

Development District Use Tables

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 detailed site plan review and the general special exception standards in Section 27-317(a)(1), (4), (5), and (6) and conforms to the recommendations of this 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 the Zoning Ordinance.
 - (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 percent) 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 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)

At least two (2) of the following three (3) categories shall be included on the conceptual site plan and ultimately present in every development in the M-X-T Zone. In a transit district overlay zone, a conceptual site plan may include only one of the following categories, provided that, in conjunction with an existing use on abutting property in the M-X-T Zone, the requirement for two (2) out of three (3) categories is fulfilled. The site plan shall show the location of the existing use and the way that it will be integrated in terms of access and design with the proposed development. The amount of square footage devoted to each use shall be in sufficient quantity to serve the purposes of the zone:

- (1) Retail businesses;
- (2) Office, research, or industrial uses;
- (3) Dwellings, hotel, or motel.

TABLE OF USES PERMITTED.

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

USE	ZONE
	APPROVED M-X-T in DDOZ
Gas station:	
(A) With or without a service center for minor repairs (placed underground or in a wholly enclosed structure)	X
(B) With or without a service center, and may include a car wash (CB-63-1992)	X
Hardware store (CB-63-1992)	P
Hobby shop	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
Photographic supply store	P
Private Automobile and Other Motor Vehicle Auctions (CB-59-2010)	X
Seafood market (CB-49-1987)	P
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P
Studio for artistic practice	P
Repair shops for small items (such as bicycles, watches, clothing, and shoes) (CB-63-1992)	P
Valet shop	P
Variety or dry goods store	P
Veterinary clinic (CB-63-1992)	P
Waterfront Entertainment/Retail Complex (CB-44-1997)	P
(2) Industrial: Manufacturing, fabrication, assembly or repair of the following, from materials or parts previously produced elsewhere:	
Artist's supplies and equipment	P
Business machines	P

USE	ZONE
	APPROVED M-X-T in DDOZ
Drafting supplies and equipment	P
Electrical and electronic equipment and component parts for radio, television, telephone, computer, and similar equipment	P
Flex Space	X
Jewelry and silverware	P
Musical instruments	P
Optical equipment and supplies	P
Photographic developing and processing establishment	P
Photographic equipment and supplies	P
Scientific and precision instruments, devices, and supplies	P
Small electrical household appliances (including televisions, but excluding refrigerators and the like)	P
Surgical, medical, and dental instruments, devices, and supplies	P
Toys, sporting and athletic equipment (excluding ammunition, firearms, and fireworks)	P
Watches, clocks, and similar timing devices	P
Wearing apparel	P
Where not otherwise specifically permitted, any use allowed in the I-1 Zone (excluding those permitted by special exception) (CB-6-2007)	X
(3) INSTITUTIONAL/EDUCATIONAL:	
Adult day care facility (CB-63-1992)	P
Assisted Living Facility, subject to the requirements of Section 27-464.04 (CB-26-2002)	X
Church or similar place of worship, convent, or monastery (CB-23-1988)	P
Day care center for children (CB-23-1988)	P

USE	ZONE
	APPROVED M-X-T in DDOZ
Eleemosynary or philanthropic institution (excluding hospital)	P
Family day care	P
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989)	P
Nursing or Care Home (CB-26-2002)	X
School, private or public, all types (which may include private spas)	P
Small group child care center (CB-131-1993)	P
(4) MISCELLANEOUS:	
Accessory structures and uses	P
Cemetery, accessory to a church, convent, or monastery ⁵ (CB-11-1991)	X
Home occupations (except in multifamily dwellings)	P
Metro Planned Community (CB-35-1998)	P
Mixed Use Planned Community; list of permitted uses is the same as in the M-X-T Zone (CB-13-2002)	P
Mobile home, with use for which amusement taxes collected ²	P
Other uses of appropriate size, which can be justified as similar to one of the uses listed in this Section	P
Real estate subdivision sales office as a temporary use, in accordance with Sections 27-260 and 27-261	P
Regional Urban Community (CB-29-2008)	P
Signs, in accordance with Part 12	P

USE	ZONE
	APPROVED M-X-T in DDOZ
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
(5) PUBLIC/QUASI PUBLIC:	
Library	P
Post office	P
Public building and use, if not otherwise specified (CB-63-1992)	X
Sanitary Landfill or rubble fill (CB-63-1992)	X
Volunteer fire, ambulance, or rescue station ¹	P
(6) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:	
Community building	P
Convention center	P
Exhibition halls and facilities	P
Golf course or country club (CB-63-1992)	X
Indoor theater or recital hall	P
Marina:	
(A) In accordance with Sections 27-371.01(a) and 27-548.01.01	X
(B) All others (CB-72-1987; CB-34-1989)	X
Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)	P
Outdoor exhibition, displays, entertainment, or performance	P

USE	ZONE
	APPROVED M-X-T in DDOZ
Park, playground, or other outdoor recreational area	P
Private club or service organization	P
Recreational or entertainment establishment (commercial or noncommercial)	P
Reducing/exercise salon or health club	P
Skating facility (CB-89-1994)	P
Spa, community	P
Spa, private	P
Spa, public, accessory to hotel, motel, reducing/exercise salon, health club, or swimming pool	P
Swimming pool (indoor or outdoor) commercial or noncommercial (CB-63-1992)	P
Tennis, basketball, handball, or similar court (indoor or outdoor) commercial or noncommercial (CB-63-1992)	P
Tourist home (CB-63-1992)	P
(7) RESIDENTIAL/LODGING:	
Country inn (CB-63-1992)	P
Dwellings, all types (except mobile homes) (CB-56-1996)	P
Flag lot development, subject to the provisions of Section 24-138.01 of Subtitle 24 (CB-25-2002)	X
Group residential facility for up to 8 mentally handicapped dependent persons	P
Hotel or motel	P
(8) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:	
Heliport	P
Helistop (CB-63-1992)	P

USE	ZONE
	APPROVED M-X-T in DDOZ
Parking lot or garage, or loading area, in accordance with Part 11	P
Parking of mobile home in public rights-of-way ³	X
Parking of mobile home not otherwise provided for	X
Passenger transportation station or depot (such as rapid transit station, bus stop, taxi or auto rental stand)	P
Public utility use or structure:	
(A) Railroad yard, round house, car barn, and freight station	X
(B) All others	P
Radio or television broadcasting studio	
Satellite dish antenna, in accordance with Section 27-541.02:	
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P
(B) Over 10 feet in diameter, to serve only 1 dwelling unit	X
(C) All others (CB-19-1985)	P
Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically authorized ⁴ (CB-4-1987)	X
Telegraph or messenger service	P

USE	ZONE
	APPROVED M-X-T in DDOZ
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
(B) Exceeding 150 feet (CB-123-1994; CB-103-1997)	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 (½) 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)
- 9 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 Note:** 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.
- 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. Any change in tenant or ownership of the check cashing business requires approval of a special exception for this use prior to issuance of the Use & Occupancy permit. (CB-23-2009)
- 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.

Table of Uses for the M-U-I Zone

Uses permitted.

- (a) No use shall be allowed in the Mixed-Use Infill (M-U-I) Zone, 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 detailed site plan review and the general special exception standards in Section 27-317(a)(1), (4), (5), and (6) and conforms to the recommendations of this 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 the Zoning Ordinance.
 - (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 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;
 - (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 45 percent 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 PERMITTED.

USE	APPROVED M-U-I in DDOZ
(1) Commercial:	
(A) Eating or Drinking Establishments:	
Eating or drinking establishment, with drive-through service (CB-49-2005; CB-19-2010)	P ⁱ
Eating or drinking establishment, excluding drive-through service (CB-49-2005; CB-19-2010)	P
Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 a.m., excluding adult entertainment (CB-49-2005; CB-19-2010; CB-56-2011)	P ^{*k}
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:	
Bus maintenance accessory to:	
(i) A private school or educational institution	X
(ii) A church or other place of worship	X
Boat fuel sales at the waterfront	X
Boat sales, service, and repair, including outdoor storage of boats and boat trailers:	
(i) Accessory to a marina	X
(ii) All others	X
Boat storage yard	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
(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 miles of a Metro station (CB-76-1998)	X
(iii) All others (CB-76-1998; CB-114-2004)	X

USE	APPROVED M-U-I in DDOZ
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
Incidental automobile service in a parking garage ³	P*
Private Automobile and Other Motor Vehicle Auctions (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
(ii) All Others, subject to the requirements of Section 27-464.06 (CB-59-2010)	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
Vehicle, mobile home, or camping trailer repair and service station (CB-50-1993)	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
Vehicle or camping trailer rental (in the C-M Zone, subject to Section 27-417(a),(b)(2), and (c))	X
Vehicle or camping trailer storage yard (CB-80-1996)	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
(ii) Accessory to a department store (CB-58-1990)	X
(iii) All others (CB-21-1992)	X
Vehicle parts or tire store without installation facilities	P
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

USE	APPROVED M-U-I in DDOZ
(C) Offices:	
Bank, savings and loan association, or other savings or lending institution:	
(i) Automatic teller machine, only	P ⁱ
(ii) All others	P ⁱ
Check Cashing Business (CB-23-2009)	P*
Contractor's office:	
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 six 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	X
Office accessory to an allowed use	P
Office (except as otherwise provided):	
(i) Within an integrated shopping center, and not exceeding 10 percent of the gross floor area of the center	X
(ii) All others	P
Office of a certified massage therapist (CB-44-2000)	P

USE	APPROVED M-U-I in DDOZ
Office of a medical practitioner or medical clinic (which may include an accessory private spa)	P
Real estate subdivision sales office as a temporary use, in accordance with Sections 27-260 and 27-261	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
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	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 locations (CB-69-1999)	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 abut land zoned C-S-C at a minimum of two locations (CB-69-1999)	X
(D) Services:	
Ambulance service, private	X
Animal hospital, animal training, kennel	P*
Artist's studio	P

USE	APPROVED M-U-I in DDOZ
Barber or beauty shop (CB-148-1987)	P
Bicycle repair shop:	
(i) Non-motorized only	P
(ii) All others	P*
Blacksmith shop	X
Blueprinting, photostating, or other photocopying establishment	P
Carpet or rug shampooing establishment	X
Catering establishment (CB-56-2011)	P
Data processing	P
Dry cleaning or laundry pickup station (CB-127-1986)	P
Dry cleaning store or plant: ⁴³	
(i) Retail, gross floor area under 3,000 square feet	P
(ii) Retail, unrestricted	X
(iii) Wholesale (may include retail service) (CB-55-2002)	X
Electric or gas appliance, radio, or television repair shop	P
Employment agency	P
Farm implement repair	X
Fortune telling	X
Funeral parlor, undertaking establishment (CB-2-1989)	P*
Household appliance or furniture repair shop	P
Key or locksmith shop (CB-128-1986)	P

USE	APPROVED M-U-I in DDOZ
Laboratory:	
(i) Accessory to an allowed use	P
(ii) Dental laboratory	P
(iii) All other laboratories (CB-4-1986)	P
Laundromat:	
(i) Accessory to an allowed use	X
(ii) All others	P
Laundry store or plant:⁴³	
(i) Retail, gross floor area under 3,000 square feet	P
(ii) Retail, unrestricted	X
(iii) Wholesale (may include retail service) (CB-55-2002)	X
Lawn mower repair shop:	
(i) Non-motorized, only	P
(ii) All others, provided all repairs are performed within a wholly enclosed building	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
(ii) All others (CB-120-1994)	X
Machine shop accessory to an allowed use	X
Massage establishment	X
Methadone Treatment Center (CB-103-1993)	X

USE	APPROVED M-U-I in DDOZ
Model studio	X
Newspaper publishing establishment	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
Photographic processing plant	X
Photography studio or darkroom	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 square feet of gross floor area	P
(ii) Unrestricted in size with no carryout service (CB-83-1986; CB-102-2001)	X
Printing shop:	
(i) Not exceeding 2,000 square feet of gross floor area	P
(ii) All others	X
Sauna	P
Septic tank service	X
Sewage dump station for camping trailers or boats	X
Shoe repair shop	P
Tailor or dressmaking shop (may include incidental dyeing and pressing allowed as a "PB" use)	P
Taxidermy (CB-30-1986)	PA
Tatto Parlor	P
Travel bureau	P

USE	APPROVED M-U-I in DDOZ
Upholstery shop (CB-65-1989)	PA
Veterinarian's office:	
(i) Outpatient	P
(ii) Inpatient (CB-96-1988)	PB
Watch or jewelry repair shop	P
Welding shop:	
(i) Accessory to an allowed use	X
(ii) All others	X
(E) Trade (Generally Retail):	
Adult book store (CB-65-1989; CB-53-1996)	X
Arts, crafts, and hobby supply store	P
Bait shop	P
Bakery products, wholesale (may include retail sales)	X
Bicycle (sales) shop:	
(i) Nonmotorized, only	P
(ii) All others	P*
Book (except adult bookstore) or camera store (CB-71-1993)	P
Bottled gas sales:	
(i) Accessory to an allowed use	P

USE	APPROVED M-U-I in DDOZ
(ii) All others	P
Building supply store:	
(i) Wholly enclosed, except for nursery stock	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
Bulk retailing:	
(i) Products allowed to be sold in a C-S-C Zone (CB-65-1989; CB-25-1999)	P
(ii) Products allowed to be sold in a C-M Zone	X
Buying of items within guest rooms and vehicles, pursuant to Section 27-115(a)(2)	X
Carpet or floor covering store	P
Clothing, dry goods, millinery, or shoe store (CB-58-1985; CB-71-1993)	P
Confectioner (not exceeding 40,000 square feet of gross floor area):	
(i) Retail (CB-65-1989)	P
(ii) Wholesale (may include accessory retail sales)	X
Department or variety store, excluding pawnshops	
(i) Not exceeding 125,000 square feet of gross floor area	P
(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)	P
(iii) Not exceeding 85,000 square feet of gross floor area or no more than 10% of gross floor area for food and beverage component. CB-13-2012)	P
(iv) All others, ⁴⁰ in accordance with Section 27-348.02 (CB-71-1993; CB-28-1997; CB-4-1999; CB-2-2002; CB-13-2012)	p*

USE	APPROVED M-U-I in DDOZ
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X
Drug store:	
(i) Not exceeding 3,000 square feet of gross floor area	P
(ii) Within an office building or complex, and not exceeding 25 percent of the gross floor area, or 2,000 square feet, whichever is less (CB-65-1989)	P
(iii) All others	P
Farm implement sales	X
Feed sales	X
Firewood sales as a temporary use in accordance with Sections 27-260 and 27-261	P
Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-63-1998)	P
Florist shop	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	PB
Food or beverage goods preparation for wholesale sales:	
(i) Not exceeding 1,500 square feet of gross floor area	P
(ii) Containing 1,501 to 3,000 square feet of gross floor area	P*
(iii) All others (CB-37-1992)	X
Food or beverage store:	
(i) Not exceeding 3,000 square feet of gross floor area	P
(ii) Not exceeding 125,000 square feet of gross floor area	P
(iii) In combination with a department or variety store on the same or adjacent site, in accordance with Section 27-348.02	P*

USE	APPROVED M-U-I in DDOZ
(iv) All others (CB-112-1986; CB-65-1989; CB-2-2002)	P
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)	P
Gift, jewelry, music, souvenir, or other specialty store not specifically listed (CB-71-1993)	P
Hardware store (CB-65-1989)	P
Household appliance or furniture store:	
(i) Not exceeding 50,000 square feet of gross floor area	P
(ii) Exceeding 50,000 square feet of gross floor area (CB-32-1986; CB-77-1998)	X
Ice vending machine (not exceeding 8 ton capacity)	X
Lawn mower (sales) store	P
Monument and headstone sales establishment (CB-22-2004)	X
Newspaper, magazine, or tobacco shop	P
Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees	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 six feet from main building (subject to Section 27-388)	P
(ii) More than six feet from main buildings (subject to Section 27-388)	P*
Paint or wall covering store	P
Pawnshop:	
(i) In accordance with Section 27-250.01	X
(ii) In accordance with Section 27-394.01 (CB-28-1997; CB-22-2010)	X

USE	APPROVED M-U-I in DDOZ
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)	P
Retail shop or store (not listed) similar to one permitted (P) in the:	
(i) C-S-C Zone	P
(ii) C-M Zone	X
(iii) C-R-C Zone (CB-65-1989; CB-58-1990)	X
Sales from guest rooms and vehicles, in accordance with Section 27-115(a)(2)	X
Seafood market:	
(i) Containing less than 3,000 square feet of gross retail space	P
(ii) Containing less than 7,000 square feet of gross retail space	P
(iii) Unrestricted in size (CB-49-1987)	P
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P
Septic tank sales (CB-65-1989)	X
Sporting goods shop, which may include marine equipment and supplies	P
Stationery or office supply store which may include the sale of furniture or business machines	P
Swimming pool or spa sales and service:	
(i) Excluding outdoor display	P
(ii) Including outdoor display, provided it is enclosed by a 6-foot high fence (subject to Section 27-388)	X
Toy store (CB-71-1993)	P
Video game or tape store	P
Wayside stand:	
(i) As a temporary use, subject to Sections 27-260 and 27-261	P

USE	APPROVED M-U-I in DDOZ
(ii) All others (CB-122-1986)	P
(2) Institutional/Educational:	
Adult day care center	P*
Assisted living facility, subject to the requirements of Section 27-464.04 (CB-72-1996)	X
Church or similar place of worship, convent, or monastery (CB-23-1988)	P
Day care center for children:	
(A) In accordance with Section 27-464.02 ¹²	P
(B) All others (CB-23-1988)	P*
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	P
(B) All others (CB-8-1998)	X
Hospital (may include a private spa)	X
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989)	X
Nursing or care home (may include a private spa)	P*
School, Private:	
(A) Driving school, automobile only	P
(B) For artistic instruction (including a studio)	P
(C) Of business or trade, where the business or trade is permitted (P) in the respective zone	P
(D) Of business or trade, where the business or trade is permitted by Special Exception (SE) in the respective zone	P*
(E) Tutoring establishment	P

USE	APPROVED M-U-I in DDOZ
(F) Private college or university	P
(G) Private schools, subject to Section 27-463	P
(H) All others (CB-40-1988; CB-50-1988; CB-113-1994; CB-93-1996; CB-94-2000)	P*
(3) Miscellaneous:	
Accessory structures and uses (when not otherwise provided for)	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*
Animals, not customarily household pets (CB-117-1986; CB-55-1988)	P*
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
Cemetery, crematory:	
(A) Cemetery, in accordance with Section 27-445.06	X
(B) Cemetery, accessory to a church, convent, or monastery ⁴⁹	P
(C) All others (CB-86-1989; CB-11-1991)	X
Home occupations for residents ²⁰ (CB-86-1989; CB-78-2003; CB-11-2004)	X
Home occupations for residents, low-impact (CB-11-2004)	X
Increase in height of accessory building, used for:	
(A) Servant, household help living quarters ³⁰	P*
(B) Agricultural purposes on a lot having a net area of less than five acres	X
(C) Agricultural purposes on a lot having a net area of at least five acres	X
(D) Office	P*
Signs, in accordance with Part 12, associated with uses allowed in the applicable residential zone (CB-85-1988)	P

USE	APPROVED M-U-I in DDOZ
Signs, outdoor advertising (billboards) (CB-85-1988)	X
Temporary structures and uses not otherwise allowed	P*
(4) Public/Quasi Public:	
Ambulance service, private	X
Community building, except as otherwise provided	P
Library, private	P
Post office	P
Public building and use, except as otherwise prohibited	P
Sanitary landfill or rubble fill ¹⁷ (CB-15-1990)	X
Voluntary fire, ambulance, or rescue station ¹ (CB-70-2008)	P
(5) Recreational/Entertainment/Social/Cultural:	
Adult Entertainment (CB-46-2010; CB-56-2011)	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	P
(B) All others	P*
Amusement Center (CB-35-1994)	P
Amusement park:	
(A) Within a wholly enclosed shopping mall	P*
(B) All others	X
Archery or baseball batting range	P*

USE	APPROVED M-U-I in DDOZ
Arena or stadium (which may include a private spa)	X
Athletic field:	
(A) With no seating or nonpermanent bleacher-type seating for not more than 100 spectators	P
(B) With permanent bleacher-type seating for more than 100 spectators	P*
Auditorium	P
Beach	P
Billiard or pool parlor	P*
Boat ramp	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
(B) All others	P*
Carnival, circus, fair or similar use, not exceeding seventeen days duration and located at least 250 feet from any dwelling, as a temporary use in accordance with Sections 27-260 and 27-261	P
Club or lodge (private) except as otherwise provided	P
Employees' recreational facilities (private, nonprofit) accessory to an allowed use	P
Fishing pier	P
Go-cart track	X
Golf course or country club:	
(A) Accessory to a commercial use	X
(B) All others	X

USE	APPROVED M-U-I in DDOZ
Golf driving range	X
Marina (CB-72-1987)	X
Miniature golf course	P
Museum, aquarium, art gallery, cultural center, or similar facility	P
Park or playground	P
Performance arts center, in accordance with Section 27-464.05 (CB-12-2001)	P*
Race track	X
Recreational campground (in the C-M Zone subject to paragraphs (1) thru (7) of Section 27-400(a))	X
Recreational or entertainment establishment of a commercial nature, if not otherwise specified:	
(A) Abutting residential property or land residentially zoned	P*
(B) All others (CB-72-1998)	P*
Reducing/exercise salon or health club	P
Riding stable	X
Rifle, pistol, or skeet shooting range:	
(A) Indoor	X
(B) Outdoor	X
Skating rink	P*
Spa (community)	P
Spa (private), accessory to an allowed dwelling unit	P
Spa (public):	
(A) Accessory to a hotel or motel	P

USE	APPROVED M-U-I in DDOZ
(B) Accessory to a reducing/exercise salon or health club	P
(C) Accessory to a commercial swimming pool	P
(D) Accessory to a recreational campground	X
(E) Accessory to a summer camp	X
(F) Unrestricted	P*
Summer camp	X
Swimming pool:	
(A) Accessory to a hotel or motel (CB-9-2004)	P
(B) Accessory to a recreational campground	X
(C) Community	P
(D) Indoor	P
(E) Private, accessory to an allowed one-family detached dwelling	P
(F) All others	X
Tennis, basketball, handball, or similar court:	
(A) Indoor (within a permanent wholly enclosed building)	P
(B) Outdoor	P
(C) With a temporary removable cover (bubble)	P
Theatre:	
(A) Indoor	P
(B) Outdoor (including drive-in)	X

USE	APPROVED M-U-I in DDOZ
Zoo, not publicly owned	X
(6) Residential/Lodging:	
Apartment hotel	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-91-1991; CB-44-1992, CB-46-1999; CB-66-2005)	P*
Apartment housing for elderly or handicapped families in a surplus public school building	P*
Artists' residential studios, in accordance with Section 27-445.09 (CB-12-2001)	SP
Boardinghouse	P
Congregate living facility for more than eight elderly or physically handicapped residents (CB-90-1985)	P
Congregate living facility for NOT more than eight elderly or physically handicapped residents (CB-90-1985)	P*
Convent or monastery (CB-23-1993)	P
Conservation subdivision pursuant to Section 24-152 of Subtitle 24 (CB-6-2006)	X
Conversion of one-family detached dwelling to a building containing up to three 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
(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
(C) Prior to November 18, 1980, but on or after November 29, 1949	X
(D) On or after November 18, 1980 (CB-58-1986; CB-73-1996)	X
Country Inn	X
Dwelling, farm tenant	X

USE	APPROVED M-U-I in DDOZ
Dwelling, metropolitan, one-family attached (CB-33-2005)	X
Dwelling, multifamily:	
(A) In general (CB-67-2003; CB-109-2004; CB-82-2008)	P
(B) Subject to applicable bedroom percentages	P
(C) In excess of applicable bedroom percentages	P*
(D) Restricted to one-bedroom and efficiency apartments	X
(E) Higher than 110 feet (CB-85-1988)	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
Dwelling, one-family attached, for the elderly ⁵⁸ (CB-71-1996)	P
Dwelling, one-family detached, for the elderly (CB-90-2004)	X
Dwelling, one-family detached, cluster development, shown on a preliminary plat of subdivision approved prior to July 1, 2006 (CB-6-2006)	X
Dwelling, one-family detached (in general)	P
Dwelling, one-family semidetached ¹ (CB-85-1988)	P
Dwelling, quadruple-attached (CB-83-1997)	P
Dwelling, three-family	P
Dwelling, two-family detached (CB-85-1988)	P
Dwelling, two-family (in general)	P
Dwellings, one-family attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X
Dwellings, one-family triple-attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X

USE	APPROVED M-U-I in DDOZ
Dwellings, one-family triple-attached (in general)	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
(B) In accordance with Section 24-138.01 of Subtitle 24 (CB-72-1989)	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
(B) All others	P*
Group residential facility for more than eight mentally handicapped dependent persons, or for five or more other dependent persons	P*
Group residential facility for not more than eight mentally handicapped dependent persons	P
Guest house, as an accessory use	X
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 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
Mobile home used as a dwelling for emergency purposes as a temporary use, in accordance with Sections 27-260 and 27-261	X
Mobile home used as a one-family detached dwelling	X
Mobile home, with use for which amusement taxes collected ²⁸	P
Opportunity Housing dwelling units ⁵⁹ (CB-66-1991; CB-55-1996)	P

USE	APPROVED M-U-I in DDOZ
Planned retirement community ⁵⁹ (CB-55-1996, CB-21-1999)	P*
Public Benefit Conservation Subdivision pursuant to Section 24-152 of Subtitle 24 (CB-32-2008)	X
Recreational community development, in accordance with Section 27-444 ⁵⁹ (CB-16-1989; CB-55-1996)	X
Rental of guest rooms (by the residents):	
(A) To 1 or 2 persons (unrelated to all principal residents)	X
(B) To 3 persons (unrelated to all principal residents)	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
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
Rooming houses	P
Tourist cabin camp	X
Tourist homes	X
Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986 (CB-54-1986)	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
Townhouse, shown on a preliminary plat of subdivision approved pursuant to Part 4A. (CB-47-1996)	P
Townhouse, Transit Village (CB-37-2006)	X
Townhouse, if located within a designated Revitalization Tax Credit District (CB-112-2004)	P

USE	APPROVED M-U-I in DDOZ
Townhouse, all others (CB-55-1996)	P*
(7) Resource Production/Recovery:	
Agricultural use	
(A) Other than animal or poultry raising	P
(B) Animal or poultry raising (other than customary household pets)	
(i) On lots 20,000 square feet or more	X
(ii) On lots under 20,000 square feet	P*
(iii) On lots under 20,000 square feet adjoining occupied residentially-zoned property ³⁸ (CB-71-2001)	X
Sand and gravel wet-processing	X
Surface mining	X
(8) Transportation/Parking/Communications/Utilities:	
Airport, airpark, airfield, airstrip, heliport, helistop	P*
Antennas and related equipment buildings and enclosures, other than satellite dish antennas, in accordance with Section 27-464.03 (CB-65-2000)	P
Broadcasting studio (without tower)	P
Bus station or terminal	P*
Monopoles and related equipment buildings and enclosures, in accordance with Section 27-464.03 (CB-65-2000)	P
Parking garage, commercial	P
Parking garage or lot or loading area, used in accordance with Part 11	P
Parking lot, commercial:	
(A) With shuttle service to Metro and within two miles of a Metro station	P

USE	APPROVED M-U-I in DDOZ
(B) All others (CB-14-2003)	P*
Parking of mobile home, except as otherwise specified	X
Parking of a mobile home in a public right-of-way ⁴	X
Parking of vehicles accessory to an allowed use	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
(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
Satellite dish antenna, in accordance with Section 27-451.01:	
(A) Up to 10 feet in diameter, to serve only one dwelling unit	P
(B) More than 10 feet in diameter to serve only one dwelling	X
(C) All others (CB-19-1985)	P
Storage of any motor vehicle which is wrecked, dismantled or not currently licensed, except where specifically allowed ⁶ (CB-4-1987)	X
Taxicab dispatching station:	
(A) Without cab storage, repair, or servicing	P
(B) With cab storage	X
(C) With cab repair or servicing within a wholly enclosed building (CB-50-1987)	X
Taxicab stand	P

USE	APPROVED M-U-I in DDOZ
Telegraph or messenger service	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
(B) Freestanding for commercial purposes, not exceeding 100 feet above ground level	P
(C) Attached to a roof for commercial purposes, not exceeding 40 feet above the height of the building	P
(D) All others (CB-8-1990; CB-41-1994; CB-123-1994; CB-65-2000)	P*

The following footnotes apply to sections (1), (2), (4), (5), (7), and (8) above:

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.
- (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 30 minutes after closing. (CB-70-2008)

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.
- (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.

6 This shall not apply to:

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

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)

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)

- 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 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.
- (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)
- 23 Provided the building to which it is attached is at least 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)
- 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)
- 32 If located outside a Revitalization Tax Credit Area in a commercial center with less than 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)
- 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)
- 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)
- 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)

- 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.
 - (B) Is the subject of any future preliminary plan of subdivision or detailed site plan for an integrated shopping center developed pursuant to CB-65-2003.
 - (C) Is the subject of a building permit issued for said use prior to September 1, 2005. All such uses on property meeting the above criteria shall be deemed permitted uses and shall not be considered nonconforming. (CB-19-2005)
- 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. Any change in tenant or ownership of the check cashing business requires approval of a special exception for this use prior to issuance of the use and occupancy permit. (CB-23-2009)
- 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)
- 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)
- i Drive-throughs shall be designed to mitigate impacts to the pedestrian environment and streetscape to the maximum extent feasible.

The following footnotes apply to sections (3) and (6) above:

- 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).
- 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.
 - (C) A final plat was recorded prior to June 1, 1976.
- 20 Home occupations consisting of general clerical work or professional offices require a use and occupancy permit. (CB-31-1985)

- 28 Provided:
- (A) The mobile home is located on a lot having a net area of at least five 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.
 - (D) The mobile home shall not be located on the property for more than 120 cumulative days per calendar year, except mobile homes used in connection with pari-mutuel racetracks where the use shall not exceed 218 cumulative days per calendar year.
- 30 Only in connection with one-family detached dwellings.
- 41 Provided the health center is located on a minimum of 25 acres. (CB-55-1988)
- 49 Provided both uses were existing as of January 1, 1991. (CB-11-1991)
- 57 Conversion shall not occur until:
- (A) The building is structurally modified to include the additional dwelling units.
 - (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)
- 78 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.
 - (C) Detailed site plan approval is required in accordance with Part 3, Division 9, of this Subtitle. (CB-112-2004)
- 81 (A) Permitted in the R-18 Zone without a special exception, provided that the subject property:
- (i) Includes at least five acres/
 - (ii) Is located within the developed tier.
 - (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 50 percent 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.
 - (iii) The project is financed at least partially by tax credits approved by the State of Maryland. (CB-66-2005)

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 detailed site plan review and the general special exception standards in Section 27-317(a)(1), (4), (5), and (6) and conforms to the recommendations of this 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 the Zoning Ordinance.
 - (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 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-12-2001; CB-4-2003)

TABLE OF USES PERMITTED.

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
(1) COMMERCIAL:		
Agritourism	P	P
Animal Hospital, veterinary office (CB-76-2003)	P*	P*
Antique shop	X	X
Barber Shop (CB-81-2008)	X	X
Bed-and-Breakfast Inn in accordance with Section 27-445.13 (CB-39-2009)	P	P
Bus maintenance accessory to a private school, church, or other place of worship (CB-23-1988)	X	X
Buying of items within guest rooms and pursuant to Section 27-115(a)(2)	X	X
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	X	P
Commercial recreational development (CB-35-2000)	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	X	P
(B) All others	X	X
Contractor’s Office, which may include wholly-enclosed storage, as a permanent use (CB-75-2001)	X	X
Distillery for the production of fuel alcohol	X	X
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	X
Farm implement sales or repair; farm supplies sales	X	X

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-63-1998)	X	P
Farm Winery ⁸⁹ (CB-36-2009)	X	X
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261	X	P
Funeral parlor, undertaking establishment	X	X
Gas station (CB-36-2004)	X	X
Kennel:		
(A) On a lot having a net area of 20,000 sq. ft. or less	X	X
(B) On a lot having a net area between 20,000 sq. ft. and 80,000 sq. ft.	X	X
(C) On a lot having a net area exceeding 80,000 sq. ft. (CB-37-1991; CB-16-1993)	X	X
Landscaping contractor's business (CB-10-1996)	X	X
Limited professional uses in multifamily projects	X	X
Monument and headstone sales establishment (CB-60-1998)	X	X
Offices:		
(A) Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	X	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

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
(C) General business and professional offices	X	X
(D) Insurance sales office as an accessory use in a dwelling	X	X
(E) Medical practitioner's office in a one-family dwelling (except as provided in (A) above)	X	X
(F) Real estate sales office as an accessory use in a dwelling	X	X
(G) Real estate subdivision sales office as a temporary use:		
(i) Subject to Sections 27-260 and 27-261	X	P
(ii) All others	X	P*
(H) Multifamily dwelling management company (must manage the project within which it is located)	X	X
(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
Parking lot, required, serving adjacent Commercial or Industrial Zone	X	X
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
Retail sales and consumer service establishment (CB-140-1986)	X	X
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261 ⁴³ (CB-23-1989)	X	P
Waterfront Entertainment/Retail Complex, in accordance with Section 27-445.08 (CB-44-1997)	X	P
Wayside stand as a temporary use:		

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
(A) Subject to Sections 27-260 and 27-261	X	P
(B) All others	X	P*
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), 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
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
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
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
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-82-2008)	X	X

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
(2) Institutional/Educational:		
Adult day care center	X	P*
Assisted living facility (CB-110-2004)	X	X
Chancery, on a lot having a net area of at least 15 acres	X	X
Church or similar place of worship:		
(A) Located on a lot less than 1 acre in size	X	X
(B) Located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size	X	X
(C) Located on a lot between 1 and 2 acres in size ⁵²	X	X
(D) Located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size ⁵²	X	X
(E) All others (CB-23-1988; CB-23-1993; CB-76-1993)	X	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 ³⁴	X	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

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
(C) Accessory to a multifamily development when located within an existing building in accordance with Section 27-445.03	X	P
(D) All others (CB-23-1988; CB-44-1989; CB-24-1999)	X	P*
Eleemosynary or philanthropic institution:		
(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	X	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	X	P*
(C) All others (CB-78-1997; CB-8-1998)	X	P*
Family day care	X	P
Health campus	X	X
Hospital	X	X
Medical/residential campus	X	X
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989)	X	P
Nursing or care home (may include a private spa) (CB-55-2011)	X	P*
School, private:		
(A) In accordance with Section 27-443	X	P

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
(B) All others	X	P*
Small group child care center (CB-131-1993)	X	P
(3) Miscellaneous:		
Accessory structures and uses (when not otherwise provided for)	P	P
Adaptive reuse of a surplus public school, when not otherwise allowed	X	P*
Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987)	X	P*
Animals, not customarily household pets (CB-117-1986; CB-55-1988)	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 ⁴¹ (CB-55-1988)	X	P
Cemetery, crematory:		
(A) Cemetery, in accordance with Section 27-445.06	X	P
(B) Cemetery, accessory to a church, convent, or monastery ⁴⁹	X	P
(C) All others (CB-86-1989; CB-11-1991)	X	P*
Home occupations for residents ²⁰ (CB-86-1989; CB-78-2003; CB-11-2004)	X	P
Home occupations for residents, low-impact (CB-11-2004)	X	P

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
Increase in height of accessory building, used for:		
(A) Servant, household help living quarters ³⁰	X	P*
(B) Agricultural purposes on a lot having a net area of less than 5 acres	X	P*
(C) Agricultural purposes on a lot having a net area of at least 5 acres	X	P
(D) Office	X	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	X	X
(4) Public/Quasi Public:		
Library	X	P
Public buildings and uses, except as otherwise provided	P	P
Sanitary landfill, rubble fill, or Class 3 fill ^{47, 71} (CB-15-1990; CB-8-2003; CB-87-2003)	X	X
Voluntary fire, ambulance, or rescue station ²⁶ (CB-70-2008)	X	P
(5) Recreational/Entertainment/Social/Cultural:		
Archery range, privately owned and commercially operated on land leased from, and owned by, a public agency	P	P
Athletic field, outdoor, private nonprofit (CB-43-1994)	X	P
Boathouse (private) as an accessory use	P	P
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	X	P

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
Club, private	X	P*
Commercial recreational attraction	X	P*
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	P*
(B) Leased before January 1, 1974	X	P*
Community building or similar nonprofit social use, not publicly owned or operated:		
(A) Only for residents and guests	P*	P*
(B) All others (CB-85-1988; CB-33-1989)	P*	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, on which a public golf course is operated on a regular basis	X	P
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 ⁵⁶	X	P
(B) All others (CB-47-1995)	X	X

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
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	X	X
(B) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	X	X
(C) Golf Course Conference/Hotel complex	X	X
(D) All others (CB-47-1995; CB-45-2002)	X	X
Golf course, miniature (indoor or outdoor):		
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	X	P
(B) All others (CB-47-1995)	X	P*
Golf driving range:		
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	X	P
(B) All others (CB-47-1995)	X	P*
Homes Association Recreational Use, in accordance with Section 27-445	X	P
Marina (CB-76-2001)	X	X
Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)	P*	P*

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
Performance arts center, in accordance with Section 27-445.09 (CB-12-2001)	X	X
Racetrack, including pari-mutuel	X	X
Racetrack, pari-mutuel only	X	X
Recreational campground	X	X
Recreational program, before- and after-school	P	P
Recreational use (nonprofit) not publicly owned or operated, when not otherwise allowed:		
(A) Only for residents and guests	X	P*
(B) All others (CB-33-1989)	X	X
Rural Entertainment Park, as provided in Section 27-404.01 (CB-18-2007)	X	X
Saunas, solariums, and health clubs, noncommercial, for the sole use of residents and their guests	X	X
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
(B) All others	X	X
Skating facility:		
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	X	P
(B) All others (CB-89-1994; CB-47-1995)	X	P*
Spa, private	X	P

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
Spa, community	X	P*
Stable, private (CB-29-1985)	P	P
Swimming pool (community) for sole use of residents and their guests, in accordance with Section 27-411	X	X
Swimming pool (community), in accordance with Section 27-411	P*	P*
Swimming pool (private):		
(A) Accessory to a one-family detached dwelling	P	P
(B) Accessory to other dwellings	X	X
Swimming pool, privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶ (CB-47-1995)	P	P
(6) Residential/Lodging:		
Apartment hotel	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-91-1991; CB-44-1992)	X	X
Apartment housing for elderly or handicapped families in a surplus public school building	X	P*
Artists' residential studios, in accordance with Section 27-445.09 (CB-12-2001)	X	X
Boardinghouse	X	P
Congregate living facility for more than 8 elderly or physically handicapped residents (CB-90-1985)	X	P*

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
Congregate living facility for not more than 8 elderly or physically handicapped residents (CB-90-1985)	X	P
Conservation subdivision pursuant to Section 24-152 of Subtitle 24 (CB-6-2006)	X	P
Convent or monastery (CB-23-1993)	X	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	P*
Dwelling, farm tenant	X	P
Dwelling, metropolitan, one-family attached (CB-33-2005)	X	X
Dwelling, multifamily:		
(A) In general (CB-37-2005)	X	X
(B) Subject to applicable bedroom percentages	X	X
(C) In excess of applicable bedroom percentages	X	X
(D) Restricted to one-bedroom and efficiency apartments	X	X

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
(E) Higher than 110 feet (CB-85-1988)	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
Dwelling, one-family attached, for the elderly ⁵⁸ (CB-7 1-1996)	X	X
Dwelling, one-family detached, for the elderly (CB-90-2004)	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
Dwelling, one-family detached (in general) (CB-6-2006)	X	P
Dwelling, one-family semidetached ¹ (CB-85-1988)	X	X
Dwelling, quadruple-attached (CB-83-1997)	X	X
Dwelling, three-family	X	X
Dwelling, two-family detached (CB-85-1988)	X	X
Dwelling, two-family (in general)	X	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

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
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)	X	X
(B) All others	X	X
Group residential facility for more than 8 mentally handicapped dependent persons, or for 5 or more other dependent persons	X	X
Group residential facility for not more than 8 mentally handicapped dependent persons	X	X
Guest house, as an accessory use	X	P
Mobile home used as a dwelling for emergency purposes as a temporary use, in accordance with Sections 27-260 and 27-261	X	P
Mobile home used as a one-family detached dwelling (CB-79-1999)	X	X
Mobile home, with use for which amusement taxes collected ²⁸	X	P
Motel	X	X
Opportunity Housing dwelling units (CB-66-1991)	X	X

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
Planned retirement community (CB-53-2005)	X	X
Recreational Community Development, in accordance with Section 27-444 (CB-16-1989)	X	P
Public Benefit Conservation Subdivision pursuant to Section 24-152 of Subtitle 24 (CB-32-2008)	X	X
Rental of guest rooms (by the residents):		
(A) To 1 or 2 persons (unrelated to all principal residents)	X	P
(B) To 3 persons (unrelated to all principal residents)	X	P
(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	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
Rooming houses	X	P
Tourist cabin camp	X	X
Tourist homes	X	X
Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986 (CB-54-1986)	X	X
Townhouse, all others (CB-84-1990; CB-47-1996; CB-37-2005)	X	X
Townhouse, shown on a preliminary plat of subdivision approved pursuant to part 4A. (CB-47-1996)	X	X

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
Townhouse, Transit Village (CB-37-2006)	X	X
Townhouse, if located within a designated Revitalization Tax Credit District (CB-112-2004)	X	X
Townhouses or Multi-Family Units (CB-97-2005)	X	X
(7) Resource Production/Recovery:		
Agricultural uses:		
(A) All general agriculture ²²	P	P
(B) Limited to floriculture, horticulture, gardening, and private, noncommercial greenhouses	X	X
(C) Keeping of homing or racing pigeons, provided the use was in existence:		
(i) Prior to June 30, 1987	P	P
(ii) On or after June 30, 1987 (CB-45-1987; CB-36-1991)	P	P
(D) Equine activities	P	P
(E) Equine facility:		
(i) Keeping of horses or ponies	P	P
(ii) Private stable	P	P
(iii) Riding stable:		
(aa) On a tract consisting of less than 20,000 sq. ft.	X	P*

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
(bb) On a tract consisting of between 20,000 sq. ft. and 9 contiguous acres.	P*	P*
(cc) All others	P	P
(iv) All others (CB-92-2010)	P	P
Nursery and garden center:		
(A) In accordance with Section 27-445.05	X	P
(B) All others (CB-35-1989; CB-143-1989; CB-135-1993)	X	X
Sand or gravel wet-processing, in accordance with Section 27-445.02	X	X
Sawmill:		
(A) Only for timber grown on the premises	X	X
(B) In connection with an agricultural operation	X	X
Surface mining, in accordance with Section 27-445.02	X	X
(8) Transportation/Parking/Communications/Utilities:		
Airport, airpark, airfield, heliport, or helistop; private (CB-14-1992)	X	P*
Airstrip, private:		
(A) In accordance with Section 27-445.07	X	P
(B) All others (CB-14-1992)	X	X

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
Antennas and related equipment buildings and enclosures, other than satellite dish antennas:		
(A) In accordance with Section 27-445.04	P	P
(B) All others (CB-65-2000)	P*	P*
Farm vehicles and farm machinery used on farm premises ⁵¹ (CB-105-1993)	P	P
Monopoles and related equipment buildings and enclosures:		
(A) In accordance with Section 27-445.04	P	P
(B) All others (CB-65-2000)	P*	P*
Parking lot or garage, or loading area, used in accordance with Part 11 to serve:		
(A) A permitted, PA, or PB use	X	P
(B) A Special Exception use (CB-85-1988)	X	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	P*
Parking of mobile home except as otherwise specified	X	X
Parking of mobile home in a public right-of-way ³¹	X	X
Parking of vehicles owned or used by the occupants of the premises or their bona fide guests:		
(A) Boats and boat trailers ⁹¹ (CB-24-2010)	X	P
(B) Buses, 18 on the same lot with, and accessory to, the principal use, such as a school or church	X	P

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
(C) Camping trailer (unoccupied): ⁴⁴		
(i) Not more than one	X	X
(ii) Unlimited number (CB-43-1989)	X	P
(D) Not more than 1 commercial vehicle:		
(i) 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:		
(aa) If parked within a wholly enclosed private parking garage	X	P
(bb) If parked in a side or rear yard ¹¹	X	P
(ii) 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	X	P
(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	P
(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 at least 2 acres in size ¹¹ (CB-53-1987; CB-35-1993)	X	P*

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
(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
(F) Private passenger vehicles	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 railroad yards, round houses, car barns, and freight stations) (CB-25-1987; CB-65-2000)	P*	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
(B) More than 10 feet in diameter, to serve only 1 dwelling unit	P*	P*
(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 ¹² (CB-4-1987)	X	X
Towers or poles (electronic, radio, or television, transmitting or receiving):		
(A) Commercial purposes	P*	P*

USE	ZONE	
	APPROVED R-O-S in DDOZ	APPROVED O-S in DDOZ
(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

- 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 multiuse 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)
- 74 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)
- 75 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)
- 76 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)
- 77 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)

- 78 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)
- 79 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 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 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)
- 80 Permitted in the R-E Zone, without a Special Exception, provided that the subject property meets the following criteria:
- (A) Has area of at least two hundred fifty (250) acres; and
 - (B) Has at least two hundred fifty (250) feet of frontage on a State highway of arterial classification or higher.
- For a Planned Retirement Community permitted 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 seven hundred fifty (750) but not more than nine hundred forty-two (942) residential units, and a clubhouse of at least twelve thousand (12,000) square feet gross floor area;
 - (B) Have a traffic study approved by DPW&T showing on-site circulation patterns, access points on and off site, and impacts on major highways and intersections, impacts mitigated in accordance with the Guidelines for the Analysis of the Traffic Impact on Development Proposals and the General Plan;
 - (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 eight (8) 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) Include a community center or meeting area, and recreation facilities which the District Council finds are appropriate, as follows:
 - (i) Recreation facilities should serve the planned retirement community fully and completely;
 - (ii) The Council may permit larger recreation facilities, to serve the community and surrounding residential areas, only if the recreation facilities are harmoniously integrated with both the retirement community and the surrounding neighborhood; and
 - (iii) The recreation facilities shall be constructed prior to or concurrently with the residential units within the retirement community, or as stated in a construction schedule approved by the District Council.

Before the Planning Board, the applicant shall include proof of the following, in addition to the Detailed Site Plan requirements stated above:

- (A) 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 for the property is recorded.
- (B) Covenants guaranteeing perpetual maintenance of the recreation facilities and the right of retirement community residents to use the facilities shall be submitted with the application. The covenants shall be approved by the District Council and filed in the Land Records when the final subdivision plat for the property is recorded.
- (C) For the planned retirement community generally, the proposed community and its site plan:
 - (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-53-2005)

- 81 (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)

82 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)

Table of Uses for the Commercial Zone

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 detailed site plan review and the general special exception standards in Section 27-317(a)(1), (4), (5), and (6) and conforms to the recommendations of this 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 the Zoning Ordinance.
 - (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.
 - (5) The letter “X” indicates that the use is prohibited.
 - (6) The letters “SP” indicate that the use is permitted subject to approval of a Special Permit, in accordance with Section 27-239.02.
 - (7) All uses not listed are prohibited.
 - (8) Whenever the tables refer to an allowed use, that use is either permitted (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 PERMITTED.

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
(1) Commercial:		
(A) Eating or Drinking Establishments:		
(i) Eating or drinking establishment, with drive-through service (CB-49-2005; CB-19-2010)	X	P ⁱ
(ii) Eating or drinking establishment, excluding drive-through service (CB-49-2005; CB-19-2010)	P	P
(iii) Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult entertainment (CB-49-2005; CB-19-2010; CB-56-2011)	X	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:		
(i) Accessory to a marina	X	X
(ii) All others	X	X
Boat storage yard	X	X
Car wash:		

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
(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 (CB-76-1998)	X	P
(iii) All others (CB-76-1998; CB-114-2004)	X	P*
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	P*
Incidental automobile service in a parking garage ³	X	P*
Private Automobile and Other Motor Vehicle Auctions		
(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
(ii) All Others, subject to the requirements of Section 27-464.06 (CB-59-2010)	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	P*
Vehicle, mobile home, or camping trailer repair and service station (CB-50-1993)	X	P*

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
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	P
(ii) Accessory to a department store (CB-58-1990)	X	X
(iii) All others (CB-21-1992)	X	P*
Vehicle parts or tire store without installation facilities	X	P
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

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
(ii) All others	P ^A	P ⁱ
Check Cashing Business (CB-23-2009)	X	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)	PA	X

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
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)	P	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 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

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
Animal hospital, animal training, kennel	X	P*
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	P*
Blacksmith shop	X	X
Blueprinting, photostating, or other photocopying establishment	X	P
Carpet or rug shampooing establishment	X	X
Catering establishment (CB-56-2011)	X	P
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

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
Employment agency	P	P
Farm implement repair	X	X
Fortune telling	X	X
Funeral parlor, undertaking establishment (CB-2-1989)	P*	P*
Household appliance or furniture repair shop	X	P
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	P
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

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
Lawn mower repair shop:		
(i) Non-motorized, only	X	P
(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)	P*	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:		
(i) With carry-out service in a building with less than 2,500 sq. ft. of gross floor area	X	P

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
(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	P
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
Tattoo Parlor	X	P
Taxidermy (CB-30-1986)	X	P
Travel bureau	P	P
Upholstery shop (CB-65-1989)	X	PA
Veterinarian's office:		
(i) Outpatient	X	P
(ii) Inpatient (CB-96-1988)	X	PB
Watch or jewelry repair shop	X	P

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
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	P
Bakery products, wholesale (may include retail sales)	X	X
Bicycle (sales) shop:		
(i) Nonmotorized, only	X	P
(ii) All others	X	P*
Book (except adult bookstore) or camera store (CB-71-1993)	X	P
Bottled gas sales:		
(i) Accessory to an allowed use	X	P
(ii) All others	X	P
Building supply store:		

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
(i) Wholly enclosed, except for nursery stock	X	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
Bulk retailing:		
(i) Products allowed to be sold in a C-S-C Zone (CB-65-1989; CB-25-1999)	X	P
(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	P
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	P
(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	P
(iii) Not exceeding 85,000 square feet of gross floor area or no more than 10% of gross floor area for food and beverage component. (CB-13-2012)	X	P

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
(iv) All others, ⁴⁰ in accordance with Section 27-348.02 (CB-71-1993; CB-28-1997, CB-4-1999; CB-2-2002; CB-13-2012)	X	P*
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	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	P
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
Food or beverage goods preparation for wholesale sales:		
(i) Not exceeding 1,500 square feet of gross floor area	X	P

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
(ii) Containing 1,501 to 3,000 square feet of gross floor area	X	P*
(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	P*
(iv) All others (CB-112-1986; CB-65-1989; CB-2-2002)	X	P
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	P
Gift, jewelry, music, souvenir, or other specialty store not specifically listed (CB-71-1993)	X	P
Hardware store (CB-65-1989)	X	P
Household appliance or furniture store:		
(i) Not exceeding 50,000 square feet of gross floor area	X	P
(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	P
Monument and headstone sales establishment (CB-22-2004)	X	X

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
Newspaper, magazine, or tobacco shop	P	P
Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees	X	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)	X	P
(ii) More than 6 feet from main building (subject to Section 27-388)	X	X
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; CB-22-2010)	X	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 (CB-2-1991)	X	P
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

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
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	P
(iii) Unrestricted in size (CB-49-1987)	X	P
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:		
(i) Excluding outdoor display	X	P
(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	P	P

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
(ii) All others (CB-122-1986)	P	P
(2) Commercial 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)	P	P
Day care center for children:		
(A) In accordance with Section 27-464.0212	P	P
(B) All others (CB-23-1988)	P*	P*
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)	X	X
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:		

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
(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	P	P
(H) All others (CB-40-1988; CB-50-1988; CB-113-1994; CB-93-1996; CB-94-2000)	P*	P*
Accessory structures and uses, except as otherwise provided	P	P
Adaptive reuse of a surplus public school, when not otherwise allowed	P*	P*
Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987)	P*	P*
Auction house	X	P*
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	P
Carpentry, cabinet making, or other woodworking shop:		
(A) Accessory to an allowed use	X	X
(B) All others	X	X

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
Cemetery or crematory:		
(A) Cemetery, accessory to a church, convent, or monastery ¹⁸	P	P
(B) All others (CB-11-1991)	X	X
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	P	P
Commercial recreational development (CB-35-2000; CB-60-2009)	X	X
Consolidated Storage (CB-147-1986; CB-65-1989; CB-45-1999; CB-29-2000)	X	P
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
(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	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	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
(B) All others	P*	P*

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
Hardware fabrication and manufacturing of products from material produced elsewhere ²⁶ (CB-39-1996)	X	X
Mobile home, with use for which amusement taxes collected ²	P	P
Recycling collection center as a temporary use, in accordance with Sections 27-260 and 27-261	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
(B) All others	X	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	P*
(B) Rental of boats	X	P*
(C) Rental of any other merchandise allowed to be sold in the respective zone	X	P
Sanitary landfill, rubble fill, or Class 3 fill ⁴⁵ (CB-8-2003; CB-87-2003)	X	X
Sign, in accordance with Part 12:		
(A) Outdoor advertising (billboard)	X	X
(B) All others (CB-65-1989; CB-24-1991)	P	P

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
Sign shop	X	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-116-1986)	P*	X
Storage, wholly enclosed, accessory to an allowed use	P	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	P
Trash removal services (CB-17-2002)	X	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	X
(B) Of materials (products) not used or produced on the premises (CB-61-1995; CB-5-2004)	X	P
Wholesaling of products incidental to the retail sales of the products on the premises	X	PA
(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

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
Voluntary fire, ambulance, or station ¹ (CB-70-2008)	P	P
(5) Recreational/Entertainment/Social/Cultural:		
Adult Entertainment (CB-46-2010; CB-56-2011)	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	P
(B) All others	X	P*
Amusement Center (CB-35-1994)	X	P
Amusement park:		
(A) Within a wholly enclosed shopping mall	X	P*
(B) All others	X	X
Archery or baseball batting range	X	P*
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	P	P
(B) With permanent bleacher-type seating for more than 100 spectators	P*	P*

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
Auditorium	X	P
Beach	X	P
Billiard or pool parlor	X	P*
Boat ramp	X	P
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	P
(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	P	P
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	P
Go-cart track	X	X
Golf course or country club:		
(A) Accessory to a commercial use	X	X
(B) All others	X	X

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
Golf driving range	X	X
Marina (CB-72-1987)	X	X
Miniature golf course	P*	P
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	SP	SP
Race track	X	X
Recreational campground (in the C-M Zone subject to paragraphs (1) thru (7) of Section 27-400(a))	X	X
Recreational or entertainment establishment of a commercial nature, if not otherwise specified:		
(A) Abutting residential property or land residentially zoned	X	P*
(B) All others (CB-72-1998)	X	P*
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	P*
Spa (community)	P	P

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
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	P*
Summer camp	X	X
Swimming pool:		
(A) Accessory to a hotel or motel (CB-9-2004)	P	P
(B) Accessory to a recreational campground	X	X
(C) Community	P	P
(D) Indoor	X	P
(E) Private, accessory to an allowed one-family detached dwelling	P	P
(F) All others	X	X
Tennis, basketball, handball, or similar court:		

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
(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
(6) Residential/Lodging:		
Apartment housing for the elderly or physically handicapped	X	P*
Artists' residential studios, in accordance with Section 27-464.05 (CB-12-2001)	P*	P*
Country Inn	X	P
Dwelling, Multifamily (CB-75-2003; CB-28-2004)	P	P
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
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

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
(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
(C) In a building containing 4 or more stories, provided the units are located above the third story (CB-97-2005)	p*	p*
Hotel or motel:		
(A) Hotel or motel in general	P	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	X
Multifamily retirement community (CB-85-2003)	P	X
Planned retirement community (CB-22-2002)	P	X
Tourist cabin camp	X	X
Tourist Home	X	P
Transitional Shelter for the Homeless:		
(A) Operated in conjunction with an adjacent eleemosynary institution; and containing 8 or fewer residential units	P	X
(B) All others (CB-62-1991)	X	X

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
(7) Resource Production/Recovery:		
Agricultural use		
(A) Other than animal or poultry raising	P	P
(B) Animal or poultry raising (other than customary household pets)		
(i) On lots 20,000 square feet or more	P	P
(ii) On lots under 20,000 square feet	P*	P*
(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
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	P*
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

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
Parking lot, commercial:		
(A) With shuttle service to Metro and within two (2) miles of a Metro station	P*	P
(B) All others (CB-14-2003)	X	P*
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

USE	ZONE	
	APPROVED C-O in DDOZ	APPROVED C-S-C in DDOZ
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
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.

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)
- 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. 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
 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-0, 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-0 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 the subject of any future 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. All such uses on property meeting the above criteria shall be deemed permitted uses and shall not be considered nonconforming.
- (CB-19-2005)

- 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. Any change in tenant or ownership of the check cashing business requires approval of a special exception for this use prior to issuance of the Use & Occupancy permit.
- (CB-23-2009)
- 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)
- i Drive-throughs shall be designed to mitigate impacts to the pedestrian environment and streetscape to the maximum extent feasible.

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