regarding building heights are adjusted as follows:

A. Height and floor area ratio minimums

The height of any buildings (including structured parking) for which Detailed Site Plan approval is sought shall be equal to or greater than the lesser of 5 stories or an average height of 55 feet (above grade) if located wholly or partially within a ¼ mile radius from either entrance to Branch Avenue Metro Station and the lesser of 4 floors or an average height of 45 feet (above grade) if located wholly or partially within a ½ mile radius (but entirely outside of ¼ mile radius) from either entrance to Branch Avenue Metro Station. A development project located in the Branch Avenue Metro Station Area, for which Detailed Site Plan approval is sought, shall have a building floor area ratio of 1.0 or greater as applied to the net lot area that is the subject of the Detailed Site Plan (gross floor area from structured parking shall be included in calculating building floor area ratio for the purposes of satisfying the minimum FAR requirement of this subsection).

Exceptions: The height and floor area ratio minimums prescribed herein

- (1.) shall not apply to applications to amend an approved Detailed Site Plan for property located in the Branch Avenue Metro Station Area, provided that such Detailed Site Plans are in a valid status as of the effective date of this DDOZ;
- (2.) shall not apply to alteration, enlargement or extension of uses legally in existence in the Branch Avenue Metro Station Area as of the effective date of this DDOZ for which a Detailed Site Plan is sought;
- (3.) shall be only advisory and non-binding for property described in subsection (3)(A), above; and
- (4.) may be waived in whole or in part at Detailed Site Plan review by the District Council if the strict application of the requirements would cause undue or unreasonable economic hardship.

1. No height, density, gross floor area (GFA), or floor area ratio (FAR) maximums

There shall be no maximums for building (including structured parking) height, density, gross floor area, or floor area ratio in the Branch Avenue Metro Station Area for development projects for which a Detailed Site Plan approval is sought. Nonetheless, the development project, including its building heights, densities, gross floor area, and floor area ratio must conform to the design standards and other requirements and provisions of this DDOZ, if applicable.

Exceptions: The provisions of this subsection shall

- (i) not apply to applications to amend an approved Detailed Site Plan for property located in the Branch Avenue Metro Station Area, provided that such Detailed Site Plans are in a valid status as of the effective date of this DDOZ; and
- (ii) not apply to buildings legally in existence in the Branch Avenue Metro Station Area as of the effective date of this DDOZ for which Detailed Site Plan approval is sought to modify or expand such buildings.

VII. Parking Standards

1. No surface parking is allowed between a building façade and the curb.
2. Any surface parking along a public right of way will be screened by landscaping or a decorative fence following the standards of the landscape manual.
3. There is no minimum off-street parking space requirement.

4. Maximum surface parking ratios are as follows:

- Retail/Commercial, stand-along development = 2.75 spaces per 1000 gross square feet.
 - Mixed Use Office or Residential development with ground floor retail = 2.5 space per 1000 square feet and 1.5 space per dwelling unit.
 - Office development = 2.75 spaces per 1000 square feet of gross office space
 - Residential, multi-family development = 2.0 spaces per dwelling unit.
 - Residential, single-family attached (rowhouse) development = 2.0 spaces per dwelling unit.
5. There are no parking space maximums for spaces in structured parking.
6. Shared parking facilities serving two or more adjoining property owners are exempt from maximum off-street parking requirements. There is no maximum or minimum number of required parking for shared parking facilities as defined here.
7. Off-site surface parking lots may be allowed with Planning Board approval in order to encourage a district wide parking supply strategy and a denser development pattern near the transit station.

VIII. Detailed Site Plan Review

Detailed Site Plan approval in accordance with Section 27-548.25 and Part 3, Division 9 of the Code shall be required for a development project located in the Branch Avenue Metro Station Area, but no other site plan approvals shall be required. At site plan review, the Planning Board and District Council shall apply development standards and requirements that comply and are consistent with the DDOZ standards, restrictions, and requirements contained herein and not alternate standards pursuant to Section 27-548.25(c) that differ with those prescribed in this DDOZ. Applicants are encouraged, but not required, to apply as an Expedited Transit-Oriented Development Project pursuant to Section 27-290.01 or 27-290.02 of the Code, if applicable. In considering approval of a Detailed Site Plan, the provisions of this DDOZ supersede any conflicting components of any approved Conceptual Site Plan or underlying zoning within the Branch Avenue Metro Station Area.

IX. Exemptions for Public Buildings, Utilities, and Approved and Existing Projects

- (A) Southern Green Line Station Area design requirements and limitations of subsection II, above, shall not be binding and shall be only advisory for property located within the Branch Avenue Metro Station Area, for which the subject property will be developed for a public building or public use, to be operated or occupied by any department or branch of federal or state government for public purposes, excluding warehouses; the public building or public use included in the project is subject to an executed lease, or letter of intent to enter into a lease, with a term of not less than 20 years; the total density of the public building or public use is a minimum of five-hundred thousand (500,000) square feet; and greater than fifty percent (50%) of its net lot area is located in the Branch Avenue Metro Station Area.
- (B) Public utility uses or structures, including underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards, shall be permitted in all frontages in the Branch Avenue Metro Station Area, subject to the design standards of this DDOZ and the Sector Plan provided in this Section. These uses or structures shall be designed to be harmonious to the overall design and character of the DDOZ and the Sector Plan. All other public utility uses or structures, including major transmission and overhead distribution lines and structures, are prohibited in the Branch Avenue Metro Station Area.

(C) The design requirements and limitations of subsection II, above, and limitations on public utility uses or structures prescribed in this subsection shall

- (i) be only advisory and non-binding for applications to amend an approved Detailed Site Plan for property located in the Branch Avenue Metro Station Area, provided that such Detailed Site Plans are in a valid status as of the effective date of this DDOZ; and
- (ii) be only advisory and non-binding for alteration, enlargement or extension of uses legally in existence in the Branch Avenue Metro Station Area as of the effective date of this DDOZ for which a Detailed Site Plan is sought.

Street Design Standards

Required Street Connections

Creation of a grid of streets is an important component of transit-oriented development and can be furthered in the Naylor Road Metro station area through creation of a small number of required street connections, specifically in the immediate station area. In order to create this grid of streets the following primary or secondary street connections are required:

1. A new primary road north-south street connecting from Naylor Road and the existing Good Hope Avenue roundabout intersection north to the station busway and entrance.
2. A new primary road east-west street connection across Branch Avenue (MD) roughly half way between the intersection of MD 5 and Naylor Road and the Metro entrance from MD 5; this road shall create a new four-way stop intersection across MD 5 and carry through to the redevelopment site on the east side of Branch Avenue.
3. Maintenance of the existing east-west connection across MD 5 at the Metro station entrance as a secondary road with enhanced pedestrian facilities.
4. A new secondary road connection east of and parallel to MD 5 from Curtis Drive north to the redevelopment site.

Right of Way Design Standards

All internal roadways identified as primary are to be constructed as publicly dedicated Commercial Urban Street (DPW&T standard 100.05) with curb to curb pavement width of 46 feet consisting of two 11-foot wide travel lanes, two 7-foot parking lanes, and two 5-foot on-road bicycle lanes. The required sidewalk width is increased as appropriate for the Metro transit station area where pedestrian access is a priority to a minimum of 8 feet, but can be wider, and should also include a 6-foot wide landscape buffer between the curb and sidewalk, and pedestrian scale street lights (DPW&T Standard 500.06)

All internal roadways identified as secondary are to be constructed as publicly dedicated Urban Primary Residential Street (DPW&T standard 100.06) with curb to curb pavement width of 36 feet consisting of two 11-foot wide travel lanes with marked bicycle sharrows and two 7-foot parking lanes. The required sidewalk width is increased as appropriate for the Metro transit station area where pedestrian access is a priority to a minimum of 6 feet, but can be wider, and should also include a 6-foot wide landscape buffer between the curb and sidewalk, and pedestrian scale street lights (DPW&T Standard 500.06)

In addition, following the recommendations of the sector plan to create a special shopping street along an extended Good Hope Avenue from Naylor Road to the entrance of the Metro station, the Commercial Urban Street standard shall be adjusted to have 12-foot drive lanes that allow for Metro bus circulation and shall have a minimum 15 foot sidewalk on both sides of the street. Tree grates and other landscaping areas are allowed within the 15-foot sidewalk zone, but shall not reduce the sidewalk width to less than 10 feet. See Build-To-Line section below for further details.

Intersection Standards

1. All internal intersections shall have highly visible cross walk, ADA compatible curb ramps and with blub-out to minimize pedestrian crossing distance and eliminate free right turn lanes.
2. All curb return radii on all internal intersections shall be no more than 15 feet.
3. Install pedestrian countdown signal at all signalized intersections as well as provision of an all red phase to allow the intersection to clear.
4. Implement no-turn on red at all intersections within $\frac{1}{4}$ mile of the station.

Pedestrian Facilities

1. Pedestrian access ways and greenways shall be incorporated within the development plan to connect parking lots, adjoin properties, the Metro station and supplement the identified pedestrian access routes along publicly dedicated roadways.
2. Where a road connection (needed for a grid network or the road network envisioned in the Sector Plan) between dead-end streets is not feasible or practicable due to environmental constraints, lack of right-of-way, or prohibitive costs, a bicycle and pedestrian connection shall be provided to allow non-motorized access in place of the automobile connection. Pedestrian access ways and greenways shall be incorporated within the development plan to connect parking lots, adjoin properties, the Metro station and supplement the identified pedestrian access routes along publicly dedicated roadways.
3. Wide sidewalks shall be provided within the DDOZ Naylor Road Urban Design Standards Subarea, with 6 to 8-foot wide sidewalks provided in residential areas, 8 to 10-foot wide sidewalks provided in nonresidential areas, and 15-foot minimum sidewalks provided in the Shopfront Area along Good Hope Avenue.
4. Pedestrian access shall be provided to the building entrance from all public or private rights-of-way that abut or run through a subject site. For long block sizes or large buildings, more than one connection may be required, not to exceed one per every 75 feet of frontage.

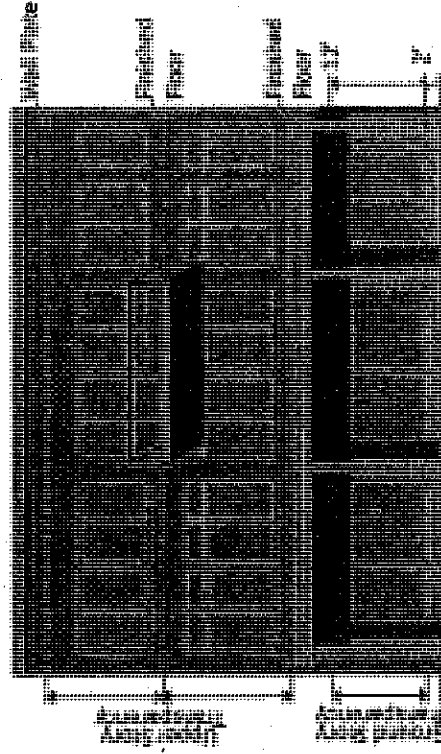
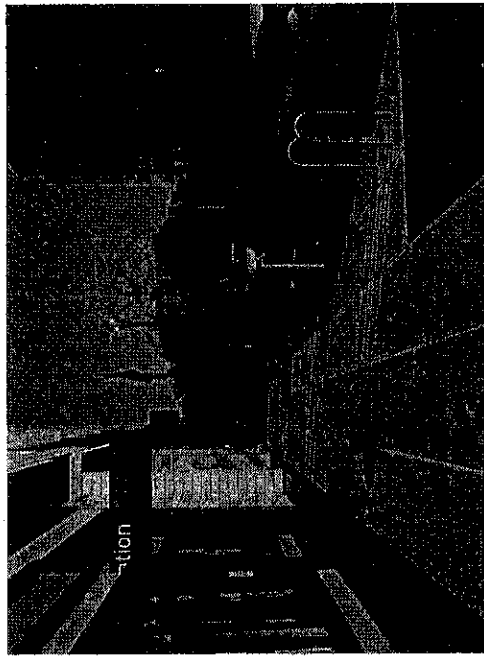
Block Standards

Smaller blocks help create a walkable, grid of streets in the transit station area, which is important to minimizing walk distances to the station entrance and improving access for pedestrians and bicyclists. Required block length and block perimeter maximums listed below are to be measured from street curb to curb.

1. No block length shall be greater than 700 feet, unless steep slopes in excess of 25 percent make a street connection less feasible, and in those cases a pedestrian passage is created.
2. The block perimeter (the sum of block lengths) shall not exceed 2,200 feet.
3. No alley or service drive can be considered as a block length divider.

Building Location: Build-To Zone and Build-To Line

The space between the street curb and building is regulated by minimum sidewalk and landscape buffer widths, as previously stated, and the location of the building. In order to create consistent street frontage all buildings should be located to meet a build-to line established within a build to zone set by a minimum and maximum distance from the street curb. The front build-to line governs the placement of buildings along streets and shall be measured from the street curb to the edge of the building at the ground floor. The build-to zone for all development types and uses within the Naylor Road Urban Design Standards Subarea shall be a minimum of 15 feet and maximum of 30 feet from the curb.



Good Hope Avenue Shopfront Area Standards

In order to create a vibrant, urban shopping street to anchor the Naylor Road Station Area with a variety of shops lining a pedestrian-oriented public realm and attractive streetscape, new development fronting on Good Hope Avenue from Naylor Road to the Metro station entrance is required to have a shopfront form with the following elements:

1. A minimum 15-foot sidewalk zone from curb to building, which may include tree grates and other landscaping areas, but retains a consistent minimum sidewalk width of 10 feet.
2. Additional public sidewalk space is allowed with a maximum build to line of 30 feet from the curb, allowing additional public walk space or semi-private café seating space.

3. Minimum ground floor height shall be 14 feet.
4. Ground floor elevations shall have a minimum of 60 percent transparency within the zone from 2 to 12 feet of the ground

Building Height Standards

A key goal of the Southern Green Line Sector Plan is to increase development intensity within the immediate Metro station areas and one component of development intensity is building heights. In order to provide an incentive for taller and more intense development within the immediate station area, the zoning regulations regarding building heights are adjusted as follows:

1. There are no maximum building heights within the Naylor Road Urban Design Standards Subarea.
2. Residential and office buildings on the 'Naylor Triangle,' between Suitland Parkway and the Metro station, Oxon Run Drive, Naylor Road, and Branch Avenue (MD 5), shall have a minimum height of four stories.

Parking Standards

1. No surface parking is allowed between a building façade and the curb.
2. Any surface parking along a public right of way will be screened by landscaping or a decorative fence following the standards of the landscape manual.
3. There is no minimum off-street parking space requirement.
4. Maximum surface parking ratios are as follows:
 - Retail/Commercial, stand-along development = 2.75 spaces per 1000 gross square feet.
 - Mixed Use Office or Residential development with ground floor retail = 2.5 space per 1000 square feet and 1.5 space per dwelling unit.
 - Office development = 2.75 spaces per 1000 square feet of gross office space
 - Residential, multi-family development = 2.0 spaces per dwelling unit.
 - Residential, single-family attached (rowhouse) development = 2.0 spaces per dwelling unit.
5. There are no parking space maximums for spaces in structured parking.
6. Shared parking facilities serving two or more adjoining property owners are exempt from maximum off-street parking requirements. There is no maximum or minimum number of required parking for shared parking facilities as defined here.
7. Off-site surface parking lots may be allowed with Planning Board approval in order to encourage a district wide parking supply strategy and a denser development pattern near the transit station.

Prince George's County Council
Agenda Item Summary

Meeting Date: 2/25/2014
Reference No.: CR-010-2014
Draft No.: 1
Proposer(s): Park & Planning
Sponsor(s): Toles, Franklin, Patterson
Item Title: A Resolution approving, with revisions, as an Act of the 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, the Southern Green Line Station Area Sectional Map Amendment, thereby setting forth and adopting detailed zoning proposals for the land area that follows and surrounds the alignment of the southern portion of the Metrorail Green Line in Prince George's County and that is generally bound by Southern Avenue as a western boundary; Suitland Road and the boundary of the Suitland M-U-TC as a northern and eastern boundary; Interstate 495 (Capital Beltway) and Branch Avenue, including properties fronting on the south side of Branch Avenue from St. Barnabas Road to Curtis Drive, and continuing along 28th Parkway, Oxon Run Drive, 23rd Parkway, Chatwick Street to the north side of Barnaby Run stream, and Wheeler Road as the southern boundary.

Drafter: M-NCPPC
Resource Personnel: M-NCPPC

LEGISLATIVE HISTORY:

Date Presented:		Executive Action:
Committee Referral:	2/25/2014 - C.O.W.	Effective Date:
Committee Action:	2/25/2014 - FAV	
Date Introduced:	2/25/2014	
Public Hearing:		
Council Action (1)	2/25/2014 - ADOPTED	
Council Votes:	WC:A, DLD:A, MRF:A, AH:-, ML:A, EO:A, OP:A, IT:N, KT:A	
Pass/Fail:	P	
Remarks:		

AFFECTED CODE SECTIONS:

COMMITTEE REPORTS:

BACKGROUND INFORMATION/FISCAL IMPACT:
(Includes reason for proposal, as well as any unique statutory requirements)

CODE INDEX TOPICS:

INCLUSION FILES:

I-CR-10-2014 Applicability DDOZ.pdf, I-CR-10-2014 Commercial Uses DDOZ.pdf, I-CR-10-2014 Industrial Uses.pdf, I-CR-10-2014 MUTC Uses.pdf, I-CR-10-2014 MXT Uses.pdf, I-CR-10-2014 Residential Zones.pdf, I-CR-10-2014 UrbanDesignStandards.pdf

