

XI. APPENDICES

A. GUIDE TO ZONING

RESIDENTIAL ZONES¹

R-O-S: Reserved Open Space—Provides for permanent maintenance of certain areas of land in an undeveloped state, with the consent of the property owners; encourages preservation of large areas of trees and open space; designed to protect scenic and environmentally sensitive areas and ensure retention of land for nonintensive active or passive recreational uses; provides for very low density residential development and a limited range of public, recreational, and agricultural uses.

Minimum lot size—20 acres*

Maximum dwelling units per net acre—0.05

*Except for public recreational uses, for which no minimum area is required.

O-S: Open Space—Provides for areas of low-intensity residential (5 acre) development; promotes the economic use and conservation of land for agriculture, natural resource use, large lot residential estates, nonintensive recreational use.

Standard lot size—5 acres

Maximum dwelling units per net acre—0.20

R-A: Residential Agricultural—Provides for large lot (2 acre) residential uses while encouraging the retention of agriculture as a primary land use.

¹ **Definitions:**

Minimum or standard lot size: The current minimum net contiguous land area required for a lot.

Average dwelling units per acre: The number of dwelling units which may be built on a tract—including the typical mix of streets, public facility sites and areas within the 100-year floodplain—expressed as a per-acre average.

Maximum dwelling units per net acre: The number of dwelling units which may be built on the total tract—excluding streets and public facility sites, and generally excluding land within the 100-year floodplain—expressed as a per-acre average.

Standard lot size—2 acres

Maximum dwelling units per net acre—0.50

R-E: Residential Estate—Permits large lot estate subdivisions containing lots approximately one acre or larger.

Standard lot size—40,000 sq. ft.

Maximum dwelling units per net acre—1.08

Estimated average dwelling units per acre—0.85

R-R: Rural Residential—Permits approximately one-half acre residential lots; subdivision lot sizes depend on date of recordation; allows a number of nonresidential special exception uses.

Standard lot size—20,000 sq. ft.

15,000 sq. ft. if recorded prior to February 1, 1970

10,000 sq. ft. if recorded prior to July 1, 1967

Maximum dwelling units per net acre—2.17

Estimated average dwelling units per acre—1.85

R-80: One Family Detached Residential—Provides for variation in the size, shape, and width of subdivision lots to better utilize the natural terrain and to facilitate planning of single-family developments with lots and dwellings of various sizes and styles.

Standard lot size—9,500 sq. ft.

Maximum dwelling units per net acre—4.5

Estimated average dwelling units per acre—3.4

R-55: One-Family Detached Residential—Permits small lot residential subdivisions; promotes high density, single-family detached dwellings.

Standard lot sizes— 6,500 sq. ft.

Maximum dwelling units per net acre— 6.70

Estimated average dwelling units per acre—4.2

R-35: One-Family Semidetached, and Two-Family Detached, Residential—Provides generally for single-family attached development; allows two-family detached; detailed site plan approval required for lots served by private rights-of-way.

Standard lot sizes—3,500 sq. ft. for one family, semi-detached

7,000 sq. ft. for two-family, detached

Maximum dwelling units per net acre—12.44

Estimated average dwelling units per acre—8.5

R-T: Townhouse—Permits one-family detached and attached, two-family, and three-family dwellings; promotes the maximum amount of freedom in the design of attached dwellings and their grouping and layout; detailed site plan approval required for attached dwellings.

- Standard lot size per attached dwelling—1,800 sq. ft.
- Maximum dwelling units per net acre—Three-family dwellings—9
 - Two-family dwellings—8
 - Other attached dwellings—6
- Minimum area for development—2 acres

R-20: One-Family Triple-Attached Residential—Permits single-family detached, semidetached and triple-attached and townhouse development. Detailed site plan approval required for townhouses.

- Standard lot sizes—3,200 sq. ft. for end lots
 - 2,000 sq. ft. for interior townhouse lots
- Maximum triple-attached dwellings per net acre—16.33
- Maximum townhouses per net acre—6.0 (same as R-T)
- Estimated average triple-attached dwelling units per net acre—11

R-30: Multifamily Low Density Residential—Provides for low density garden apartments; single-family detached; single-family attached, two-family and three-family dwellings in accordance with R-T Zone provisions; detailed site plan approval required for multifamily and attached dwellings.

- Standard lot size—Garden apartments—14,000 sq. ft.
 - Two-family dwellings—1,500 sq. ft.
 - Other attached dwellings—1,800 sq. ft.
- Maximum dwelling units per net acre—Garden apartments—10
 - Three-family dwellings—9
 - Two-family dwellings—8
 - Other attached dwellings—6

R-30C: Multifamily Low Density Residential Condominium—Same as R-30 above except ownership must be condominium, or development in accordance with the R-T Zone; detailed site plan approval required for multifamily and attached dwellings.

- Standard lot size—Garden apartments—14,000 sq. ft.
 - Two-family dwellings—1,500 sq. ft.
 - Other attached dwellings—1,800 sq. ft.
- Maximum dwelling units per net acre—Garden apartments—12
 - Three-family dwellings—9
 - Two-family dwellings—8
 - Other attached dwellings—6

R-18: Multifamily Medium Density Residential—Provides for multiple family (apartment) development of moderate density; single-family detached; single-family attached, two-family and three-family dwellings in accordance with R-T Zone provisions; detailed site plan approval required for multifamily and attached dwellings.

- Standard lot size—Apartments—16,000 sq. ft.
 - Two-family dwellings—1,500 sq. ft.
 - Other attached dwellings—1,800 sq. ft.
- Maximum dwelling units per net acre—
 - Garden apartments and three-family dwellings—12
 - Mid-rise apartments (4 or more stories with elevator)—20
 - Three-family dwellings—9
 - Two-family dwellings—8
 - Other attached dwellings—6

R-18C: Multifamily Medium Density Residential-Condominium—Same as above except ownership must be condominium, or development in accordance with the R-T Zone; detailed site plan approval required for multifamily and attached dwellings.

- Standard lot size—Apartments—1 acre
 - Two-family dwellings—1,500 sq. ft.
 - Other attached dwellings—1,800 sq. ft.
- Maximum dwelling units per net acre—Garden apartments—14
 - Mid-rise apartments (4 or more stories with elevator)—20
 - Three-family dwellings—9
 - Two-family dwellings—8
 - Other attached dwellings—6

R-H: Multifamily High-Rise Residential—Provides for suitable sites for high density, vertical residential development; also permits single-family detached dwellings; detailed site plan approval required for multifamily dwellings.

- Minimum lot size—5 acres
- Maximum dwelling units per net acre—48.4

R-10: Multifamily High Density Residential—Provides for suitable sites for high density residential in proximity to commercial and cultural centers; also permits single-family detached dwellings. Detailed site plan approval required for buildings 110 feet in height or less; special exception required for buildings over 110 feet in height.

- Minimum lot size—20,000 sq. ft.
- Maximum dwelling units per net acre—48

R-10A: Multifamily, High Density Residential-Efficiency—Provides for a multifamily zone designed for the elderly, singles, and small family groups. Detailed site plan approval required for buildings 110 feet in height or less; special exception required for buildings over 110 feet in height.

Minimum lot size—2 acres

Maximum dwelling units per net acre—48 plus one for each 1,000 square feet of indoor common area for social, recreational, or educational purposes.

MIXED USE/PLANNED COMMUNITY ZONES

M-X-T: Mixed Use-Transportation Oriented—Provides for a variety of residential, commercial, and employment uses; mandates at least two out of the following three use categories: (1) Retail businesses; (2) Office/Research/Industrial; (3) Dwellings, hotel/motel; encourages a 24-hour functional environment; must be located near a major intersection or a major transit stop or station and will provide adequate transportation facilities for the anticipated traffic or at a location for which the applicable master plan recommends mixed uses similar to those permitted in the M-X-T Zone.

Lot size and dwelling types—No restrictions

Maximum floor area ratio—0.4 without optional method
8.0 with optional method (provision of amenities)

M-X-C: Mixed-Use Community—Provides for a comprehensively planned community with a balanced mix of residential, commercial, light manufacturing, recreational and public uses; includes a multistep review process to assure compatibility of proposed land uses with existing and proposed surrounding land uses, public facilities and public services; mandates that each development include residential uses, community use areas, neighborhood centers and an integrated public street system with a variety of street standards.

Minimum tract size—750 gross acres

Lot size and dwelling types—No restrictions

Maximum dwelling units per gross acre—2

Maximum floor area ratio for commercial uses—0.4

M-U-TC: Mixed-Use Town Center—Provides for a mix of commercial and limited residential uses which establish a safe, vibrant, 24-hour environment; designed to promote appropriate redevelopment of, and the preservation and adaptive reuse of selected buildings in, older

commercial areas; establishes a flexible regulatory framework, based on community input, to encourage compatible development and redevelopment; mandates approval of a development plan at the time of zoning approval, that includes minimum and maximum development standards and Guidelines, in both written and graphic form, to guide and promote local revitalization efforts; provides for legally existing buildings to be expanded or altered, and existing uses for which valid permits have been issued to be considered permitted uses, and eliminating nonconforming building and use regulations for same.

M-U-I: Mixed-Use Infill—Promotes Smart Growth principles by encouraging the efficient use of land, public facilities and services in areas that are substantially developed. These regulations are intended to create community environments enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses in accordance with approved plans. The infill zone may only be approved for property located in a transit district overlay zone or a development district overlay zone.

R-P-C: Planned Community—Provides for a combination of uses permitted in all zones, to promote a large-scale community development with a full range of dwellings providing living space for a minimum of 500 families; encourages recreational, commercial, institutional, and employment facilities within the planned community; requires conformance with an official plan—identifying zoning subcategories—that has been adopted by the Planning Board following approval of a final plan by the District Council at the time of rezoning, and for certain R-P-C Zones, approval of a detailed site plan prior to development.

Lot size and dwelling types—Varied

Maximum dwelling units per gross acre— 8

R-M-H: Planned Mobile Home Community—Provides for suitable sites for planned mobile home communities, including residences and related recreational, commercial, and service facilities, subject to detailed site plan approval.

Minimum lot size—4,000 sq. ft.

Maximum mobile homes per acre—7

COMPREHENSIVE DESIGN ZONES

(These zones require three-phase development plan review, the first of which is basic plan approval at the time of rezoning that establishes general

land use types, land use relationships, and minimum land use quantities. In zones providing for density and intensity ranges, increases in base density and intensity within the limits prescribed are allowed in return for public benefit features provided by the developer.)

R-L: Residential Low Development—Provides for low-density residential development in areas recommended by a master plan for alternative low-density development techniques. The zone allows a mixture of residential types and lot sizes generally corresponding to single-family development; provides for limited commercial uses necessary to serve the dominant residential uses.

- Minimum tract size—Generally 100 adjoining gross acres
- Low 0.5—Base density (dwelling units per gross acre)—0.5
 - Maximum density—0.9
 - Maximum mixed retirement development density—8 du/gross acre
- Low 1.0— Base Density (dwelling units per gross acre)—1.0
 - Maximum density—1.5
 - Maximum mixed retirement development density—8 du/gross acre

R-S: Residential Suburban Development—A mixture of residential types within the suburban density range generally corresponding to low-density single-family development; provides for limited commercial uses necessary to serve the dominant residential uses.

- Minimum tract size—Generally 25 adjoining gross acres
- Suburban 1.6—Base density (dwelling units per gross acre)—1.6
 - Maximum density—2.6
 - Maximum mixed retirement development density—8 du/gross acre
- Suburban 2.7—Base density (dwelling units per gross acre)—2.7
 - Maximum density—3.5
 - Maximum mixed retirement development density—8 du/gross acre

R-M: Residential Medium Development—A mixture of residential types with a medium density range; provides for limited commercial uses necessary to serve the dominant residential uses.

- Minimum tract size—Generally 10 adjoining gross acres
- Medium 3.6—Base density (dwelling units per gross acre)—3.6
 - Maximum density—5.7
 - Maximum mixed retirement development density—8 du/gross acre
- Medium 5.8—Base density (dwelling units per gross acre)—5.8
 - Maximum density—7.9
 - Maximum mixed retirement development density—8 du/gross acre

R-U: Residential Urban Development—A mixture of residential types generally associated with an urban environment; provides for limited commercial uses necessary to serve the dominant residential uses.

- Minimum tract size—Generally 5 adjoining gross acres
- Urban 8.0—Base density (dwelling units per gross acre)—8.0
 - Maximum density—11.9
 - Maximum mixed retirement development density—8 du/gross acre
- Urban 12.0—Base density (dwelling units per gross acre)—12.0
 - Maximum density—16.9
 - Maximum mixed retirement development density—8 du/gross acre

L-A-C: Local Activity Center—A mixture of commercial retail and service uses along with complementary residential densities within a hierarchy of centers servicing three distinct service areas: neighborhood, village, and community.

M-A-C: Major Activity Center—A mixture of uses which serve a regional residential market or provide concentrated employment, arranged to allow easy pedestrian access between uses; two types of functional centers are described: Major Metro and New Town or Corridor City.

- Minimum tract size—Generally 40 adjoining gross acres

E-I-A: Employment and Institutional Area—A concentration of nonretail employment and institutional uses and services such as medical, manufacturing, office, religious, educational, recreational, and governmental.

- Minimum tract size—Generally 5 adjoining gross acres
- Minimum open space improved by landscaping— 20 percent of net lot area

V-L: Village-Low—Provides for a variety of residential, commercial, recreational, and employment uses within a traditional village setting surrounded by open space; mandates the following land use area categories: (1) Village Proper; (2) Village Fringe; (3) Residential Areas; (4) Village Buffer; and (5) Recreational Areas. Land use areas are arranged to allow a sense of community with linkage via a pedestrian network to a core which contains commercial, civic, community, and residential uses; also mandates a mixture of residential types and lot sizes, including affordable housing units; includes detailed design standards and building materials requirements. This zone may be utilized in areas recommended for permanent low density by a master plan.

- Minimum tract size—150 contiguous gross acres
- Maximum density—1.3 dwelling units per gross acre

V-M Village-Medium—Provides for a variety of residential, commercial, recreational, and employment uses within a traditional village setting surrounded by open space; mandates the following land use area categories: (1) Village Proper; (2) Village Fringe; (3) Residential Areas; (4) Village Buffer; and (5) Recreational Areas. Land use areas are arranged to allow a sense of community with linkage via a pedestrian network to a core which contains commercial, civic, community, and residential uses; also mandates a mixture of residential types and lot sizes, including affordable housing units; includes detailed design standards and building materials requirements. This Zone may be utilized in areas recommended for permanent low density by a Master Plan.

Minimum tract size—300 contiguous gross acres

Maximum density—2.0 dwelling units per gross acre

COMMERCIAL ZONES

C-O: Commercial Office—Uses of a predominantly nonretail commercial nature, such as business, professional and medical offices, or related administrative services.

C-A: Ancillary Commercial—Certain small retail commercial uses, physician and dental offices, and similar professional offices that are strictly related to and supply necessities in frequent demand and daily needs of an area with a minimum of consumer travel; maximum size of zone: 3 net acres.

C-1: Local Commercial, Existing—All of the uses permitted in the C-S-C Zone.

C-2: General Commercial, Existing—All of the uses permitted in the C-S-C Zone, with additions and modifications.

C-C: Community Commercial, Existing—All of the uses permitted in the C-S-C Zone.

C-G: General Commercial, Existing—All of the uses permitted in the C-S-C Zone.

C-S-C: Commercial Shopping Center—Retail and service commercial activities generally located within shopping center facilities; size will vary according to trade area.

C-H: Highway Commercial, Existing—All of the uses permitted in the C-M Zone.

C-M: Commercial Miscellaneous—Varied commercial uses, including office and highway oriented uses, which may be disruptive to the compactness and homogeneity of retail shopping centers.

C-W: Commercial Waterfront—Marine activities related to tourism, vacationing, boating and sports, water-oriented recreation, together with limited employment areas which cater to marine activities along a waterfront.

C-R-C: Commercial Regional Center—Provides locations for major regional shopping malls and related uses that are consistent with the concept of an upscale mall. Minimum area for development—one hundred (100) gross continuous acres; maximum FAR—0.75; maximum building height—75 ft.; maximum building coverage, excluding parking—50 percent; detailed site plan approval required.

INDUSTRIAL ZONES

I-1: Light Industrial—Light intensity manufacturing, warehousing, and distribution uses; 10 percent green area required.

I-2: Heavy Industrial—Highly intensive industrial and manufacturing uses; 10 percent green area required.

I-3: Planned Industrial/Employment Park—Uses that will minimize detrimental effects on residential and other adjacent areas; a mixture of industrial, research, and office uses with compatible institutional, recreational, and service uses in a manner that will retain the dominant industrial/employment character of the zone; standard minimum tract size of 25 adjoining gross acres; standard minimum lot size of two acres; Conceptual and detailed site plan approval required; 25 percent green area required; outdoor uses restricted; warehousing and wholesaling uses limited.

I-4: Limited Intensity Industrial—Limited intensity (0.3 FAR) commercial, manufacturing, warehousing, and distribution uses; development standards extended to assure limited intensity industrial and commercial development, and compatibility with surrounding zoning and uses; 25 percent green area required.

U-L-I: Urban Light Industrial—Designed to attract and retain a variety of small-scale light industrial uses in older, mostly developed industrial areas located close to established residential communities; establishes a flexible regulatory process with appropriate standards to promote reinvestment in, and redevelopment of, older urban industrial areas as employment centers, in a manner compatible with adjacent residential areas.

OVERLAY ZONES²

T-D-O: Transit District Overlay—Intended to ensure that development in a designated district meets the goals established in a transit district development plan. Transit Districts may be designated in the vicinity of Metro stations to maximize transit ridership, serve the economic and social goals of the area, and take advantage of the unique development opportunities which mass transit provides.

D-D-O: Development District Overlay—Intended to ensure that development in a designated district meets the goals established in a master plan, master plan amendment or sector plan. Development districts may be designated for town centers, Metro areas, commercial corridors, employment centers, revitalization areas, historic areas and other special areas as identified in approved plans.

CHESAPEAKE BAY CRITICAL AREAS OVERLAY ZONES³

I-D-O: Intense Development Overlay—To conserve and enhance fish, wildlife, and plant habitats and improve the quality of runoff that enters the Chesapeake Bay, while accommodating existing residential, commercial, or industrial land uses. To promote new residential, commercial and industrial land uses with development intensity limits. Maximum residential density is the same as the underlying zone.

² These overlay zones are superimposed over other zones, and they may modify provisions of the underlying zones concerning uses allowed and standards for development. In addition, new development is generally subject to approval of a detailed site plan by the Planning Board.

³ These overlay districts are superimposed over other zones. However, they do not modify provisions of the underlying zones concerning uses allowed and standards for development.

L-D-O: Limited Development Overlay—To maintain and/or improve the quality of runoff entering the tributaries of the Chesapeake Bay and to maintain existing areas of natural habitat, while accommodating additional low-or moderate-intensity development. Maximum residential density is the same as the underlying zone, up to 4.0 du/net acre maximum.

R-C-O: Resource Conservation Overlay—To provide adequate breeding, feeding and wintering habitats for wildlife, to protect the land and water resources base necessary to support resource-oriented land uses, and to conserve existing woodland and forests for water quality benefits along the tributaries of the Chesapeake Bay.

Maximum residential density—05 du/ gross acre.

REVITALIZATION OVERLAY DISTRICTS⁴

R-O-D: Revitalization Overlay District—Intended to ensure the orderly development or redevelopment of land within a designated district. Revitalization districts provide a mechanism for the county to delegate full authority to local municipalities to approve departures from parking, landscaping and sign standards. In addition, limited authority is also delegated for the approval of variances from building setbacks, lot coverage, yards and other dimensional requirements of existing zoning.

⁴ These overlay zones are superimposed over other zones, and they may modify provisions of the underlying zones concerning design regulations. However, they do not modify provisions of the underlying zones concerning allowed uses. In addition, a detailed site plan for architectural conservation shall be approved by the Planning Board prior to the issuance of a building or grading permit.

ARCHITECTURAL OVERLAY DISTRICTS⁵

A-C-O: Architectural Conservation Overlay—Intended to ensure that development and redevelopment efforts preserve and protect the architectural or design character of neighborhoods in accordance with an approved architectural conservation plan. Conservation districts may be designated in areas where the majority of properties have been developed and they exhibit distinct, unifying elements, characteristics, design or other physical features.

⁵ These overlay zones are superimposed over other zones, and they may modify provisions of the underlying zones concerning design regulations. However, they do not modify provisions of the underlying zones concerning allowed uses. In addition, a detailed site plan for architectural conservation shall be approved by the Planning Board prior to the issuance of a building or grading permit.

APPROVED MARLBORO PIKE SECTOR PLAN AND SMA

B. Properties Proposed for the Marlboro Pike Development District Overlay Zone - Character Area - 3 Business Park

Item #	Address	Tax Account	Business/Use	Tax Map/ Grid	Blk/Lot/Parcel	200'Scale Index Map	Acres	Zone
1	7807 Marlboro Pike	0424457	Public Storage	090/A1	Parcel C	205SE07	3.13ac	I-1
2	7829 Marlboro Pike	0595975	Adv. Auto Care	090/A1	Parcel 16	205SE07	0.54ac	I-1
3	7901 Marlboro Pike	0500769	MD Coach Inc. Svcs	090/A1	Parcel 17	205SE07	0.57ac	I-1
4	7905 Marlboro Pike	0614487	Mclean Trans. Svc	090/A1	Parcel 18	205SE07	0.74ac	I-1
5	7909 Marlboro Pike	0423475	Residence	090/A1	Parcel 19	205SE07	0.53ac	I-1
6	7913 Marlboro Pike	0535385	Beltway Sign Svc	090/A1	P/O Parcel 20	205SE07	0.35ac	I-1
7	7917 Marlboro Pike	0624957	Beltway Sign Svc	090/A1	P/O Parcel 204	205SE07	0.38ac	I-1
8	0000 Marlboro Pike	0644559	Undeveloped	090/A1	P/O Parcel 21	205SE07	0.20ac	I-1
9	8002 Marlboro Pike	0593772	Spirit Tours	090/A1	Parcel B	205SE07	1.19ac	I-4
10	8008 Marlboro Pike	0593764	PGCEA	090/A1	Parcel A	205SE07	1.79ac	I-4
11	8016 Marlboro Pike	0424556	West End Limos	090/A1	Lot 7-8	205SE07	0.57ac	I-4
12	8014 Marlboro Pike	0424549	Est. Am. Coachwys	090/A1	Lot 9-10	205SE07	0.61ac	I-4
13	8100 Marlboro Pike	0440735	Power Cncpts. Inc	090/A1	Lot 5	205SE07	0.28ac	I-1
14	4704 Medley Drive	0440719	Power Cncpts. Inc	090/B1	Lot 6	205SE07	0.28ac	I-1
15	8106 Marlboro Pike	0451351	Undeveloped	090/B1	P/O Lot 11	205SE07	1.53ac	I-1
16	3300 Medley Drive	0451369	Undeveloped	090/B1	Lot 2	205SE07	0.80ac	I-1
17	3400 Schooledge Dr	0451385	Undeveloped	090/A1	Lot 4	205SE07	0.37ac	I-1
18	3401 Schooledge Dr	0451377	Undeveloped	090/A1	Lot 3	205SE07	0.35ac	I-1
19	3301 Medley Drive	0451393	Undeveloped	090/A1	Lot 1	205SE07	0.92ac	I-1
20	0000 Marlboro Pike	0628222	Undeveloped	090/B1	Parcel 29	205SE07	1.19ac	I-1
21	8150 Parston Drive	0451336	Undeveloped	082/B4	Parcel 75	205SE07	16.97ac	I-1
22	0000 Marlboro Pike	0560995	Park lot for Item 21	090/A1	Parcel 31	205SE07	1.79ac	I-1
23	3415 N. Forest Edge Rd	0593582	Central Svcs-Fac Mg.	090/A1	Parcel 9	205SE07	3.20ac	I-1
24	0000 Kaverton Road	0496158	Undeveloped	082/B4	Parcel 312	205SE07	0.99ac	I-1

CHAPTER XI—APPENDICES

Item #	Address	Tax Account	Business/Use	Tax Map/ Grid	Blk/Lot/Parcel	200'Scale Index Map	Acres	Zone
25	0000 E. Kaverton Road	0628065	Undeveloped	082/B4	P/O Lot 3	205SE07	0.80ac	I-1
26	3250 Kaverton Road	0496174	Undeveloped	082/B4	Lot 2	205SE07	1.00ac	I-1
27	0000 Kaverton Road	0496166	Undeveloped	082/B4	Lot 1	205SE07	0.63ac	I-1
28	0000 Kaverton Road	0451419	Undeveloped	082/B4	Parcel 49	205SE07	0.94ac	I-1
29	3150 Kaverton Road	0496216	Undeveloped	082/B4	Parcel 8	204SE07	2.94ac	I-1
30	3151 Kaverton Road	0496208	Undeveloped	082/B4	Parcel 75	204SE07	2.18ac	I-1
31	8201 Cryden Way	0496190	Church-Life Restr. Svcs	082/B4	Parcel 1	204SE07	2.12ac	I-1
32	8115 Cryden Way	0472191	Undeveloped	082/B4	Blk D; Lot 4	204SE07	0.53ac	I-1
33	8017 Fernham Lane	0472233	Undeveloped	082/A4	Blk D; Lot 3	204SE07	0.47ac	I-1
34	8013 Fernham Lane	0472209	Undeveloped	082/A4	Blk D; Lot 5	204SE07	0.51ac	I-1
35	8009 Fernham Lane	0472217	Undeveloped	082/A4	Blk D; Lot 6	204SE07	0.48ac	I-1
36	8005 Fernham Lane	0472225	Undeveloped	082/A4	Blk D; Lot 7	204SE07	0.48ac	I-1
37	8001 Fernham Lane	0472332	Undeveloped	082/A4	Blk D; Lot 8	204SE07	0.48ac	I-1
38	7917 Fernham Lane	0472340	Undeveloped	082/A4	Blk D; Lot 9	204SE07	0.48ac	I-1
39	7913 Fernham Lane	0622902	Ang. Lux. Coach S/L	082/A4	Blk D; Lot 10	204SE07	0.52ac	I-1
40	7909 Fernham Lane	0417964	Faith U.Min. Church	082/A4	Blk D; Lot 11	204SE07	0.53ac	I-1
41	7905 Fernham Lane	0650309	Faith U.Min. Church	082/A4	Blk D; Lot 2	204SE07	0.50ac	I-1
42	8000 Parston Drive	0571075	SM Vocational Ind.	082/A4	Blk D; Lot 1	204SE07	0.53ac	I-1
43	7931 Fernham Lane	0451344	Sears Prdt Repair Svc	082/A4	Parcel 73	204SE07	6.03ac	I-1
44	8087 Parston Drive	3641032	Warehouse	082/A4	Blk D; Lot 12	205SE07	1.70ac	I-1
45	7816 Marlboro Pike	0507913	Residence	090/A1	Parcel 68	205SE07	0.50ac	I-1
46	0000 Harley Lane	0507889	Undeveloped	090/A1	Parcel 69	205SE07	0.50ac	I-1
47	7814 Marlboro Pike	0507939	Residence	090/A1	Parcel 70	205SE07	0.75ac	I-1

APPROVED MARLBORO PIKE SECTOR PLAN AND SMA

Item #	Address	Tax Account	Business/Use	Tax Map/ Grid	Blk/Lot/Parcel	200'Scale Index Map	Acres	Zone
48	7820 Marlboro Pike	0534628	ANA Painting & Décor	090/A1	Parcel 8	205SE07	1.37ac	I-1
49	7812 Marlboro Pike	0507905	Residence	090/A1	Parcel 7	205SE07	0.5ac	I-1
50	7808 Marlboro Pike	0487058	Frstville Bap. Church	090/A1	Parcel 6	205SE07	1.00ac	I-1
51	7808 Marlboro Pike	0487074	Frstville Bap. Church	090/A1	Parcel 5	205SE07	2.03ac	I-1
52	7802 Marlboro Pike	3509346	Vacant Comm. Bldg.	090/A1	Parcel A	205SE07	4.19ac	I-1
53	7800 Marlboro Pike	0630038	Residence	090/A1	Parcel 29	205SE07	0.223ac	I-1
54	7716 Marlboro Pike	0487157	Hm Prmnt Pest Cont.	090/A1	Parcel 1	205SE07	1.05ac	I-1
55	8001 Parston Drive	3641040	Allstar Utilities Inc.	082/A4	Blk; D Lot 13	205SE07	3.01ac	I-1
56	7929 Parston Drive	0561704	TRA Medical/Dental	082/A4	Blk A; Lot 9	205SE07	0.52ac	I-1
57	7925 Parston Drive	0561795	Hana Food Distributor	082/A4	Blk A; Lot 8	205SE07	0.49ac	I-1
58	7919 Parston Drive	0462317	Tyson Auto Glass	082/A4	Blk A; Lot 7	205SE07	0.45ac	I-1
59	0000 Parston Drive	0472183	J Clark Trucking (S/L)	082/A4	Blk A; Lot 6	204SE07	0.50ac	I-1
60	0000 Parston Drive	0487041	Shopping Center	082/A4	Blk A; Lot 5	204SE07	0.50ac	I-1
61	0000 Parston Drive	0487033	Shopping Center	082/A4	Blk A; Lot 4	204SE07	0.45ac	I-1
62	0000 Parston Drive	0487025	Shopping Center	082/A4	Blk A; Lot 3	204SE07	0.45ac	I-1
63	7823 Parston Drive	0487017	Shopping Center	082/A4	Blk A; Lot 2	204SE07	0.45ac	I-1
64	7809 Parston Drive	0487009	Forst Square Shop Ctr	082/A4	Blk A; Lot 1	204SE07	1.37ac	C-S-C
65	7702 Marlboro Pike	0548867	Fstville Pl Shop. Ctr	082/A4	Parcel C	205SE07	18.17ac	C-S-C
66	7700 Marlboro Pike	0601948	Freddie Liquors	081/F4	Parcel 197	205SE07	0.37ac	C-S-C
67	7704 Marlboro Pike	0418228	Mattress Discounters	082/A4	Parcel A	205SE07	0.51ac	C-S-C
68	7714 Marlboro Pike	0415877	Pillar of Faith Church	090/A1	Parcel B	205SE07	0.64ac	C-S-C
69	3300 Marlboro Pike	0615179	Commercial Bldg.	089/F1	Parcel 22	205SE07	2.16ac	I-1

CHAPTER XI – APPENDICES

Item #	Address	Tax Account	Business/Use	Tax Map/ Grid	Blk/Lot/Parcel	200'Scale Index Map	Acres	Zone
70	3306 Marlo Lane	0424473	Mill Carpet	090/A1	Parcel B	205SE07	2.01ac	I-1
71	3302 Marlo Lane	0532705	Marlo Warehouse	090/A1	Parcel D	205SE07	0.43ac	I-1
72	3300 Marlo Lane	0424465	Marlo Warehouse	089/F1	Parcel A	205SE07	8.75ac	I-1

APPROVED MARLBORO PIKE SECTOR PLAN AND SMA

C. public facility cost estimates

Per Section 27-646(b)(4) of the Zoning Ordinance, all approved sector plans must contain an estimate of the cost of all public facilities that must be acquired or constructed in order to carry out the objectives and requirements of the plan. The tables below provide the proposed public facilities cost estimates to serve the land use recommendations of the sector plan. The cost estimates are in current 2008 dollars.

Schools, Libraries and Public Safe

Facility Type	Location	Description	Project Type	Estimated Cost
Library	Spauldings Library 5811 Old Silver Hill Road, District Heights	Provide an outdoor reading garden at the Spauldings Branch Library, to encourage usage	New	TBD

Transit and Road Facilities

Facility Type	Location	Description	Project Type	Estimated Cost
Road	Marlboro Pike and Benning Road	Construction of traffic circle roundabout	New	\$500,000 to \$700,000

Parks, Recreation and Open Space Facilities

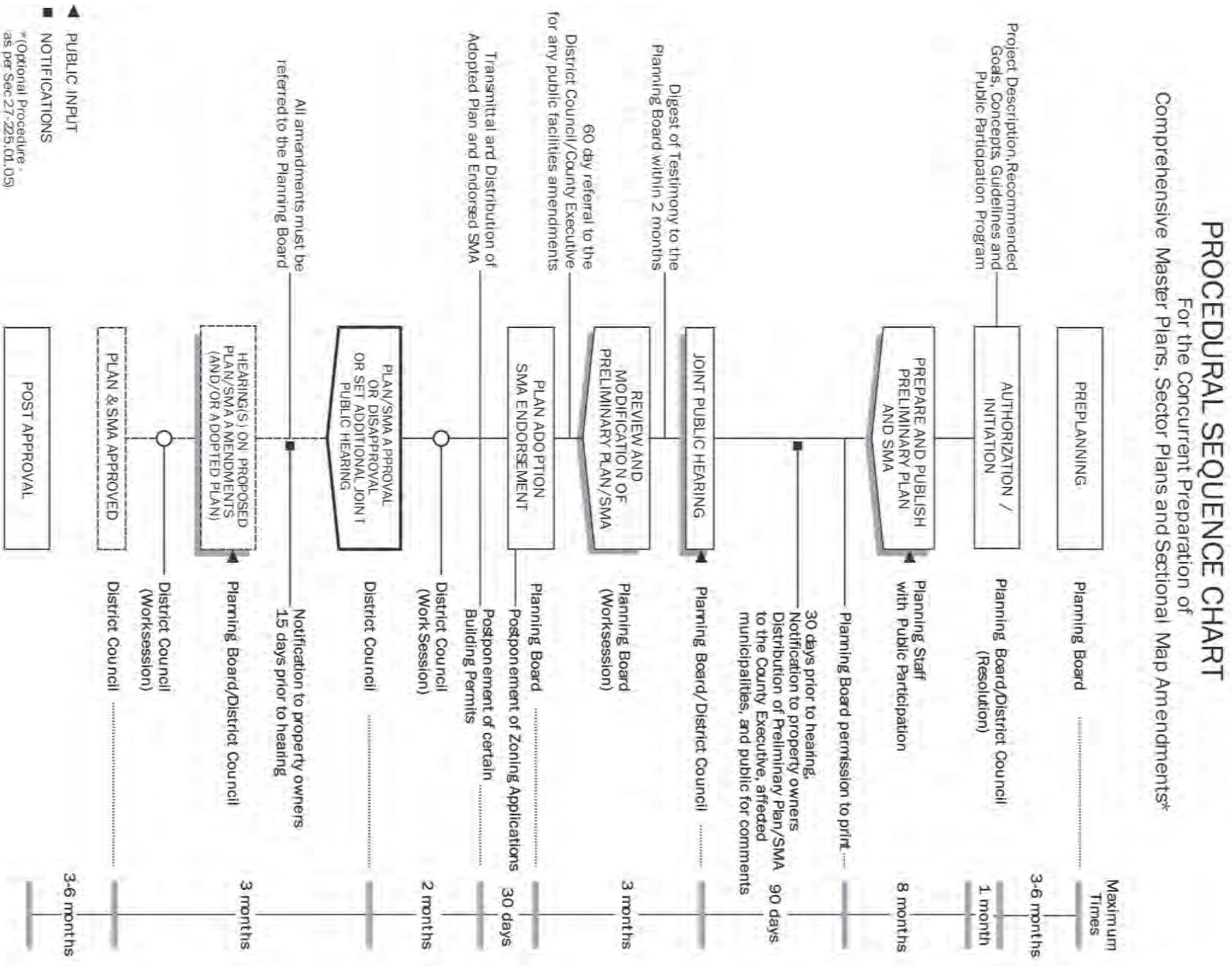
Facility Type	Location	Description	Project Type	Estimated Cost
Community Center	Oakcrest Community Park School Center	Add community gardens in a cooperative park/school effort to encourage youth and adult gardening	New	TBD
Community Center	Oakcrest Community Park/School Center at William Hall ES	The Department of Parks and Recreation is currently negotiating with the Board of Education regarding completion of the recreation facilities	New	TBD
Trails	Oxon Run Stream Valley Trail	Construction of pedestrian trails MD 4 to Oakland Neighborhood Park	New	\$240,000
Multi-Use Trail	Both sides of Marlboro Pike within the study area	Standard or wide sidewalks with designated bike lanes along the entire length of Marlboro Pike, per the main street and boulevard road cross sections. (Complete in phases for the 4+ mile corridor.)	New	\$1,500,000 (not including R-O-W cost)
Pedestrian Improvements	In selected locations throughout the study area	High visibility and contrasting crosswalk treatment at all intersections and curb cuts	New	TBD
Pedestrian Improvements	In selected locations throughout the study area	Construction of pedestrian safety features and amenities as new development or road improvement projects occur	New	TBD
Pedestrian Trails	Sidepath along north side of Pennsylvania Ave (MD 4)	Construction of trails along the north side of MD 4 throughout the study area. A segment of this sidepath exists between Walters Lane and Parkland Drive	New	\$840,000

CHAPTER XI—APPENDICES

Trails, Bicycle and Pedestrian Facilities

Facility Type	Location	Description	Project Type	Estimated Cost
Trails	Ritchie Branch Stream Valley Trail	Construction of pedestrian trail MD 4 to Kaverton Road	New	\$120,000 (cost estimated for study area only)
Pedestrian Improvements	Parkland Drive sidewalks	Construct sidewalks MD 4 to Silver Hill Road	New	\$148,000 (not including R-O-W costs)
Pedestrian Improvements	Capitol Heights Boulevard sidewalks	Construct sidewalks from Marlboro Pike to Ute Way	New	\$142,800 (not including R-O-W costs)
Pedestrian Improvements	Glacier Avenue sidewalks	Construct new sidewalks from Nova Avenue to Gunter Street	New	\$148,000 (not including R-O-W costs)
Pedestrian Improvements	Nova Avenue sidewalks	MD 4 to Marlboro Pike. Sidewalks exist along some segments, but the sidewalk system needs to be completed on the entire length of both sides of Nova Avenue	New	\$100,000 (not including R-O-W costs)

D. Procedural Sequence Chart

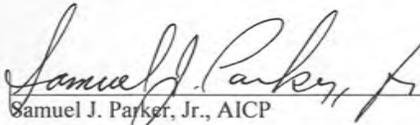


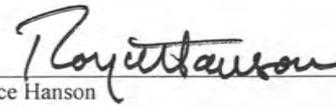
E. Certificate of adoption and approval

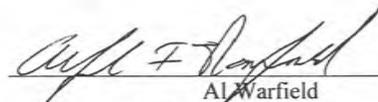
CERTIFICATE OF ADOPTION AND APPROVAL

The Marlboro Pike Sector Plan and Sectional Map Amendment, being a proposed amendment to the 1986 *Approved Master Plan and Adopted Sectional Map Amendment for Suitland-District Heights and Vicinity (Planning Areas 75A and 75B)*; the 2002 *Prince George's County Approved General Plan* for the Physical Development of the Maryland-Washington Regional District within Prince George's County, Maryland; the 2005 *Countywide Green Infrastructure Plan*; the 1982 *Master Plan of Transportation*; the 2008 *Public Safety Facilities Master Plan*; the 1992 *Prince George's County Historic Sites and Districts Plan*; the 1983 *Functional Master Plan for Future Public School Sites in Prince George's*; and the 1975 *Countywide Trails Plan* including the 1985 *Equestrian Addendum*, has been adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by Resolution Number 09-84 on June 4, 2009, and was approved by the Prince George's County Council, sitting as the District Council, by Resolution No. CR-90-2009 (DR-2) on November 17, 2009, after duly advertised joint public hearings held on March 10 and September 21, 2009.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


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Chairman


Royce Hanson
Vice Chairman


Al Warfield
Acting Secretary-Treasurer

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**Posthumous



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
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