

USES PERMITTED.

Uses permitted.

No use shall be allowed, 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 the sector plan.
- (3) 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.
- (4) 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.
- (5) The letter “X” indicates that the use is prohibited.
- (6) All uses not listed are prohibited.
- (7) Whenever the tables refer to an allowed use, that use is either permitted (P), permitted by special exception standards (P*), or permitted as a (PA) or (PB) use, as listed in the zone in the tables.
- (8) The uses permitted in the M-U-I Zone are the same as those permitted by right or by special exception in the commercial Shopping Center (C-S-C) Zone. However, for use category (3) Miscellaneous, and use category (6) Residential/Lodging, the uses allowed are those permitted in the medium-residential density R-18 Zone, except that hotel/motel uses are permitted in the C-S-C Zone. Also, the sector plan’s Development District Overlay Zone (DDOZ) further amends the range of uses permitted in the M-U-I Zone to those uses listed as permitted and prohibited in Table 12. (CB-58-1990; CB-12-2001).
- (9) The Table of Uses (Table 12-Part 2) does not pertain to the R-55 and R-O-S zoned property in the Morgan Boulevard Metro core area and the Central Avenue Corridor Node area, respectively.

**Table 12-Part I
COMMERCIAL USES**

| USE | C-O in DDOZ | M-U-I in DDOZ |
|--|------------------------|--------------------------|
| (1) COMMERCIAL: | | |
| (A) Eating or Drinking Establishments: | | |
| Drive-in restaurant | X | X |
| Fast-food restaurant: | | |
| (i) Within a wholly enclosed shopping mall, or department, variety, or drug store | X | P |
| (ii) Within an office building | PA | PA |
| (iii) Within a hotel | X | PA |
| (iv) Accessory to, and as an integral part of, an allowed recreational facility | P | P |
| (v) 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 ¹⁰ (CB-29-1986) | X | P |
| (vi) Provided that the fast-food restaurant is part of an integrated shopping center, is not attached to a gas station, is limited to a maximum 2,000 square foot gross floor area, no more than 20 seats, and no drive-in or delivery service ¹⁶ (CB-126-1989) | X | P |
| (vii) All others | X | P* |
| Other than a drive-in or fast-food restaurant (which may include incidental carry-out service, except where specifically prohibited): | | |
| (i) Permitting no entertainment (of any sort) other than music, and no patron dancing | P | X |
| (ii) Within an office building | P | P |
| (iii) Accessory to an allowed use | X | P |
| (iv) Freestanding, within an office building complex of at least 20 acres | P | P |
| (v) Permitting live entertainment or patron dancing, with hours of operation that extend beyond 11:00 P.M., and with parking abutting land used for residential purposes, except hotel lounges | X | X |
| (vi) All others (CB-33-1985; CB-104-1985; CB-65-1989; CB-89-1993; CB-90-1993) | P* | P |
| (B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service: | | |
| Bus maintenance accessory to: | | |
| (i) A private school or educational institution | X | X |
| (ii) A church or other place of worship | X | X |
| Boat fuel sales at the waterfront | X | X |
| Boat sales, service, and repair, including outdoor storage of boats and boat trailers: | | |

| USE | C-O in DDOZ | M-U-I in DDOZ |
|--|-------------|---------------|
| (i) Accessory to a marina | X | X |
| (ii) All others | X | X |
| Boat storage yard | X | X |
| Car wash: | | |
| (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 |
| (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 | X | X |
| (iii) All others (CB-76-1998) | X | 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-1-1989; CB-72-1999) | X | X |
| Incidental automobile service in a parking garage ³ | 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 |
| Vehicle, mobile home, or camping trailer repair and service station (CB-50-1993) | X | 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 ³⁷ (CB-95-1987; CB-87-2000; CB-29-2002) | X | X |
| Vehicle or camping trailer rental (in the C-M Zone, subject to Section 27-417(a),(b)(2), and (c)) | X | X |
| Vehicle or camping trailer storage yard (CB-80-1996) | X | 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 |
| (ii) Accessory to a department store (CB-58-1990) | X | X |
| (iii) All others (CB-21-1992) | X | X |
| Vehicle parts or tire store without installation facilities | X | X |

| USE | C-O in DDOZ | M-U-I in DDOZ |
|--|-------------|---------------|
| 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 |
| (C) Offices: | | |
| Bank, savings and loan association, or other savings or lending institution: | | |
| (i) Automatic teller machine, only | P | P |
| (ii) Check cashing establishment ³⁶ | X | X |
| (iii) All others | P | P |
| Contractor's office (see paragraph (3), Miscellaneous) | | |
| Office accessory to an allowed use | 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 |
| (ii) All others | P | P |
| Office of a certified massage therapist (CB-44-2000) | P | P |
| Office of a medical practitioner or medical clinic (which may include an accessory private spa) | P | P |
| Real estate subdivision sales office as a temporary use, in accordance with Sections 27-260 and 27-261 | 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-58-1990) | 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 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 | 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 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 abut land zoned C-S-C at a minimum of two (2) locations (CB-69-1999) | X | X |

| USE | C-O in DDOZ | M-U-I in DDOZ |
|--|-------------|-----------------|
| 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 abut land zoned C-S-C at a minimum of two (2) locations (CB-69-1999) | X | X |
| (D) Services: | | |
| Ambulance service, private | X | X |
| Animal hospital, animal training, kennel | X | X |
| Artist's studio | P | P |
| Barber or beauty shop (CB-148-1987) | P | P |
| Bicycle repair shop: | | |
| (i) Non-motorized only | X | P |
| (ii) All others | X | X |
| Blacksmith shop | X | X |
| Blueprinting, photostating, or other photocopying establishment | X | P |
| Carpet or rug shampooing establishment | X | X |
| Catering establishment: | | |
| (i) Accessory to an allowed use | P | PA |
| (ii) As a primary use but including banquet facilities and a restaurant | P | P |
| (iii) For food preparation and administrative office only (no banquet facilities) | X | P ³³ |
| (iv) All others (CB-94-1996, CB-34-1999) | X | X |
| Data processing | P | P |
| Dry cleaning or laundry pickup station (CB-127-1986) | X | P |
| Dry cleaning store or plant: ⁴³ | | |
| (i) Retail, gross floor area under 3,000 square feet | X | P |
| (ii) Retail, unrestricted | X | X |
| (iii) Wholesale (may include retail service) (CB-55-2002) | X | X |
| Electric or gas appliance, radio, or television repair shop | X | P |
| Employment agency | P | X |
| Farm implement repair | X | X |
| Fortune telling | X | X |

| USE | C-O in DDOZ | M-U-I in DDOZ |
|--|-------------|---------------|
| Funeral parlor, undertaking establishment (CB-2-1989) | X | X |
| Household appliance or furniture repair shop | X | X |
| Key or locksmith shop (CB-128-1986) | X | P |
| Laboratory: | | |
| (i) Accessory to an allowed use | PA | P |
| (ii) Dental laboratory | P | P |
| (iii) All other laboratories (CB-4-1986) | P* | P |
| Laundromat: | | |
| (i) Accessory to an allowed use | X | X |
| (ii) All others | X | X |
| Laundry store or plant: ⁴³ | | |
| (i) Retail, gross floor area under 3,000 square feet | X | P |
| (ii) Retail, unrestricted | X | X |
| (iii) Wholesale (may include retail service) (CB-55-2002) | X | X |
| Lawn mower repair shop: | | |
| (i) Non-motorized, only | X | X |
| (ii) All others, provided all repairs are performed within a wholly enclosed building | X | X |
| 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 |
| (ii) All others (CB-120-1994) | X | X |
| Machine shop accessory to an allowed use | X | X |
| Massage establishment | X | X |
| Methadone Treatment Center (CB-103-1993) | X | X |
| Model studio | X | X |
| Newspaper publishing establishment | X | 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 | X | P |
| Photographic processing plant | X | X |
| Photography studio or darkroom | P | P |
| Pizza delivery service, limited to off-premises delivery with no eat-in or drive-in service: | | |

| USE | C-O in DDOZ | M-U-I in DDOZ |
|---|----------------|------------------|
| (i) With carry-out service in a building with less than 2,500 sq. ft. of gross floor area | X | P |
| (ii) Unrestricted in size with no carryout service (CB-83-1986; CB-102-2001) | X | X |
| Printing shop: | | |
| (i) Not exceeding 2,000 square feet of gross floor area | X | P |
| (ii) All others | X | P* |
| Sauna or steam bath | X | X |
| Septic tank service | X | X |
| Sewage dump station for camping trailers or boats | X | X |
| Shoe repair shop | X | P |
| Tailor or dressmaking shop (may include incidental dyeing and pressing allowed as a "PB" use) | X | P |
| Taxidermy (CB-30-1986) | X | X |
| Travel bureau | P | P |
| Upholstery shop (CB-65-1989) | X | X |
| Veterinarian's office: | | |
| (i) Outpatient | X | P |
| (ii) Inpatient (CB-96-1988) | X | X |
| Watch or jewelry repair shop | X | P |
| Welding shop: | | |
| (i) Accessory to an allowed use | X | X |
| (ii) All others | X | X |
| (E) Trade (Generally Retail): | | |
| Adult book store (CB-65-1989; CB-53-1996) | X | X |
| Arts, crafts, and hobby supply store | X | P |
| Bait shop | X | X |
| Bakery products, wholesale (may include retail sales) | X | X |
| Bicycle (sales) shop: | | |
| (i) Nonmotorized, only | X | P |
| (ii) All others | X | X |
| Book (except adult bookstore) or camera store (CB-71-1993) | X | P |
| Bottled gas sales: | | |
| (i) Accessory to an allowed use | X | X |
| (ii) All others | X | X |

| USE | C-O in DDOZ | M-U-I in DDOZ |
|---|-------------|---------------|
| Building supply store: | | |
| (i) Wholly enclosed, except for nursery stock | X | 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 (CB-76-1992) | X | X |
| Bulk retailing: | | |
| (i) Products allowed to be sold in a C-S-C Zone (CB-65-1989; CB-25-1999) | X | X |
| (ii) Products allowed to be sold in a C-M Zone | X | X |
| Buying of items within guest rooms and vehicles, pursuant to Section 27-115(a)(2) | X | X |
| Carpet or floor covering store | X | X |
| Clothing, dry goods, millinery, or shoe store (CB-58-1985; CB-71-1993) | X | P |
| Confectioner (not exceeding 40,000 square feet of gross floor area): | | |
| (i) Retail (CB-65-1989) | X | P |
| (ii) Wholesale (may include accessory retail sales) | X | X |
| Department or variety store, excluding pawnshops | | |
| (i) Not exceeding 125,000 square feet of gross floor area | X | X |
| (ii) Exceeding 125,000 square feet of gross floor area within the developed tier or a designated Revitalization Tax Credit Area | X | X |
| (iii) All others, ⁴⁰ in accordance with Section 27-348.02 (CB-71-1993; CB-28-1997, CB-4-1999; CB-2-2002) | X | X |
| Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1) | X | X |
| Drug store: | | |
| (i) Not exceeding 3,000 square feet of gross floor area | X | P |
| (ii) Within an office building or complex, and not exceeding 25% of the gross floor area, or 2,000 square feet, whichever is less (CB-65-1989) | P | P |
| (iii) All others | X | P |
| Farm implement sales | X | X |
| Feed sales | X | X |
| Firewood sales as a temporary use in accordance with Sections 27-260 and 27-261 | X | X |
| Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-63-1998) | X | X |
| Florist shop | X | P |
| 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 | PB |

| USE | C-O in DDOZ | M-U-I in DDOZ |
|---|-------------|---------------|
| Food or beverage goods preparation for wholesale sales: | | |
| (i) Not exceeding 1,500 square feet of gross floor area | X | X |
| (ii) Containing 1,501 to 3,000 square feet of gross floor area | X | X |
| (iii) All others (CB-37-1992) | X | X |
| Food or beverage store: | | |
| (i) Not exceeding 3,000 square feet of gross floor area | X | P |
| (ii) Not exceeding 125,000 square feet of gross floor area | X | 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 |
| (iv) All others (CB-112-1986; CB-65-1989; CB-2-2002) | X | X |
| Garden supplies store, floricultural or horticultural nursery, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees (CB-65-1989) | X | X |
| Gift, jewelry, music, souvenir, or other specialty store not specifically listed (CB-71-1993) | X | P |
| Hardware store (CB-65-1989) | X | X |
| Household appliance or furniture store: | | |
| (i) Not exceeding 50,000 square feet of gross floor area | X | X |
| (ii) Exceeding 50,000 square feet of gross floor area (CB-32-1986; CB-77-1998) | X | X |
| Ice vending machine (not exceeding 8 ton capacity) | X | X |
| Lawn mower (sales) store | X | X |
| Newspaper, magazine, or tobacco shop | X | P |
| Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees | X | X |
| 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) | X | P |
| (ii) More than 6 feet from main buildings(subject to Section 27-388) | X | P* |
| Paint or wall covering store | X | P |
| Pawnshop: | | |
| (i) In accordance with Section 27-250.01 | X | X |
| (ii) In accordance with Section 27-394.01 (CB-28-1997) | 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 |

| USE | C-O in DDOZ | M-U-I in DDOZ |
|--|-------------|---------------|
| Retail shop or store (not listed) similar to one permitted (P) in the: | | |
| (i) C-S-C Zone | X | P |
| (ii) C-M Zone | X | X |
| (iii) C-R-C Zone (CB-65-1989; CB-58-1990) | X | X |
| Sales from guest rooms and vehicles, in accordance with Section 27-115(a)(2) | X | X |
| Seafood market: | | |
| (i) Containing less than 3,000 square feet of gross retail space | X | P |
| (ii) Containing less than 7,000 square feet of gross retail space | X | X |
| (iii) Unrestricted in size (CB-49-1987) | X | X |
| Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261 | P | P |
| Septic tank sales (CB-65-1989) | X | X |
| Sporting goods shop, which may include marine equipment and supplies | X | P |
| Stationery or office supply store which may include the sale of furniture or business machines | X | P |
| Swimming pool or spa sales and service: | X | |
| (i) Excluding outdoor display | X | X |
| (ii) Including outdoor display, provided it is enclosed by a 6-foot high fence (subject to Section 27-388) | X | X |
| Toy store (CB-71-1993) | X | P |
| Video game or tape store | X | P |
| Wayside stand: | | |
| (i) As a temporary use, subject to Sections 27-260 and 27-261 | X | X |
| (ii) All others (CB-122-1986) | X | X |
| (2) Institutional/Educational: | | |
| Adult day care center | P* | P* |
| Assisted living facility, subject to the requirements of Section 27-464.04 (CB-72-1996) | X | X |
| Church or similar place of worship, convent, or monastery (CB-23-1988) | X | X |
| Day care center for children: | | |
| (A) In accordance with Section 27-464.02 ¹² | P | P |
| (B) All others (CB-23-1988) | P* | P* |

| USE | C-O in DDOZ | M-U-I in DDOZ |
|--|-------------|---|
| Eleemosynary 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 | P |
| (B) All others (CB-8-1998) | X | X |
| Hospital (may include a private spa) | P* | P* |
| Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989) | P | X |
| Nursing or care home (may include a private spa) | P* | P* |
| School, Private: | | |
| (A) Driving school, automobile only | P | P |
| (B) For artistic instruction (including a studio) | P | P |
| (C) Of business or trade, where the business or trade is permitted (P) in the respective zone | P | P |
| (D) Of business or trade, where the business or trade is permitted by Special Exception (SE) in the respective zone | P* | P* |
| (E) Tutoring establishment | P | P |
| (F) Private college or university | P | P |
| (G) Private schools, subject to Section 27-463 | X | X |
| (H) All others (CB-40-1988; CB-50-1988; CB-113-1994; CB-93-1996; CB-94-2000) | X | X |
| (3) Miscellaneous: | | The Commercial Use Listing Category (3) Miscellaneous is not applicable to the M-U-I Zone. Refer to Residential Use Listing Category (3) Miscellaneous Part 2 of the Use Table. |
| Accessory structures and uses, except as otherwise provided | P | |
| Adaptive reuse of a surplus public school, when not otherwise allowed | P* | |
| Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987) | P* | |
| Auction house | 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 ¹³ (CB-55-1988) | P | |
| Carpentry, cabinet making, or other woodworking shop: | | |
| (A) Accessory to an allowed use | X | |
| (B) All others | X | |
| Cemetery or crematory: | | |
| (A) Cemetery, accessory to a church, convent, or monastery ¹⁸ | X | |
| (B) All others (CB-11-1991) | X | |

| USE | C-O in DDOZ | M-U-I in DDOZ |
|--|-----------------|---------------|
| Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261 | X | |
| Commercial recreational development (CB-35-2000) | P ³⁵ | |
| Consolidated Storage (CB-147-1986; CB-65-1989; CB-45-1999; CB-29-2000) | 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: | | |
| (A) With no outdoor storage of materials or equipment | 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 storing 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 | |
| (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 | |
| 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 | |
| (B) All others | P* | |
| Hardware fabrication and manufacturing of products from material produced elsewhere ²⁶ (CB-39-1996) | X | |
| Mobile home, with use for which amusement taxes collected ² | X | |
| Recycling collection center as a temporary use, in accordance with Sections 27-260 and 27-261 | X | |
| 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 | |
| (B) All others | X | |
| Rental business: | | |
| (A) Rental of motor vehicles or camping trailers(in the C-M Zone subject to the requirements of Section 27-417) | X | |
| (B) Rental of boats | X | |
| (C) Rental of any other merchandise allowed to be sold in the respective zone | X | |
| Sanitary landfill, rubble fill | X | |

The Commercial Use Listing Category (3) Miscellaneous is not applicable to the M-U-I Zone. Refer to Residential Use Listing Category (3) Miscellaneous Part 2 of the Use Table.

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| USE | C-O in DDOZ | M-U-I in DDOZ |
|--|-------------|---------------|
| Sign, in accordance with Part 12: | | |
| (A) Outdoor advertising (billboard) | X | |
| (B) All others (CB-65-1989; CB-24-1991) | P | |
| Sign shop | X | |
| 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-116-1986) | X | |
| Storage, wholly enclosed, accessory to an allowed use | P | |
| Temporary shelter for commercial display, sale, or service use permitted (P) in the respective zones, as a temporary use, in accordance with Sections 27-260 and 27-261 | X | |
| Trash removal services (CB-17-2002) | X | |
| 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 | |
| (B) Of materials (products) not used or produced on the premises (CB-61-1995) | X | |
| Wholesaling of products incidental to the retail sales of the products on the premises | X | |
| (4) Public/Quasi Public: | | |
| Ambulance service, private | X | X |
| Community building, except as otherwise provided | P* | P |
| Library, private | P | P |
| Post Office | P | P |
| Public building and use, except as otherwise prohibited | P | P |
| Sanitary landfill or rubble fill ¹⁷ (CB-15-1990) | X | X |
| Voluntary fire, ambulance, or rescue ¹ station | P | P |
| (5) Recreational/Entertainment/Social/Cultural: | | |
| 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 |
| (B) All others | X | X |
| Amusement Center (CB-35-1994) | X | X |
| Amusement park: | | |
| (A) Within a wholly enclosed shopping mall | X | X |

| USE | C-O in DDOZ | M-U-I in DDOZ |
|--|-------------|---------------|
| (B) All others | X | X |
| Archery or baseball batting range | X | X |
| Arena or stadium (which may include a private spa) | X | X |
| Athletic field: | | |
| (A) With no seating or nonpermanent bleacher-type seating for not more than 100 spectators | X | X |
| (B) With permanent bleacher-type seating for more than 100 spectators | X | X |
| Auditorium | X | P |
| Beach | X | X |
| Billiard or pool parlor | X | X |
| Boat ramp | X | X |
| 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) | X | X |
| (B) All others | X | 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 | X | X |
| Club or lodge (private) except as otherwise provided | P* | P |
| Employees' recreational facilities (private, nonprofit) accessory to an allowed use | P | P |
| Fishing pier | X | X |
| Go-cart track | X | X |
| Golf course or country club: | | |
| (A) Accessory to a commercial use | X | X |
| (B) All others | X | X |
| Golf driving range | X | X |
| Marina (CB-72-1987) | X | X |
| Miniature golf course | X | X |
| Museum, aquarium, art gallery, cultural center, or similar facility | P | P |
| Park or playground | P | P |
| Performance arts center, in accordance with Section 27-464.05 (CB-12-2001) | | |
| Race track | X | X |
| Recreational campground (in the C-M Zone subject to paragraphs (1) thru (7) of Section 27-400(a)) | X | X |

| USE | C-O in DDOZ | M-U-I in DDOZ |
|---|-------------|---------------|
| Recreational or entertainment establishment of a commercial nature, if not otherwise specified: | | |
| (A) Abutting residential property or land residentially zoned | X | X |
| (B) All others (CB-72-1998) | X | X |
| Reducing/exercise salon or health club | X | P |
| Riding stable | X | X |
| Rifle, pistol, or skeet shooting range: | | |
| (A) Indoor | X | X |
| (B) Outdoor | X | X |
| Skating rink | X | X |
| Spa (community) | P | P |
| Spa (private), accessory to an allowed dwelling unit | P | P |
| Spa (public): | | |
| (A) Accessory to a hotel or motel | X | P |
| (B) Accessory to a reducing/exercise salon or health club | X | P |
| (C) Accessory to a commercial swimming pool | X | P |
| (D) Accessory to a recreational campground | X | X |
| (E) Accessory to a summer camp | X | X |
| (F) Unrestricted | X | X |
| Summer camp | X | X |
| Swimming pool: | | |
| (A) Accessory to a hotel or motel | X | P |
| (B) Accessory to a recreational campground | X | X |
| (C) Community | X | P |
| (D) Indoor | X | P |
| (E) Private, accessory to an allowed one-family detached dwelling | X | X |
| (F) All others | X | X |
| Tennis, basketball, handball, or similar court: | | |
| (A) Indoor (within a permanent wholly enclosed building) | P | P |
| (B) Outdoor | P | P |
| (C) With a temporary removable cover (bubble) | X | X |
| Theatre: | | |
| (A) Indoor | P* | P |
| (B) Outdoor (including drive-in) | X | X |
| Zoo, not publicly owned | X | X |

| USE | C-O in DDOZ | M-U-I in DDOZ |
|--|-------------|--|
| (6) Residential/Lodging: | | The Commercial Use Listing Category (6) Residential/Lodging is not applicable to the M-U-I Zone. Refer to Residential Use Listing Category (6) Residential/Lodging, Part 2 of the Use Table. |
| Apartment housing for the elderly or physically handicapped | X | |
| Artists' residential studios, in accordance with Section 27-464.05 (CB-12-2001) | X | |
| Country Inn | X | |
| 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 | X | |
| 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 | |
| (B) Not exceeding 3 units per building, with 1 unit at ground level for a resident manager, caretaker, or night watchman (and family) | X | |
| (C) In a building containing 4 or more stories, provided the units are located above the third story | P* | |
| Hotel or motel: | | |
| (A) Hotel or motel in general | P | |
| (B) Including any use allowed in the C-S-C Zone (but not generally allowed in the C-M Zone, excluding those permitted 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 not more than 3,000 square feet shall be allotted to any one use (CB-105-1985; CB-58-1990) | X | |
| Planned retirement community (CB-22-2002) | X | |
| Tourist cabin camp | X | |
| Tourist Home | X | |
| Transitional Shelter for the Homeless: | | |
| (A) Operated in conjunction with an adjacent eleemosynary institution; and containing 8 or fewer residential units | X | |
| (B) All others (CB-62-1991) | X | |
| (7) Resource Production/Recovery: | | |
| Agricultural use | | |
| (A) Other than animal or poultry raising | X | X |
| (B) Animal or poultry raising (other than customary household pets) | | |
| (i) on lots 20,000 square feet or more | X | X |
| (ii) on lots under 20,000 square feet | X | X |
| (iii) on lots under 20,000 square feet adjoining occupied residentially-zoned property ³⁸ (CB-71-2001) | X | X |
| Sand and gravel wet-processing | X | X |

| USE | C-O in DDOZ | M-U-I in DDOZ |
|---|-------------|---------------|
| Surface mining | X | X |
| (8) Transportation/Parking/Communications/Utilities: | | |
| Airport, airpark, airfield, airstrip, heliport, helistop | 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 |
| Broadcasting studio (without tower) | P | P |
| Bus station or terminal | X | X |
| Monopoles and related equipment buildings and enclosures, in accordance with Section 27-464.03 (CB-65-2000) | P | P |
| Parking garage, commercial | P | P |
| Parking garage or lot or loading area, used in accordance with Part 11 | P | P |
| Parking lot, commercial: | | |
| (A) With shuttle service to Metro and within two (2) miles of a Metro station | X | X |
| (B) All others | X | X |
| Parking of mobile home, except as otherwise specified | X | X |
| Parking of a mobile home in a public right-of-way ⁴ | X | X |
| Parking of vehicles accessory to an allowed use | 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 | 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) | 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 |
| (B) More than 10 feet in diameter to serve only 1 dwelling | X | X |
| (C) All others (CB-19-1985) | P | P |
| Storage of any motor vehicle which is wrecked, dismantled or not currently licensed, except where specifically allowed ⁶ (CB-4-1987) | X | X |
| Taxicab dispatching station: | | |
| (A) Without cab storage, repair, or servicing | P | P |
| (B) With cab storage | X | X |
| (C) With cab repair or servicing within a wholly enclosed building (CB-50-1987) | X | X |

| USE | C-O in DDOZ | M-U-I in DDOZ |
|---|-------------|---------------|
| Taxicab stand | P | P |
| Telegraph or messenger service | 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 |
| (B) Freestanding for commercial purposes, not exceeding 100 feet above ground level | P | P |
| (C) Attached to a roof for commercial purposes, not exceeding 40 feet above the height of the building | P | P |
| (D) All others (CB-8-1990; CB-41-1994; CB-123-1994; CB-65-2000) | 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.
- 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)
- 19 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. (CB-120-1994)
- 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** Provided that a certified nonconforming pawnshop that does not meet the location requirements of Section 27-394.01 may relocate without the necessity of obtaining a Special Exception if locational requirements of the proposed location are satisfied and the nonconforming use at the former location is discontinued.(CB-28-1997)
- 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 two (2) antennas 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)
- 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** The use is permitted on C-O zoned property abutting R-R zoned property leased from a public agency before January 1, 1974, where both properties are developed in an integrated fashion pursuant to the same agreement. 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). There shall be no building setbacks required between the internal R-R and C-O zoned portions of the site.
The following uses are not permitted: car wash, animal hospital, training, kennel, grooming, blacksmith, carpet or rug shampooing, 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)
- 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
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)

**TABLE 12-Part 2
RESIDENTIAL USES**

| USE | R-18 in Zoning Ordinance | M-U-I in DDOZ |
|--|--------------------------------|------------------|
| (3) Miscellaneous: | | |
| Accessory structures and uses (when not other wise provided for) | P | P |
| Adaptive reuse of a surplus public school, when not otherwise allowed | SE | P* |
| Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987) | SE | P* |
| Animals, not customarily household pets (CB-117-1986; CB-55-1988) | SE | 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 ⁴¹ (CB-55-1988) | P | P |
| Cemetery, crematory: | | |
| (A) Cemetery, in accordance with Section 27-445.06 | X | X |
| (B) Cemetery, accessory to a church, convent, or monastery ⁴⁹ | P | X |
| (C) All others (CB-86-1989; CB-11-1991) | X | X |
| Home occupations for residents, when not otherwise allowed ²⁰ (CB-86-1989) | X | X |
| Increase in height of accessory building, used for: | | |
| (A) Servant, household help living quarters ³⁰ | SE | X |
| (B) Agricultural purposes on a lot having a net area of less than 5 acres | X | X |
| (C) Agricultural purposes on a lot having a net area of at least 5 acres | X | X |
| (D) Office | SE | X |
| Signs, in accordance with Part 12, associated with uses allowed in the applicable Residential Zone (CB-85-1988) | P | P |
| Signs, outdoor advertising (Billboards) (CB-85-1988) | X | X |
| Temporary structures and uses not otherwise allowed | SE | P* |
| (6) Residential/Lodging: | | |
| Agricultural Preservation Development, Section 27-445.01 | X | X |
| Apartment hotel | X | X |

| USE | R-18 in Zoning Ordinance | M-U-I in DDOZ |
|---|--------------------------|---------------|
| 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-91-1991; CB-44-1992, CB-46-1999) | SE | P* |
| Apartment housing for elderly or handicapped families in a surplus public school building | SE | P* |
| Artists' residential studios, in accordance with Section 27-445.09 (CB-12-2001) | SP | X |
| Boardinghouse | P | X |
| Congregate living facility for more than 8 elderly or physically handicapped residents (CB-90-1985) | P | P |
| Congregate living facility for NOT more than 8 elderly or physically handicapped residents (CB-90-1985) | SE | X |
| Convent or monastery (CB-23-1993) | 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): ⁵⁷ | | |
| (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 |
| (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 |
| (C) Prior to November 18, 1980, but on or after November 29, 1949 | X | X |
| (D) On or after November 18, 1980 (CB-58-1986; CB-73-1996) | X | X |
| Country Inn | X | X |
| Dwelling, farm tenant | X | X |
| Dwelling, multifamily: | | |
| (A) In general | X | X |
| (B) Subject to applicable bedroom percentages | P | P |
| (C) In excess of applicable bedroom percentages | SE | P* |
| (D) Restricted to one-bedroom and efficiency apartments | X | X |
| (E) Higher than 110 feet (CB-85-1988) | X | X |
| Dwelling, one-family attached, for the elderly ⁵⁸ (CB-71-1996) | P ² | X |
| Dwelling, one-family detached, cluster development | X | X |
| Dwelling, one-family detached (in general) | P | X |

| USE | R-18 in Zoning Ordinance | M-U-I in DDOZ |
|---|--------------------------|---------------|
| Dwelling, one-family semidetached ¹ (CB-85-1988) | P ² | X |
| Dwelling, quadruple-attached (CB-83-1997) | P ^{2,5} | X |
| Dwelling, three-family | P ² | X |
| Dwelling, two-family detached (CB-85-1988) | P ² | X |
| Dwelling, two-family (in general) | P ² | X |
| Dwellings, one-family attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986 | X | X |
| Dwellings, one-family triple-attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986 | X | X |
| Dwellings, one-family triple-attached (in general) | 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 |
| (B) In accordance with Section 24-138.01 of Subtitle 24 (CB-72-1989) | 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) | P | X |
| (B) All others | SE | X |
| Group residential facility for more than 8 mentally handicapped dependent persons, or for 5 or more other dependent persons | SE | P* |
| Group residential facility for not more than 8 mentally handicapped dependent persons | P | X |
| Guest house, as an accessory use | X | X |
| Mobile home used as a dwelling for emergency purposes as a temporary use, in accordance with Sections 27-260 and 27-261 | X | X |
| Mobile home used as a one-family detached dwelling | X | X |
| Mobile home, with use for which amusement taxes collected ²⁸ | P | X |
| Motel | X | X |
| Opportunity Housing dwelling units ⁵⁹ (CB-66-1991; CB-55-1996) | P | X |
| Planned retirement community ⁵⁹ (CB-55-1996, CB-21-1999) | SE | P* |
| Recreational Community Development, in accordance with Section 27-444 ⁵⁹ (CB-16-1989; CB-55-1996) | X | X |

| USE | R-18 in Zoning Ordinance | M-U-I in DDOZ |
|--|--------------------------|---------------|
| Rental of guest rooms (by the residents): | | |
| (A) To 1 or 2 persons (unrelated to all principal residents) | X | X |
| (B) To 3 persons (unrelated to all principal residents) | 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) | 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 27-445.09 (CB-58-2001) | P | X |
| Rooming houses | P | X |
| Tourist cabin camp | X | X |
| Tourist homes | SE | X |
| Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986 (CB-54-1986) | X | X |
| Townhouse, shown on a Detailed Site Plan approved prior to December 30, 1996, and in compliance with Section 3 of CB-55-1996 (CB-84-1990; CB-55-1996) | P ^{2.5} | X |
| Townhouse, shown on a preliminary plat of subdivision approved pursuant to Part 4A. (CB-47-1996) | P ^{2.5} | X |
| Townhouse, all others (CB-55-1996) | SE | 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 or 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 a stable in conjunction with the agricultural use.
- 23** On lots having a net area of twenty thousand (20,000) square feet or less, keeping cattle, horses, poultry, or other animals or birds (other than customary household pets) shall only be permitted upon approval of a Special Exception.
- 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.
- 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 or rubble fill may include a rock crusher only if it is approved as part of the Special Exception.(CB-15-1990)
- 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, 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)
- 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)