

# Errata Sheet

*Approved Sector Plan and Sectional Map Amendment for the Tuxedo Road/Arbor Street/Cheverly Metro Area*

**Table 12—Part 3  
INDUSTRIAL USES**

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning Ordinance	Approved I-2 with DDOZ
<b>(E) Metal Production:</b>				
Blast furnace	X	X	X	X
Foundry:				
(i) Nonferrous metals	X	X	P <sup>38</sup>	X[P]
(ii) Nonornamental ferrous	X	X	SE	X[P]
(iii) Ornamental metals (CB-75-1998)	X	X	P <sup>38</sup>	X[P]

**Text in brackets [ ] is to be removed and underlined text is to be inserted.**

Four errors were found in Table 12—Part 3: Industrial Uses. There are three related uses indicated as “XP”(prohibited and permitted) in the I-2 Zone in the DDOZ on pages 149 and 150—Metal production. These uses should have been indicated as “X” (prohibited). Page 152—Gasoline or gasohol bulk storage indicates this use is permitted as an “SE” in the I-1 Zone in the DDOZ. There is no “SE” in the DDOZ, and this should have been indicated as “P\*” (permitted in accordance with specified general SE findings).

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning Ordinance	Approved I-2 with DDOZ
<b>(G) Petroleum, Gas, and Related Products:</b>				
Asphalt mixtures	X	X	SE	X
Breaking bulk for home consumption or portable appliances (CB-75-1998)	P <sup>38</sup>	P	P <sup>38</sup>	P
Distribution for home consumption (CB-75-1998)	P <sup>38</sup>	P	P <sup>38</sup>	P
Gasoline or gasohol bulk storage (other than gas station or vehicle repair and service station)	SE	[SE] <u>P*</u>	P	P
Gasohol fabrication (CB-75-1998)	X	X	P <sup>38</sup>	P
Liquid gas storage	X	X	SE	X
Refinery	X	X	X	X
Tank farm, except as otherwise specified (CB-75-1998)	X	X	P <sup>38</sup>	X

## USES PERMITTED

### Uses permitted.

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

- (1) The letter “P” indicated that the use is permitted in the zone indicated.
- (2) The letter “P\*” indicates that the use is permitted, but subject to the general special exception standards in Section 27-317(a)(1), (4), (5) and (6) and conforms to the recommendations of the sector plan.
- (3) The letters “PA” indicate that the use is permitted, subject to the following:
  - (A) There shall be no entrances to the use directly from outside of the building;
  - (B) No signs or other evidence indicating the existence of the use shall be visible from the outside building, other than a business identification sign lettered on a window. The sign shall not exceed six (6) square feet in area; and
  - (C) The use shall be secondary to the primary use of the building.
- (4) The letters “PB” indicate that the use is permitted, subject to the following:
  - (A) The use shall be related to, dependent on, and secondary to a principal use on the premises;
  - (B) The use shall be located on the same record lot as the principal use;
  - (C) The use shall not be located within a building not occupied by the principal use; and
  - (D) The floor area of any building (and the land area occupied by any structure other than a building) devoted to the use shall not exceed an area equal to forty-five percent (45%) of the gross floor area of the building within which the principal use is located.
- (5) The letter “X” indicates that the use is prohibited.
- (6) All uses are not listed are prohibited.
- (7) Whenever the tables refer to an allowed use, that use is either permitted (P), permitted by general special exception standards (P\*), or permitted as a (PA) or (PB) use.
- (8) The uses permitted in the M-U-I Zone are the same as those permitted by right or by special in the Commercial Shopping Center (C-S-C) Zone. However, for use category (3) Miscellaneous, and use category (6) Residential/Lodging, the uses allowed are those permitted in the medium-residential density R-18 Zone, except that hotel/motel uses are permitted in the C-S-C Zone.
- (9) The sector plan’s Development District Overlay Zone (DDOZ) further amends the range of uses permitted in both the industrial (I-1 and I-2) Zones and in the M-U-I Zone to those uses listed as permitted and prohibited in the Table 12 (CB-58-1000; CB-12-2001).

TABLE 12 Part 1

## COMMERCIAL and MIXED USES

USE	C-M per Zoning Ordinance (ZO)	C-S-C in ZO	APPROVED M-U-I in DDOZ
<b>(1) COMMERCIAL:</b>			
<b>(A) Eating or Drinking Establishments:</b>			
Drive-in restaurant	SE	SE	<b>X</b>
Fast-food restaurant:			
(i) Within a wholly enclosed shopping mall, or department, variety, or drug store	X	P	<b>X</b>
(ii) Within an office building	PA	P	<b>X</b>
(iii) Within a hotel	PA	PA	<b>X</b>
(iv) Accessory to, and as an integral part of, an allowed recreational facility	P	P	<b>X</b>
(v) Within, and sharing the same points of vehicular access as, an integrated shopping center having six individual businesses (including the fast-food restaurant) and a minimum 50,000 square foot gross floor area <sup>10</sup> (CB-29-1986)	X	P	<b>X</b>
(vi) Provided that the fast-food restaurant is part of an integrated shopping center, is not attached to a gas station, is limited to a maximum 2,000 square foot gross floor area, no more than 20 seats, and no drive-in or delivery service <sup>16</sup>  (CB-126-1989)	P	P	<b>X</b>
(vii) All others	SE	SE	<b>P*</b>
Other than a drive-in or fast-food restaurant (which may include incidental carry-out service, except where specifically prohibited):			
(i) Permitting no entertainment (of any sort) other than music, and no patron dancing	P	P	<b>X</b>
(ii) Within an office building	P	P	<b>P</b>
(iii) Accessory to an allowed use	P	P	<b>P</b>
(iv) Freestanding, within an office building complex of at least 20 acres	P	P	<b>P</b>
(v) Permitting live entertainment or patron dancing, with hours of operation that extend beyond 11:00 P.M., and with parking abutting land used for residential purposes, except hotel lounges	SE <sup>21</sup>	SE <sup>21</sup>	<b>X</b>
(vi) All others (CB-33-1985; CB-104-1985; CB-65-1989; CB-89-1993; CB-90-1993)	P	P	<b>P</b>

USE	C-M per Zoning Ordinance (ZO)	C-S-C in ZO	APPROVED M-U-I in DDOZ
<b>(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:</b>			
Bus maintenance accessory to:			
(i) A private school or educational institution	P	SE	<b>X</b>
(ii) A church or other place of worship	P	SE	<b>X</b>
Boat fuel sales at the waterfront	P	P	<b>X</b>
Boat sales, service, and repair including outdoor storage of boats and boat trailers:			
(i) Accessory to a marina	P	P	<b>X</b>
(ii) All others	P	SE	<b>X</b>
Boat storage yard	P	X	<b>X</b>
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	P	P	<b>X</b>
(ii) Self-service, coin operated, automatic car wash as an accessory use to the permitted use of a commercial parking lot, with shuttle service to Metro and located within two (2) miles of a Metro station	X	P	<b>X</b>
(iii) All others (CB-76-1998)	P	SE	<b>X</b>
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)	P	SE	<b>X</b>
Incidental automobile service in a parking garage <sup>3</sup>	X	SE	<b>X</b>
Vehicle lubrication or tune-up facility, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage (CB-43-1987)	P	SE	<b>X</b>
Vehicle, mobile home, or camping trailer repair and service station (CB-50-1993)	P	SE <sup>19</sup>	<b>X</b>
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 <sup>37</sup> (CB-95-1987; CB-87-2000; CB-29-2002)	P	SE	<b>X</b>
Vehicle or camping trailer rental (in the C-M Zone, subject to Section 27-417(a),(b)(2), and (c))	P	SE	<b>X</b>

USE	C-M per Zoning Ordinance (ZO)	C-S-C in ZO	APPROVED M-U-I in DDOZ
Vehicle or camping trailer storage yard (CB-80-1996)	P	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)	P	P	X
(ii) Accessory to a department store (CB-58-1990)	X	X	X
(iii) All others (CB-21-1992)	P	SE	X
Vehicle parts or tire store without installation facilities	P	P	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)	P	X	X
<b>(C) Offices:</b>			
Bank, savings and loan association, or other savings or lending institution:			
(i) Automatic teller machine, only	P	P	P
(ii) Check cashing establishment <sup>36</sup>	X	X	X
(iii) All others	P	P	P
Contractor's office (see paragraph (3), Miscellaneous)			
Office accessory to an allowed use	P	P	P
Office (except as otherwise provided):			
(i) Within an integrated shopping center, and not exceeding 10% of the gross floor area of the center	X	X	X
(ii) All others	P	P	P
Office of a certified massage therapist (CB-44-2000)	P	P	P
Office of a medical practitioner or medical clinic (which may include an accessory private spa)	P	P	P

USE	C-M per Zoning Ordinance (ZO)	C-S-C in ZO	APPROVED M-U-I in DDOZ
Real estate subdivision sales office as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	<b>P</b>
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	<b>X</b>
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	<b>X</b>
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception) may be located within an existing building no more than three (3) stories in height, including a maximum of 65,000 square feet of gross leasable area, provided such building and its associated parking are located on one or more contiguous parcels of property abutting two (2) streets shown on the Master Plan as arterial or higher classification, and located at an intersection where the three (3) other corners of said intersection are zoned C-S-C, and where the parcel or parcels of property upon which the building and its associated parking are located abut land zoned C-S-C at a minimum of two (2) locations (CB-69-1999)	X	X	<b>X</b>
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	<b>X</b>
<b>(D) Services:</b>			
Ambulance service, private	P	X	<b>X</b>
Animal hospital, animal training, kennel	SE	SE	<b>X</b>
Artist's studio	X	P	<b>P</b>
Barber or beauty shop (CB-148-1987)	P	P	<b>P</b>
Bicycle repair shop:			
(i) Non-motorized only	P	P	<b>P</b>

USE	C-M per Zoning Ordinance (ZO)	C-S-C in ZO	APPROVED M-U-I in DDOZ
(ii) All others	P	SE	<b>X</b>
Blacksmith shop	P	X	<b>X</b>
Blueprinting, photostating, or other photocopying establishment	P	P	<b>P</b>
Carpet or rug shampooing establishment	P	X	<b>X</b>
Catering establishment:			
(i) Accessory to an allowed use	P	PA	<b>PA</b>
(ii) As a primary use but including banquet facilities and a restaurant	P	P	<b>P</b>
(iii) For food preparation and administrative office only (no banquet facilities)	P	P <sup>33</sup>	<b>P<sup>33</sup></b>
(iv) All others (CB-94-1996, CB-34-1999)	P	SE	<b>X</b>
Data processing	P	P	<b>P</b>
Dry cleaning or laundry pickup station (CB-127-1986)	SE	P	<b>P</b>
Dry cleaning store or plant: <sup>43</sup>			
(i) Retail, gross floor area under 3,000 square feet	P	P	<b>P</b>
(ii) Retail, unrestricted	P	X	<b>X</b>
(iii) Wholesale (may include retail service) (CB-55-2002)	P	X	<b>X</b>
Electric or gas appliance, radio, or television repair shop	P	P	<b>X</b>
Employment agency	X	P	<b>P</b>
Farm implement repair	P	X	<b>X</b>
Fortune telling	P	P	<b>X</b>
Funeral parlor, undertaking establishment (CB-2-1989)	P	SE	<b>X</b>
Household appliance or furniture repair shop	P	P	<b>X</b>
Key or locksmith shop (CB-128-1986)	SE	P	<b>P</b>
Laboratory:			
(i) Accessory to an allowed use	P	P	<b>P</b>
(ii) Dental laboratory	P	P	<b>P</b>



USE	C-M per Zoning Ordinance (ZO)	C-S-C in ZO	APPROVED M-U-I in DDOZ
(iii) All other laboratories (CB-4-1986)	P	P	P
Laundromat:			
(i) Accessory to an allowed use	X	X	X
(ii) All others	P	P	P
Laundry store or plant: <sup>43</sup>			
(i) Retail, gross floor area under 3,000 square feet	P	P	P
(ii) Retail, unrestricted	P	X	X
(iii) Wholesale (may include retail service) (CB-55-2002)	P	X	X
Lawn mower repair shop:			
(i) Non-motorized, only	P	P	X
(ii) All others, provided all repairs are performed within a wholly enclosed building	P	SE	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	P <sup>24</sup>	P <sup>24</sup>	X
(ii) All others (CB-120-1994)	P <sup>24</sup>	X	X
Machine shop accessory to an allowed use	PB	X	X
Massage establishment	SE	SE	P*
Methadone Treatment Center (CB-103-1993)	SE	SE	X
Model studio	SE	X	X
Newspaper publishing establishment	P	SE	P*
Pet grooming shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor	P	P	P
Photographic processing plant	P	X	X
Photography studio or darkroom	P	P	P

USE	C-M per Zoning Ordinance (ZO)	C-S-C in ZO	APPROVED M-U-I in DDOZ
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	<b>P</b>
(ii) Unrestricted in size with no carryout service (CB-83-1986; CB-102-2001)	P	X	<b>X</b>
Printing shop:			
(i) Not exceeding 2,000 square feet of gross floor area	P	P	<b>P</b>
(ii) All others	P	SE	<b>P*</b>
Sauna or steam bath	P	P	<b>P</b>
Septic tank service	P	X	<b>X</b>
Sewage dump station for camping trailers or boats	P	X	<b>X</b>
Shoe repair shop	P	P	<b>P</b>
Tailor or dressmaking shop (may include incidental dyeing and pressing allowed as a "PB" use)	P	P	<b>P</b>
Taxidermy (CB-30-1986)	P	P	<b>X</b>
Travel bureau	X	P	<b>P</b>
Upholstery shop (CB-65-1989)	P	PA	<b>X</b>
Veterinarian's office:			
(i) Outpatient	P	P	<b>P</b>
(ii) Inpatient (CB-96-1988)	PB	PB	<b>PB</b>
Watch or jewelry repair shop	X	P	<b>P</b>
Welding shop:			
(i) Accessory to an allowed use	P	X	<b>X</b>
(ii) All others	P	X	<b>X</b>
<b>(E) Trade (Generally Retail):</b>			
Adult book store (CB-65-1989; CB-53-1996)	X	X	<b>X</b>
Arts, crafts, and hobby supply store	P	P	<b>P</b>

USE	C-M per Zoning Ordinance (ZO)	C-S-C in ZO	APPROVED M-U-I in DDOZ
Bait shop	X	P	<b>X</b>
Bakery products, wholesale (may include retail sales)	P	X	<b>X</b>
Bicycle (sales) shop:			
(i) Nonmotorized, only	P	P	<b>P</b>
(ii) All others	P	SE	<b>X</b>
Book (except adult bookstore) or camera store (CB-71-1993)	P <sup>20</sup>	P	<b>P</b>
Bottled gas sales:			
(i) Accessory to an allowed use	P	P	<b>P*</b>
(ii) All others	P	P	<b>X</b>
Building supply store:			
(i) Wholly enclosed, except for nursery stock	P	P	<b>X</b>
(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)	P	X	<b>X</b>
Bulk retailing:			
(i) Products allowed to be sold in a C-S-C Zone (CB-65-1989; CB-25-1999)	P	P <sup>32</sup>	<b>X</b>
(ii) Products allowed to be sold in a C-M Zone	P	X	<b>X</b>
Buying of items within guest rooms and vehicles, pursuant to Section 27-115(a)(2)	X	X	<b>X</b>
Carpet or floor covering store	P	P	<b>X</b>
Clothing, dry goods, millinery, or shoe store (CB-58-1985; CB-71-1993)	P <sup>20</sup>	P	<b>P</b>
Confectioner (not exceeding 40,000 square feet of gross floor area):			
(i) Retail (CB-65-1989)	X	P	<b>P</b>
(ii) Wholesale (may include accessory retail sales)	P	X	<b>X</b>
Department or variety store, excluding pawnshops			

USE	C-M per Zoning Ordinance (ZO)	C-S-C in ZO	APPROVED M-U-I in DDOZ
(i) Not exceeding 125,000 square feet of gross floor area	P <sup>20, 31</sup>	P	<b>X</b>
(ii) Exceeding 125,000 square feet of gross floor area within the developed tier or a designated Revitalization Tax Credit Area	P <sup>20, 31</sup>	P	<b>X</b>
(iii) All others, <sup>40</sup> in accordance with Section 27-348.02 (CB-71-1993; CB-28-1997, CB-4-1999; CB-2-2002)	SE	SE	<b>X</b>
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	X	<b>X</b>
Drug store:			
(i) Not exceeding 3,000 square feet of gross floor area	X	P	<b>P</b>
(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	<b>P</b>
(iii) All others	X	P	<b>P</b>
Farm implement sales	P	X	<b>X</b>
Feed sales	P	X	<b>X</b>
Firewood sales as a temporary use in accordance with Sections 27-260 and 27-261	P	P	<b>X</b>
Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-63-1998)	P	P	<b>X</b>
Florist shop	P	P	<b>P</b>
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	PB	<b>PB</b>
Food or beverage goods preparation for wholesale sales:			
(i) Not exceeding 1,500 square feet of gross floor area	P	P	<b>X</b>
(ii) Containing 1,501 to 3,000 square feet of gross floor area	P	SE	<b>X</b>
(iii) All others (CB-37-1992)	SE	X	<b>X</b>
Food or beverage store:			
(i) Not exceeding 3,000 square feet of gross floor area	SE	P	<b>P</b>
(ii) Not exceeding 125,000 square feet of gross floor area	SE	P	<b>X</b>
(iii) In combination with a department or variety store on the same or adjacent site, in accordance with Section 27-348.02	SE	SE	<b>X</b>
(iv) All others (CB-112-1986; CB-65-1989; CB-2-2002)	SE	P	<b>X</b>

USE	C-M per Zoning Ordinance (ZO)	C-S-C in ZO	APPROVED M-U-I in DDOZ
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	P	X
Gift, jewelry, music, souvenir, or other specialty store not specifically listed (CB-71-1993)	X	P	P
Hardware store (CB-65-1989)	P	P	P*
Household appliance or furniture store:			
(i) Not exceeding 50,000 square feet of gross floor area	P	P	X
(ii) Exceeding 50,000 square feet of gross floor area (CB-32-1986; CB-77-1998)	P	X	X
Ice vending machine (not exceeding 8 ton capacity)	P	X	X
Lawn mower (sales) store	P	P	X
Newspaper, magazine, or tobacco shop	X	P	P
Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees	P	P	X
Outdoor display of merchandise for sale (except as otherwise specified) and excluding merchandise displayed on gasoline pump islands associated with gas stations which is allowed):			
(i) Not more than 6 feet from main building (subject to Section 27-388)	P	P	P
(ii) More than 6 feet from main buildings (subject to Section 27-388)	P	SE	X
Paint or wall covering store	P	P	P
Pawnshop:			
(i) In accordance with Section 27-250.01	X	X	X
(ii) In accordance with Section 27-394.01 (CB-28-1997)	SE <sup>29</sup>	SE <sup>29</sup>	X
Pet (sales) shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor; may include the sale of pet feed and supplies (CB-2-1991)	X	P	P
Retail shop or store (not listed) similar to one permitted (P) in the:			
(i) C-S-C Zone	X	P	P
(ii) C-M Zone	P	X	X

USE	C-M per Zoning Ordinance (ZO)	C-S-C in ZO	APPROVED M-U-I in DDOZ
(iii) C-R-C Zone (CB-65-1989; CB-58-1990)	X	X	X
Sales from guest rooms and vehicles, in accordance with Section 27-115(a)(2)	X	X	X
Seafood market:			
(i) Containing less than 3,000 square feet of gross retail space	P	P	P
(ii) Containing less than 7,000 square feet of gross retail space	P	P	X
(iii) Unrestricted in size (CB-49-1987)	SE	P	X
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P
Septic tank sales (CB-65-1989)	P	X	X
Sporting goods shop, which may include marine equipment and supplies	P	P	P
Stationery or office supply store which may include the sale of furniture or business machines	P	P	P
Swimming pool or spa sales and service:			
(i) Excluding outdoor display	X	P	X
(ii) Including outdoor display, provided it is enclosed by a 6-foot high fence (subject to Section 27-388)	P	X	X
Toy store (CB-71-1993)	P <sup>20</sup>	P	P
Video game or tape store	P	P	P
Wayside stand:			
(i) As a temporary use, subject to Sections 27-260 and 27-261	P	P	X
(ii) All others (CB-122-1986)	P	P	X
<b>(2) Institutional/Educational:</b>			
Adult day care center	P	SE	P*
Assisted living facility, subject to the requirements of Section 27-464.04 (CB-72-1996)	P	X	X
Church or similar place of worship, convent, or monastery (CB-23-1988)	P	P	X

USE	C-M per Zoning Ordinance (ZO)	C-S-C in ZO	APPROVED M-U-I in DDOZ
Day care center for children:			
(A) In accordance with Section 27-464.02 <sup>12</sup>	P	P	P
(B) All others (CB-23-1988)	SE	SE	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	P
(B) All others (CB-8-1998)	X	X	X
Hospital (may include a private spa)	P	SE	X
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989)	X	X	X
Nursing or care home (may include a private spa)	P	SE	P*
School, Private:			
(A) Driving school, automobile only	P	P	P
(B) For artistic instruction (including a studio)	P	P	P
(C) Of business or trade, where the business or trade is permitted (P) in the respective zone	P	P	P
(D) Of business or trade, where the business or trade is permitted by Special Exception (SE) in the respective zone	SE	SE	P*
(E) Tutoring establishment	P	P	P
(F) Private college or university	P <sup>28</sup>	P <sup>28</sup>	P
(G) Private schools, subject to Section 27-463	P	P	X
(H) All others (CB-40-1988; CB-50-1988; CB-113-1994; CB-93-1996; CB-94-2000)	SE	SE	X
<b>(3) Miscellaneous:</b>		<b>The Commercial Use Listing Category (3) Miscellaneous is not applicable to the M-U-I Zone. Refer to Residential Use Listing Category (3) Miscellaneous, Part 2 of the Use Table.</b>	
Accessory structures and uses, except as otherwise provided	P		
Adaptive reuse of a surplus public school, when not otherwise allowed	SE		
Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987)	SE		

USE	C-M per Zoning Ordinance (ZO)	C-S-C in ZO	APPROVED M-U-I in DDOZ
Auction house	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 <sup>13</sup> (CB-55-1988)	P		
Carpentry, cabinet making, or other woodworking shop:			
(A) Accessory to an allowed use	P		
(B) All others	P		
Cemetery or crematory:			
(A) Cemetery, accessory to a church, convent, or monastery <sup>18</sup>	P		
(B) All others (CB-11-1991)	SE		
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	P		
Commercial recreational development (CB-35-2000)	X		
Consolidated Storage (CB-147-1986; CB-65-1989; CB-45-1999; CB-29-2000)	X <sup>36</sup>		
Contractor’s office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping and the like, with buildings, and uses accessory to the business (as well as the office) use:			
(A) With no outdoor storage of materials or equipment	P		
(B) With outdoor storage of materials, located only in a side or rear yard; enclosed by a slightly, opaque wall or fence at least 6 feet high; with no storing of material higher than the fence; but excluding the use or outdoor storage of earthmoving or other heavy equipment, or outdoor storage of machinery	P		
(C) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry and lighting (and the like) parts for installation off the site (CB-110-1994; CB-46-1995)	P		
The Commercial Use Listing Category (3) Miscellaneous is not applicable to the M-U-I Zone. Refer to Residential Use Listing Category (3) Miscellaneous, Part 2 of the Use Table			



USE	C-M per Zoning Ordinance (ZO)	C-S-C in ZO	APPROVED M-U-I in DDOZ
Contractor's office (must include sanitary facilities), Construction yard or shed, or storage building (in Connection with a construction project) as a Temporary use:		<p><b>The Commercial Use Listing Category (3) Miscellaneous is not applicable to the M-U-I Zone. Refer to Residential Use Listing Category (3) Miscellaneous, Part 2 of the Use Table.</b></p>	
(A) In accordance with Sections 27-260 and 27-261	P		
(B) All others	SE		
Hardware fabrication and manufacturing of products from material produced elsewhere <sup>26</sup> (CB-39-1996)	P		
Mobile home, with use for which amusement taxes collected <sup>2</sup>	P		
Recycling collection center as a temporary use, in accordance with Sections 27-260 and 27-261	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)	P		
(B) All others	SE		
Rental business:			
(A) Rental of motor vehicles or camping trailers (in the C-M Zone subject to the requirements of Section 27-417)	P		
(B) Rental of boats	P		
(C) Rental of any other merchandise allowed to be sold in the respective zone	P		
Sanitary landfill, rubble fill, or Class 3 fill <sup>45</sup> (CB-8-2003; CB-87-2003)	SE		
Sign, in accordance with Part 12:			
(A) Outdoor advertising (billboard)	X		
(B) All others (CB-65-1989; CB-24-1991)	P		
Sign shop	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 20 acres (CB-116-1986)	X		
Storage, wholly enclosed, accessory to an allowed use	P		
Temporary shelter for commercial display, sale, or service use permitted (P) in the respective zones, as a temporary use, in accordance with Sections 27-260 and 27-261	P		

USE	C-M per Zoning Ordinance (ZO)	C-S-C in ZO	APPROVED M-U-I in DDOZ
Trash removal services (CB-17-2002)	P <sup>39</sup>	The Commercial Use Listing Category (3) Miscellaneous is not applicable to the M-U-I Zone. Refer to Residential Use Listing Category (3) Miscellaneous, Part 2 of the Use Table.	
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	PA and PB		
(B) Of materials (products) not used or produced on the premises (CB-61-1995)	P <sup>14</sup>		
Wholesaling of products incidental to the retail sales of the products on the premises	PA		
<b>(4) Public/Quasi Public:</b>			
Ambulance service, private	P	X	<b>X</b>
Community building, except as otherwise provided	P	P	<b>P</b>
Library, private	P	P	<b>P</b>
Post Office	P	P	<b>P</b>
Public building and use, except as otherwise prohibited	P	P	<b>P</b>
Sanitary landfill or rubble fill <sup>17</sup> (CB-15-1990)	SE	SE	<b>X</b>
Voluntary fire, ambulance, or rescue <sup>1</sup> station	P	P	<b>p</b>
<b>(5) Recreational/Entertainment/Social/Cultural:</b>			
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	SE	P	<b>X</b>
(B) All others	SE	SE	<b>X</b>
Amusement Center (CB-35-1994)	P	P	<b>X</b>
Amusement park:			
(A) Within a wholly enclosed shopping mall	SE	SE	<b>X</b>
(B) All others	SE	X	<b>X</b>

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

USE	C-M per Zoning Ordinance (ZO)	C-S-C in ZO	APPROVED M-U-I in DDOZ
Race track	SE	X	<b>X</b>
Recreational campground (in the C-M Zone subject to paragraphs (1) thru (7) of Section 27-400(a))	P	X	<b>X</b>
Recreational or entertainment establishment of a commercial nature, if not otherwise specified:			
(A) Abutting residential property or land residentially zoned	SE	SE	<b>X</b>
(B) All others (CB-72-1998)	P	SE	<b>X</b>
Reducing/exercise salon or health club	P	P	<b>P</b>
Riding stable	P	X	<b>X</b>
Rifle, pistol, or skeet shooting range:			
(A) Indoor	P	SE	<b>X</b>
(B) Outdoor	SE	X	<b>X</b>
Skating rink	P	SE	<b>X</b>
Spa (community)	P	P	<b>P</b>
Spa (private), accessory to an allowed dwelling unit	P	P	<b>P</b>
Spa (public):			
(A) Accessory to a hotel or motel	P	P	<b>P</b>
(B) Accessory to a reducing/exercise salon or health club	P	P	<b>P</b>
(C) Accessory to a commercial swimming pool	P	P	<b>P</b>
(D) Accessory to a recreational campground	P	X	<b>X</b>
(E) Accessory to a summer camp	P	X	<b>X</b>
(F) Unrestricted	SE	SE	<b>X</b>
Summer camp	P	X	<b>X</b>
Swimming pool:			
(A) Accessory to a hotel or motel	P	P	<b>P</b>
(B) Accessory to a recreational campground	P	X	<b>X</b>
(C) Community	P	P	<b>P</b>
(D) Indoor	P	P	<b>P</b>
(E) Private, accessory to an allowed one-family detached dwelling	P	P	<b>X</b>
(F) All others	P	X	<b>X</b>

USE	C-M per Zoning Ordinance (ZO)	C-S-C in ZO	APPROVED M-U-I in DDOZ
Tennis, basketball, handball, or similar court:			
(A) Indoor (within a permanent wholly enclosed building)	P	P	P
(B) Outdoor	P	P	P
(C) With a temporary removable cover (bubble)	P	P	X
Theatre:			
(A) Indoor	P	P	P
(B) Outdoor (including drive-in)	P	X	X
Zoo, not publicly owned	SE	X	X
<b>(6) Residential/Lodging:</b>		<p>With the exception of hotel and motel uses, the Commercial Use Listing Category Residential/Lodging is not applicable to the M-U-I Zone. Refer to Residential Use Listing Category (6) Residential/Lodging, Part 2 of the Use Table.<sup>48</sup></p> <p>Hotel and motel uses are as stated below.</p>	
Apartment housing for the elderly or physically handicapped	X		
Artists' residential studios, in accordance with Section 27-464.05 (CB-12-2001)	SP		
Country Inn	P		
Dwelling, Multifamily (CB-75-2003)	X		
Dwelling, provided that it was legally erected prior to the date upon which the property was classified in a Commercial Zone, or was legally erected in a Commercial Zone under prior regulations	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		

USE	C-M per Zoning Ordinance (ZO)	C-S-C in ZO	APPROVED M-U-I 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)	P		
(C) In a building containing 4 or more stories, provided the units are located above the third story	SE		
Hotel or motel:			
(A) Hotel or motel in general	P	P	X
(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)	PA	X	X
Multifamily retirement community (CB-85-2003)	X		
Planned retirement community (CB-22-2002)	X		
Tourist cabin camp	SE		
Tourist Home	P		
Transitional Shelter for the Homeless:			
(A) Operated in conjunction with an adjacent eleemosynary institution; and containing 8 or fewer residential units	X	<b>With the exception of hotel and motel uses, the Commercial Use Listing Category (6) Residential/Lodging is not applicable to the M-U-I Zone. Refer to Residential Use Listing Category (6) Residential/Lodging, Part 2 of the Use Table.<sup>47</sup></b>	
(B) All others (CB-62-1991)	X		
(7) Resource Production/Recovery:			
Agricultural use			

USE	C-M per Zoning Ordinance (ZO)	C-S-C in ZO	APPROVED M-U-I in DDOZ
(A) Other than animal or poultry raising	P	P	X
(B) Animal or poultry raising (other than customary household pets)			
(i) on lots 20,000 square feet or more	P	P	X
(ii) on lots under 20,000 square feet	SE	SE	X
(iii) on lots under 20,000 square feet adjoining occupied residentially zoned property <sup>38</sup> (CB-71-2001)	X	X	X
Sand and gravel wet-processing	SE	SE	X
Surface mining	SE	SE	X
<b>(8) Transportation/Parking/Communications/Utilities:</b>			
Airport, airpark, airfield, airstrip, heliport, helistop	SE	SE	X
Antennas and related equipment buildings and enclosures, other than satellite dish antennas, in accordance with Section 27-464.03 (CB-65-2000)	P	P	P
Broadcasting studio (without tower)	P	P	P
Bus station or terminal	P	SE	X
Monopoles and related equipment buildings and enclosures, in accordance with Section 27-464.03 (CB-65-2000)	P	P	P
Parking garage, commercial	P	P	P
Parking garage or lot or loading area, used in accordance with Part 11	P	P	P
Parking lot, commercial:			
(A) With shuttle service to Metro and within two (2) miles of a Metro station	P	P	X
(B) All others (CB-14-2003)	P	SE	X
Parking of mobile home, except as otherwise specified	X	X	X
Parking of a mobile home in a public right-of-way <sup>4</sup>	X	X	X
Parking of vehicles accessory to an allowed use	P	P	P
Public utility uses or structures:			
(A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards	P	P	P

USE	C-M per Zoning Ordinance (ZO)	C-S-C in ZO	APPROVED M-U-I in DDOZ
(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	<b>P</b>
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>P</b>
(B) More than 10 feet in diameter to serve only 1 dwelling	SE	SE	<b>X</b>
(C) All others (CB-19-1985)	P	P	<b>P</b>
Storage of any motor vehicle which is wrecked, dismantled or not currently licensed, except where specifically allowed <sup>6</sup> (CB-4-1987)	X	X	<b>X</b>
Taxicab dispatching station:			
(A) Without cab storage, repair, or servicing	P	P	<b>P</b>
(B) With cab storage	P	SE	<b>X</b>
(C) With cab repair or servicing within a wholly enclosed building (CB-50-1987)	P	X	<b>X</b>
Taxicab stand	P	P	<b>P</b>
Telegraph or messenger service	P	P	<b>P</b>
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>P</b>
(B) Freestanding for commercial purposes, not exceeding 100 feet above ground level	P	P	<b>P</b>
(C) Attached to a roof for commercial purposes, not exceeding 40 feet above the height of the building	P <sup>23</sup>	P <sup>23</sup>	<b>P</b>
(D) All others (CB-8-1990; CB-41-1994; CB-123-1994; CB-65-2000)	SE	SE	<b>P*</b>



- 1 Provided the site is either:
  - (A) In the proximity of an area designated as a fire or rescue station on an approved Functional Master Plan of Fire and Rescue Stations;
  - (B) In a location which the Fire Chief has indicated (in writing) is appropriate; or
  - (C) Occupied by a station that was in use immediately prior to July 1, 1982.
- 2 Provided:
  - (A) The mobile home is located on a lot having a net area of at least five (5) acres;
  - (B) The use of the mobile home is in connection with another use on the property for which the County levies or collects an amusement tax;
  - (C) The occupants of the mobile home are employed by or reasonably connected with the other use; and
  - (D) The mobile home shall not be located on the property for more than one hundred twenty (120) cumulative days per calendar year, except mobile homes used in connection with pari-mutuel racetracks when the use shall not exceed two hundred eighteen (218) cumulative days per calendar year.
- 3 Provided:
  - (A) The service shall be limited to supplying gasoline, oil, water, tire pressure, and washing;
  - (B) Only automobiles parking in the parking garage may be served;
  - (C) No signs visible from outside the structure shall indicate the presence of the service facilities; and
  - (D) The garage shall be wholly enclosed.
- 4 Except in an emergency. In this case, the parking shall be subject to the traffic and parking regulations applicable to the right-of-way.
- 5 Reserved.
- 6 This shall not apply to:
  - (A) Storage accessory (and related) to an allowed use; or
  - (B) One (1) such vehicle stored in a wholly enclosed garage.
- 7 Approval as an accessory use with approval of the Special Exception for the hotel or motel.  
(CB-28-1985)
- 8 Approval as an accessory use with approval of the Special Exception for the recreational campground.  
(CB-28-1985)
- 9 Provided:
  - (A) The minimum seating capacity is one hundred fifty (150);
  - (B) More than fifty percent (50%) of its revenue is derived from the sale of food;
  - (C) The operation is limited to the sale of food and beverages for consumption on the premises;
  - (D) Customer service is at table side. No counter service and no cafeteria-style service is provided; and
  - (E) The restaurant is not open to the public before 11:00 A.M.  
(CB-104-1985)
- 10 The requirement for at least 6 businesses and a 50,000 square feet minimum gross floor area does not apply to a fast-food restaurant, which is legally existing or which is subsequently constructed pursuant to a building permit filed prior to May 6, 1986.  
(CB-29-1986)
- 11 This does not provide for accessory antennas or overhead distribution lines.  
(CB-25-1987)

- 12** In a publicly owned recreational facility, a school, a church, or a public building, a day care center shall only be permitted as an accessory use. A church must provide its tax-exempt identification number when applying for a Detailed Site Plan or a building or use and occupancy permit for an accessory day care center for children.  
(CB-23-1988; CB-98-1988; CB-44-1989)
- 13** Provided the health center is located on a minimum of twenty-five (25) acres.  
(CB-55-1988)
- 14** Provided it is an adaptive reuse of existing space, such space having been previously utilized for bulk retailing, and only where the property on which the use is located abuts land in the I-3 Zone.  
(CB-61-1988; CB-81-1993; CB-123-1994; CB-61-1995)
- 15** May include an accessory crematory.  
(CB-2-1989)
- 16** Delivery service is permitted provided an additional parking space, over and above the required number of parking spaces, is provided for each vehicle used for delivery. No more than six (6) vehicles shall be permitted for the delivery service.  
(CB-126-1989)
- 17** A sanitary landfill or rubble fill may include a rock crusher only if it is approved as part of the Special Exception.  
(CB-15-1990)
- 18** Provided both uses were existing as of January 1, 1991.  
(CB-11-1991)
- 19** For:  
(A) The relocation of such uses, provided the last site on which the use was located was in the I-1 Zone, not more than three (3) miles from the subject property, is currently used by a public entity for a mass transit facility, and was acquired prior to June 1, 1993; or  
(B) A property of 15,000 to 20,000 square feet, formerly the site of a full-service gas station, abutting on at least one side property in the C-S-C Zone, limited to repair of vehicles with a maximum gross vehicle weight of 17,000 pounds.  
(CB-50-1993; CB-68-1999; CB-90-2000)
- 20** Provided the use is on a parcel or contiguous parcels of land in the C-M Zone, the gross tract area of which is a minimum of fifty (50) acres, which is contiguous to an existing street right-of-way at least one hundred twenty (120) feet wide, and of which no more than thirty-five percent (35%) is occupied by the uses subject to this requirement. The entire tract of land in the C-M Zone shall require Detailed Site Plan approval in accordance with Part 3, Division 9 of this Subtitle. Each use subject to these requirements shall consist of at least twenty-five thousand (25,000) square feet of gross floor area, and uses consisting of less than fifty thousand (50,000) square feet of gross floor area are permitted only if there is one existing retail use consisting of more than one hundred thousand (100,000) square feet of gross floor area for every two (2) retail uses consisting of less than fifty thousand (50,000) square feet of gross floor area. Clothing, dry goods, millinery, and shoe stores shall be permitted by Special Exception in all other cases. For the purposes of this footnote, the word “contiguous” shall include parcels that are separated only by a right-of-way. However, a department or variety store consisting of no more than fifteen thousand (15,000) square feet of gross floor area shall be permitted upon a parcel or contiguous parcels of land in the C-M Zone, the gross tract area of which is no more than three (3) acres, and which is contiguous to an existing street right-of-way at least one hundred twenty (120) feet wide, subject to Detailed Site Plan approval in accordance with Part 3, Division 9, of this Subtitle.  
(CB-71-1993; CB-70-1998)

- 21** If the use has a valid use and occupancy permit as of September 30, 1993, and a sight-tight fence or wall at least six (6) feet in height is erected along the perimeter of all abutting residential property as of December 31, 1993, the use shall be permitted by right. Change in ownership of the use shall not affect the conforming use status.(CB-89-1993)
- 22** Subject to Detailed Site Plan approval, in accordance with Part 3, Division 9, of this Subtitle, if the use is abutting land in a residential zone, or land proposed to be used for residential purposes on an approved Basic Plan, approved Official Plan, or any approved Conceptual or Detailed Site Plan.  
(CB-90-1993)
- 23** Provided the building to which it is attached is at least fifty (50) feet in height. Otherwise, a Special Exception is required.  
(CB-41-1994)
- 24** Subject to Detailed Site Plan approval in accordance with Part 3, Division 9, of this Subtitle.  
(CB-120-1994)
- 25** Provided the property abuts property in a commercial zone, a residential zone in common ownership with the subject property, or a transportation facility right-of-way.(CB-46-1995)
- 26** Provided the property on which the use is located is under single ownership which includes the I-1 and C-M zones, where the uses on the C-M zoned portion are an expansion of the currently existing uses on the I-1 zoned portion of the property.  
(CB-39-1996)
- 27** Provided the property on which the use is located is abutting an existing vehicle storage yard with a valid use and occupancy permit.  
(CB-80-1996)
- 28** If not conducted in an existing office building, a Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle.  
(CB-93-1996)
- 29** Provided that a certified nonconforming pawnshop that does not meet the location requirements of Section 27-394.01 may relocate without the necessity of obtaining a Special Exception if locational requirements of the proposed location are satisfied and the nonconforming use at the former location is discontinued.(CB-28-1997)
- 30** Except when located on a tract of land which is less than 1.5 acres in size and surrounded on all sides by land in any residential zone in order to ensure safety on contiguous parcels and to minimize negative aesthetic impact on neighboring areas. A maximum of one (1) monopole and 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** The use is permitted on C-O zoned property abutting R-R zoned property leased from a public agency before January 1, 1974, where both properties are developed in an integrated fashion pursuant to the same agreement. Parking and loading facilities shall be provided in accordance with Part 11 (parking and loading requirements). Landscaping, buffering, and screening shall be provided in accordance with the Landscape Manual. Development regulations for building setbacks shall be provided in accordance with Part 6 (Commercial Zone regulations). There shall be no building setbacks required between the internal R-R and C-O zoned portions of the site.  
The following uses are not permitted: car wash, animal hospital, training, kennel, grooming, blacksmith, carpet or rug shampooing, electric or gas appliance repair, farm implement sales and repair, upholstery or furniture repair, locksmith, laboratories, lawn mower repair, machine shop, massage establishment, methadone treatment center, model studio, photo processing plant, studio or darkroom, pizza delivery, print shop, newspaper publishing, sauna or steam bath, septic tank sales, service, sewage dump (pump out) services, shoe repair, taxidermy, welding shop, bait shop, bottled gas, feed sales, wayside stand, and any use prohibited in the lease with the public agency, as modified or amended.  
(CB-35-2000)
- 36** Special Exception applications filed prior to January 1, 2000, may continue through the review and hearing procedures in Part 4. Uses which are approved may continue in effect, may be revised or amended under procedures in Part 4, and shall not be considered nonconforming. The maximum height of structures not approved by January 1, 2000, shall be thirty-six (36) feet.  
(CB-29-2000)
- 37** Except for new vehicle sales lots, the use shall be located on a tract of land containing a minimum of 25,000 square feet. All such uses on property less than 25,000 square feet in existence on September 1, 2000, may not be certified as nonconforming uses and must cease operations on or before August 31, 2003.  
(CB-87-2000)
- 38** All such uses in existence on September 1, 2001, may not be certified as nonconforming uses and must cease operations, with removal of all animal or poultry facilities, by February 1, 2002.  
(CB-71-2001)
- 39** (A) The subject C-M Zone property shall have at least seventy-five (75) feet of frontage on a street shown on the Master Plan as a collector or higher classification, be at least twenty-five thousand (25,000) square feet in area, and be the subject of a use and occupancy permit for commercial vehicle storage issued prior to January 1, 1990.  
(B) In addition, the use may be placed on a C-M Zone property contiguous to property meeting the requirements in paragraph (A), but only if both properties are in the same ownership and the paragraph (A) property has a valid use and occupancy permit for trash removal services.  
(CB-17-2002)

- 40** Permits for a store approved before January 15, 2002, without a special exception may continue in effect and be revised or amended, and such a store shall not be considered a nonconforming use. No permits for new food or beverage operations in such a store may be approved without a Special Exception. (CB-2-2002)
- 41** Provided:
- (A) The property in the C-O Zone is within a Special Taxing District and adjoins or lies across a public right-of-way from land in the R-H Zone with an existing planned retirement community.
  - (B) The Planning Board approves a Detailed Site Plan, in accordance with Part 3, Division 9, and makes the following findings:
    - (1) The site plan meets all Special Exception requirements in Section 27-395; and
    - (2) The proposed project will serve, in a high quality, well-designed retirement community, the needs of a retirement-aged population while not adversely affecting the character of the surrounding neighborhood. (CB-22-2002)
- 42** Provided the use is an expansion of an existing vehicle sales lot onto surplus land owned by a State agency, but is not in use as a street or right-of-way. The subsequent conveyance of the State land shall not result in the use becoming nonconforming. (CB-29-2002)
- 43** All such uses with permits validly issued or applied for as of July 1, 2002, including those on properties rezoned from C-S-C to M-U-I, are deemed permitted uses, are not nonconforming, and may be altered, enlarged, or extended. (CB-55-2002)
- 44** Permitted use without requirement for a Special Exception provided:
- (A) The property is located within one thousand (1,000) feet of an existing mass transit rail station operated by the Washington Metropolitan Area Transit Authority (WMATA) and within the boundaries of a TDOZ approved prior to 1990;
  - (B) Permits may not be issued for the commercial parking lot until the Planning Board approves a Detailed Site Plan in accordance with Part 3, Division 9, of this Subtitle;
  - (C) The Planning Board shall find that the site plan meets the requirements of any applicable TDOZ Development Plan; and
  - (D) All commercial parking lot operations on the property shall cease by September 1, 2008.
- (CB-14-2003)
- 45** A Class 3 fill in existence as of October 7, 2003 that is operating pursuant to any validly issued grading permit, and is not in violation, shall be permitted to continue in operation as a matter of right, but is limited to the fill area established by any previously issued grading permit, not to exceed two renewals of the permit. Those fill operations that are in violation on October 7, 2003 have until December 31, 2003 to comply, or their permit is void. (CB-8-2003; CB-87-2003)
- 46** Multifamily condominium or rental units are permitted provided:
- (A) The use is located on one or more lots of less than eight (8) 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)

- 47** Provided:
- (A) The community is located on a minimum of five (5) acres and a maximum of eleven (11) acres;
  - (B) The property is located within a Center or a Corridor designated by the General Plan;
  - (C) The property upon which the community is located shall be located adjacent to property, also zoned C-O, which includes medical offices, an assisted living facility, adult day care center, and/or other facility designed for senior citizens, but in no event shall the use be deemed nonconforming if the adjacent C-O property is no longer occupied by one of the aforementioned uses;
  - (D) Each multifamily building shall consist of at least three (3) stories, and shall be served by an elevator;
  - (E) The community shall include a clubhouse consisting of at least five thousand (5,000) square feet;
  - (F) At least one (1) resident of each household shall be at least fifty-five (55) years old and no permanent resident of the retirement community shall be under eighteen (18) years old;
  - (G) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9 of this Subtitle;
  - (H) Covenants setting forth the minimum age of the residents shall be submitted with the Detailed Site Plan application. The covenants shall run to the benefit of the Maryland-National Capital Park and Planning Commission; and
  - (I) Development of the community is subject to the regulations of the R-18C Zone for multifamily dwellings. (CB-85-2003)
- 48** The Preliminary Sector Plan and Proposed Sectional Map Amendment for the Tuxedo Road/Arbor Street/Cheverly Metro Area erroneously listed the use category “Dwelling, Multifamily” in Table 12, Part 1, Commercial and Mixed-Uses, as not permitted, which was then carried forward in the Planning Board adoption PGCPB No. 05-31) and District Council approval (CR-23-2005) of the sector plan and sectional map amendment. This table of uses corrects that error. In addition, this table has been modified for hotel and motel uses to bring them into conformance with the intent and regulations of the M-U-I Zone, as stated in Section 27-546.17(a) of the Zoning Ordinance

**TABLE 12 PART 2  
RESIDENTIAL AND MIXED USES**

<b>USE</b>	<b>R-55 In Zoning Ordinance</b>	<b>Approved M-U-I with DDOZ</b>
<b>(3) Miscellaneous:</b>		
Accessory structures and uses (when not otherwise provided for)	P	<b>P</b>
Adaptive reuse of a surplus public school, when not otherwise allowed	SE	<b>X</b>
Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987)	SE	<b>P*</b>
Animals, not customarily household pets (CB-117-1986; CB-55-1988)	SE	<b>X</b>
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 <sup>41</sup> (CB-55-1988)	P	<b>P</b>
Cemetery, crematory:		
(A) Cemetery, in accordance with Section 27-445.06	X	<b>X</b>
(B) Cemetery, accessory to a church, convent, or monastery <sup>49</sup>	P	<b>X</b>
(C) All others (CB-86-1989; CB-11-1991)	SE	<b>X</b>
Home occupations for residents, in accordance with Section 27-445.11 <sup>20</sup> (CB-86-1989; CB-78-2003)	P	<b>X</b>
Increase in height of accessory building, used for:		
(A) Servant, household help living quarters <sup>30</sup>	SE	<b>X</b>
(B) Agricultural purposes on a lot having a net area of less than 5 acres	X	<b>X</b>
(C) Agricultural purposes on a lot having a net area of at least 5 acres	X	<b>X</b>
(D) Office	X	<b>X</b>
Signs, in accordance with Part 12, associated with uses allowed in the applicable Residential Zone (CB-85-1988)	P	<b>P</b>
Signs, outdoor advertising (Billboards) (CB-85-1988)	X	<b>X</b>
Temporary structures and uses not otherwise allowed	SE	<b>P*</b>



USE	R-55 In Zoning Ordinance	Approved M-U-I with DDOZ
<b>(6) Residential/Lodging:</b>		
Agricultural Preservation Development, Section 27-445.01	X	<b>X</b>
Apartment hotel	X	<b>X</b>
Apartment housing for elderly or handicapped families in a building other than a surplus public school building (with provisions for increased density and reduced lot size in Multifamily Zones) (CB-85-1988; CB-91-1991; CB-44-1992, CB-46-1999)	SE	<b>P*</b>
Apartment housing for elderly or handicapped families in a surplus public school building	SE	<b>X</b>
Artists' residential studios, in accordance with Section 27-445.09 (CB-12-2001)	SP	<b>P*</b>
Boardinghouse	X	<b>X</b>
Congregate living facility for more than 8 elderly or physically handicapped residents (CB-90-1985)	SE	<b>P</b>
Congregate living facility for NOT more than 8 elderly or physically handicapped residents (CB-90-1985)	P	<b>P*</b>
Convent or monastery (CB-23-1993)	P	<b>X</b>
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): <sup>57</sup>		
(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	P	<b>X</b>
(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	SE	<b>X</b>
(C) Prior to November 18, 1980, but on or after November 29, 1949	SE	<b>X</b>
(D) On or after November 18, 1980 (CB-58-1986; CB-73-1996)	X	<b>X</b>
Country Inn	SE	<b>X</b>
Dwelling, farm tenant	X	<b>X</b>
Dwelling, multifamily:		
(A) In general (CB-67-2003)	X	<b>X</b>
(B) Subject to applicable bedroom percentages	X	<b>P</b>
(C) In excess of applicable bedroom percentages	X	<b>P*</b>



USE	R-55 In Zoning Ordinance	Approved M-U-I with DDOZ
(D) Restricted to one-bedroom and efficiency apartments	X	X
(E) Higher than 110 feet (CB-85-1988)	X	X
Dwelling, one-family attached, for the elderly <sup>58</sup> (CB-71-1996)	X	X
Dwelling, one-family detached, cluster development	P	X
Dwelling, one-family detached (in general)	P	X
Dwelling, one-family semidetached <sup>1</sup> (CB-85-1988)	P <sup>13, 32</sup>	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	P <sup>32</sup>	X
Dwellings, one-family triple-attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	P <sup>32</sup>	X
Dwellings, one-family triple-attached (in general)	X	X
Flag lot development:		
(A) In accordance with preliminary plats approved prior to February 1, 1990, pursuant to Subtitle 24 and recorded within the prescribed time period	P	X
(B) In accordance with Section 24-138.01 of Subtitle 24 (CB-72-1989)	X	X
Fraternity or sorority house:	X	
(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	SE	X
Group residential facility for not more than 8 mentally handicapped dependent persons	P	X
Guest house, as an accessory use	X	X

USE	R-55 In Zoning Ordinance	Approved M-U-I with DDOZ
Mobile home used as a dwelling for emergency purposes as a temporary use, in accordance with Sections 27-260 and 27-261	X	X
Mobile home used as a one-family detached dwelling	X	X
Mobile home, with use for which amusement taxes collected <sup>28</sup>	P	X
Motel	X	Hotel and motel uses in the M-U-I Zone are permitted as in the C-S-C Zone. Refer to Residential Use Listing (6) Residential/Lodging in Table 12, Part 1. <sup>75</sup>
Opportunity Housing dwelling units <sup>59</sup> (CB-66-1991; CB-55-1996)	P	X
Planned retirement community <sup>59</sup> (CB-55-1996, CB-21-1999)	SE	X
Recreational Community Development, in accordance with Section 27-444 <sup>59</sup> (CB-16-1989; CB-55-1996)	X	X
Rental of guest rooms (by the residents):		
(A) To 1 or 2 persons (unrelated to all principal residents)	X	X
(B) To 3 persons (unrelated to all principal residents)	X	X
(C) To not more than 3 persons (unrelated to all principal residents) by a family of related individuals, 1 individual, or 2 unrelated individuals (CB-122-1986)	P	X
Residential Revitalization: Comprising any form of proposed multifamily, attached one-family or detached one-family dwellings, in a Residential Revitalization project, as shown on a Detailed Site Plan approved in accordance with Section 27-445.09 (CB-58-2001)	P	X
Rooming houses	X	X
Tourist cabin camp	X	X
Tourist homes	X	X

USE	R-55 In Zoning Ordinance	Approved M-U-I with DDOZ
Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986 (CB-54-1986)	P <sup>32</sup>	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)		X
Townhouse, shown on a preliminary plat of subdivision approved pursuant to Part 4A. (CB-47-1996)	P	X
Townhouse, all others (CB-55-1996)		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 a stable in conjunction with the agricultural use.
- 23** On lots having a net area of twenty thousand (20,000) square feet or less, keeping cattle, horses, poultry, or other animals or birds (other than customary household pets) shall only be permitted upon approval of a Special Exception.
- 24** As a temporary use subject to annual renewal and located at least five hundred (500) feet from the boundary line of any other land in a Residential Zone, or land proposed to be used for residential purposes in a Comprehensive Design, Mixed Use, or Planned Community Zone.
- 25** Limited to four hundred (400) square feet.
- 26** Provided the site is either:
- (A) In the proximity of an area designated as a fire or rescue station on an approved Functional Master Plan of Fire and Rescue Stations;
  - (B) In a location which the Fire Chief has indicated (in writing) is appropriate; or
  - (C) Occupied by a station that was in use as a station on June 30, 1982.
- 27** The field shall be located on a lot having a net area of at least ten (10) acres, which is owned and operated by an eleemosynary or philanthropic institution. Any accessory building shall not exceed one thousand (1,000) square feet of gross floor area, and shall only be used for maintenance and storage. Otherwise, a Special Exception is required.

- 28** Provided:
- (A) The mobile home is located on a lot having a net area of at least five (5) acres;
  - (B) The use of the mobile home is in connection with another use on the property for which the County levies an amusement tax;
  - (C) The occupants of the mobile home are employed by, or reasonably connected with, the other use; and
  - (D) The mobile home shall not be located on the property for more than one hundred twenty (120) cumulative days per calendar year, except mobile homes used in connection with pari-mutuel racetracks where the use shall not exceed two hundred eighteen (218) cumulative days per calendar year.
- 29** Limited to two (2) vehicles (total, all types) for a lot used for one-family semidetached dwelling, and four (4) vehicles (total, all types) for a two-family detached dwelling.
- 30** Only in connection with one-family detached dwellings.
- 31** Except in an emergency. In this case, the parking shall be subject to the traffic and parking regulations applicable to the right-of-way.
- 32** In a cluster development for which the preliminary plat of subdivision was approved prior to September 1, 1986, showing such one-family attached dwellings. Up to twenty percent (20%) in the R-80 Zone, and twenty-five percent (25%) in the R-55 Zone, of the total number of dwelling units in the cluster development may be one-family attached dwellings. The remainder shall be one-family detached dwellings.  
(CB-54-1986)
- 33** Only for expansion of an existing sanitary landfill or rubble fill on abutting land for which an approved Special Exception has not expired.
- 34** Minimum lot size of two (2) acres required. A church must provide its tax-exempt identification number when applying for a Detailed Site Plan or a building or use and occupancy permit for an accessory day care center for children.  
(CB-23-1988; CB-44-1989)
- 35** In conjunction with an agricultural use.
- 36** Not allowed in an Agricultural Preservation Development, unless it existed prior to the approval of the site plan.
- 37** Permitted only on lots having a gross lot area of one (1) acre or more, otherwise a special exception is required.  
(CB-29-1985)
- 38** Provided the use either:
- (A) Is located at or below the ground floor level of a multifamily dwelling and does not exceed two thousand (2,000) square feet; or
  - (B) Is located in a community building (constructed as part of a multifamily project) owned by a homeowners' association and not containing dwelling units, and does not occupy more than one-half of the gross floor area of the community building.  
(CB-81-1985)
- 39** The use shall be related to, dependent on, secondary to, and located on the same record lot as, the multifamily dwelling or project.  
(CB-36-1987)
- 40** This does not provide for accessory antennas or overhead distribution lines.  
(CB-25-1987)
- 41** Provided the health center is located on a minimum of twenty-five (25) acres.  
(CB-55-1988)
- 42** Either:
- (A) In conjunction with an existing golf course or equestrian center; or
  - (B) The golf course or equestrian center shall be constructed within five (5) years of approval of the Detailed Site Plan.  
(CB-16-1989)

- 43** Minimum lot size of thirty thousand (30,000) square feet required, except for bona fide nonprofit groups or organizations.  
(CB-23-1989)
- 44** Parking shall be provided as follows:  
(A) The vehicle shall be located at least eight (8) feet from a street line; and  
(B) If parked in a yard abutting a street, it shall be parked on a dust-free surfaced area.  
(CB-43-1989)
- 45** The sale of gazebos and sheds is permitted for a Special Exception approved in 1984 as incidental to its operation if such sale and display is in accordance with Section 27-385 and provided no more than two (2) gazebos and two (2) sheds are visible from any public street.  
(CB-143-1989)
- 46** If the property is located within the Chesapeake Bay Critical Area, was zoned R-80 prior to December 18, 1989, and is not the subject of a record plat.  
(CB-72- 1989)
- 47** A sanitary landfill, 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 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** Detailed Site Plan approval in accordance with Part 3, Division 9, of this Subtitle. Regulations restricting the height of structures, lot size and coverage, frontage, setbacks, density, and other requirements of the zone shall be consistent with existing development in the adjacent Medical Residential Campus. The dimensions and percentages shown on the approved site plan shall constitute the regulations for development.  
(CB-21-1999)
- 63** Provided:  
(A) The use is located on a lot or parcel not less than 15 or more than 20 acres in size and has frontage on a public street having a proposed right-of-way width of at least 120 feet;  
(B) The lot or parcel abuts property in the C-O Zone; and  
(C) The property is located in a Revitalization Tax Credit Area.  
(CB-46-1999)
- 64** Use of permitted mobile homes is restricted to employees at a riding stable on the Special Exception property. No more than two mobile homes may be located on such a property, and each must be on its own R-E lot as required by Section 27-118.01(c). A building permit shall be issued by the Department of Environmental Resources for each mobile home. Any mobile home unoccupied for more than 60 days must be removed from the property.  
(CB-79-1999)
- 65** Permitted use without requirement for Special Exception provided the land on which the lot exists is in the R-55 Zone, immediately adjoins land in the C-S-C Zone, is a part of the same parcel as the land in the C-S-C Zone, and is located within the municipal limits of the City of New Carrollton.  
(CB-88-1999)



- 66** The use is permitted on R-R zoned property leased from a public agency before January 1, 1974. Parking and loading facilities shall be provided in accordance with Part 11 (parking and loading requirements). Landscaping, buffering, and screening shall be provided in accordance with the Landscape Manual. Development regulations for building setbacks shall be provided in accordance with Part 6 (Commercial Zone regulations).  
The following uses are not permitted: car wash, animal hospital, training, kennel, grooming, blacksmith, carpet or rug shampooing, electric or gas appliance repair, farm implement sales and repair, upholstery or furniture repair, locksmith, laboratories, lawn mower repair, machine shop, massage establishment, methadone treatment center, model studio, photo processing plant, studio or darkroom, pizza delivery, print shop, newspaper publishing, sauna or steam bath, septic tank sales, service, sewage dump (pump out) services, shoe repair, taxidermy, welding shop, bait shop, bottled gas, feed sales, wayside stand, and any use prohibited in the lease with the public agency, as modified or amended.  
(CB-35-2000)
- 67** Permitted use without requirement for Special Exception provided the use was existing as of July 1, 2001, is located on a lot or parcel that is not less than 10 acres in size, and abuts a multi-use trail designated on an Approved Master Plan.  
(CB-53-2001)
- 68** Provided the use will be located on land that is located within the median of a road classified as a freeway on the applicable Master Plan; the property is at least one-half (1/2) acre in size; and access to the property will not be directly from the main travel lanes of the freeway.  
(CB-75-2001)
- 69** Provided:  
(A) The use abuts an existing marina in the C-W-Zone approved prior to 1972 pursuant to a special exception; and  
(B) Notwithstanding the provisions to the contrary, a revised site plan shall be approved by the Planning Board that incorporates the entire property showing existing and proposed improvements in both the R-R and C-W Zones.  
(CB-76-2001)
- 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** This table of uses has been modified to bring hotel and motel uses into conformance with the intent and regulations of the M-U-I Zone, as stated in Section 27-546.17(a) of the Zoning Ordinance.

**TABLE 12—PART 3**  
**INDUSTRIAL USES.**

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
<b>(1) COMMERCIAL:</b>				
<b>(A) Eating or Drinking Establishments:</b>				
(i) Accessory to, and within the same building or group of attached buildings as, any permitted use except a hotel or motel (CB-37-1988)	P	<b>P</b>	P	<b>P</b>
(ii) Within a hotel	SE <sup>5</sup>	<b>X</b>	SE <sup>5</sup>	<b>X</b>
(iii) Within a motel	SE <sup>5</sup>	<b>X</b>	SE <sup>5</sup>	<b>X</b>
(iv) Within an office building:				
(aa) Fast-food restaurant	P	<b>P</b>	P	<b>P</b>
(bb) Other than fast-food restaurant	P	<b>P</b>	P	<b>P</b>
(v) Within an industrial park:				
(aa) Of at least 100 acres, fast food restaurant	SE	<b>X</b>	SE	<b>X</b>
(bb) Of at least 100 acres, all others	SE	<b>X</b>	SE	<b>X</b>
(cc) Of between 25 and 100 acres, excluding a fast-food restaurant (CB-10-2003)	SE	<b>P*</b>	SE	<b>P*</b>
(dd) Of less than 25 acres, except as provided above	SE	<b>P*</b>	SE	<b>P*</b>
(ee) Approved with a hotel component (CB-92-2001)	X	<b>X</b>	X	<b>X</b>
(vi) Other than fast-food restaurant on property abutting a minimum of 20 acres of C-S-C zoned land	P	<b>X</b>	SE	<b>X</b>
(vii) Within an existing retail center with net leasable building space of less than 26,000 square feet (CB-93-2001)	P <sup>41</sup>	<b>P<sup>41</sup></b>	X	<b>X</b>
(viii) All others (CB-21-1987; CB-34-1987; CB-57-1994; CB-37-1998)	SE	<b>P*</b>	SE	<b>P*</b>

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
<b>(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:</b>				
Car wash (CB-92-2001)	P	<b>P*</b>	P	<b>P*</b>
Gas station (CB-1-1989; CB-57-1994; CB-40-1998)	SE	<b>P*</b>	SE	<b>P*</b>
Incidental automobile service in parking garage <sup>3</sup>	P	<b>P</b>	P	<b>P</b>
Mobile or modular home sales lot, which may include the storage of mobile homes or modular home components for sale	P	<b>P</b>	P	<b>P</b>
Vehicle, boat, or camping trailer sales, or boat or camping trailer rental lot, including outdoor display of the vehicles (CB-37-1988; CB-58-1993; CB-75-1998; CB-33-2002)	P <sup>38</sup>	<b>P</b>	P <sup>38</sup>	<b>P<sup>38</sup></b>
Vehicle, boat, mobile home, or camping trailer repair and service station, and the sales of parts and tires which may include:				
(i) Installation of parts within a wholly enclosed building	P	<b>P</b>	P	<b>P</b>
(ii) Incidental retail sales of gasoline, subject to Section 27-358(a)(1),(2), (4),(5),(6),(7),(8), and (10)	PB	<b>PB</b>	PB	<b>PB</b>
Vehicle lubrication or tune-up facility, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage (CB-43-1987)	P	<b>P</b>	P	<b>P</b>
Vehicle rental lot, excluding boats or camping trailers, including outdoor display of the vehicles (CB-58-1993)	P	<b>P</b>	P	<b>P</b>
Vehicle sales or rental lot, including outdoor display of the vehicles (CB-73-1997)	X	<b>X</b>	X	<b>X</b>
Vehicle towing station (CB-12-1991; CB-75-1998)	P <sup>38</sup>	<b>X</b>	P <sup>38</sup>	<b>X</b>
<b>(C) Offices:</b>				
Bank, savings and loan association, or other savings or lending institution:				
(i) With drive through	P	<b>P</b>	P	<b>P</b>
(ii) All others (CB-1-1994)	P	<b>P</b>	P	<b>P</b>
Other offices:				

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
(i) Accessory to a permitted use	P	<b>P</b>	P	<b>P</b>
(ii) Medical practitioner's office	P	<b>P</b>	P	<b>P</b>
(iii) Medical practitioner's office less than 3 stories in height and not exceeding 33% of net tract area in a development comprising a gross tract area of at least 25 acres	X	<b>X</b>	X	<b>X</b>
(iv) Offices less than 3 stories in height and not exceeding 33% of net tract area in a development comprising a gross tract area of at least 25 acres	X	<b>X</b>	X	<b>X</b>
(v) Trailer for office space accessory to an existing industrial use in accordance with Sections 27-260 and 27-261	X	<b>X</b>	P <sup>38</sup>	<b>P</b>
(vi) All other offices (CB-3-1989; CB-24-1993; CB-75-1998)	P	<b>P</b>	P	<b>P</b>
Real estate subdivision sales office:				
(i) As a temporary use, in accordance with Sections 27-260 and 27-261	P	<b>P</b>	P	<b>P</b>
(ii) All others	P	<b>P</b>	P	<b>P</b>
<b>(D) Services:</b>				
Animal hospital, animal training, kennel	P	<b>P</b>	P	<b>P</b>
Barber or beauty shop	P	<b>P</b>	X	<b>X</b>
Bicycle repair shop	P	<b>P</b>	P	<b>P</b>
Blacksmith shop	P	<b>P</b>	P	<b>P</b>
Blueprinting, photostating, or other photocopying establishment (CB-66-1996; CB-75-1998)	P <sup>34,38</sup>	<b>P</b>	P <sup>34,38</sup>	<b>P</b>
Carpet or rug shampooing establishment	P	<b>P</b>	P	<b>P</b>
Catering establishment	P	<b>P</b>	P	<b>P</b>
Data processing (CB-66-1996)	P <sup>34</sup>	<b>P</b>	P <sup>34</sup>	<b>P</b>
Dry cleaning or laundry pickup	P	<b>P</b>	P	<b>P</b>
Dry cleaning plant	P	<b>P</b>	P	<b>P</b>
Electrical or electronic equipment, radio or television, computer repair shop (CB-3-1989; CB-66-1996)	P <sup>34</sup>	<b>P</b>	P <sup>34</sup>	<b>P</b>
Farm implement repair	P	<b>P</b>	P	<b>P</b>
Household appliance or furniture repair shop:				
(i) Furniture and small appliances only	P	<b>P</b>	P	<b>P</b>
(ii) All others	P	<b>P</b>	P	<b>P</b>

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
Key or locksmith shop	P	P	P	P
Laboratory:				
(i) Accessory to allowed use	P <sup>34</sup>	P	P <sup>34</sup>	P
(ii) Medical or dental	P <sup>34</sup>	P	P <sup>34</sup>	P
(iii) Research, development, or testing	P <sup>34</sup>	P	P <sup>34</sup>	P
(iv) All others (CB-3-1989; CB-66-1996)	P	P	P	P
Laundromat	P	P	P	P
Laundry plant	P	P	P	P
Lawn mower repair shop	P	P	P	P
Massage establishment	SE	X	SE	X
Methadone Treatment Center (CB-103-1993)	SE	X	SE	X
Photographic processing plant (CB-66-1996)	P <sup>34</sup>	P	P <sup>34</sup>	P
Photography studio (may include darkroom)	P	P	P	P
Printing shop (CB-66-1996)	P <sup>34</sup>	P	P <sup>34</sup>	P
Research and Development (CB-3-1989)	X	X	X	X
Septic tank service	P	P	P	P
Shoe repair shop	P	P	P	P
Tailor or dressmaking shop (may include incidental dyeing and pressing)	P	P	P	P
Taxidermist	P	P	P	P
Upholstery shop	P	P	P	P
<b>(E) Trade (Generally Retail):</b>				
Adult book store (CB-53-1996; CB-75-1998)	X	X	P <sup>32,38</sup>	X
Arts, crafts, and hobby supply store (CB-18-1997)	P	X	X	X
Bicycle (sales) shop	P	P	P	P
Bottled gas sales (retail)	P	P	P	P

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
Building supply store (CB-3-1989)	P	<b>P</b>	P	<b>P</b>
Buying of items within guest rooms and vehicles, pursuant to Section 27-115(a)(2)	X	<b>X</b>	X	<b>X</b>
Carpet or floor covering store	P	<b>P</b>	P	<b>P</b>
Clothing, dry goods, millinery, or shoe store (CB-89-1986)	SE	<b>X</b>	X	<b>X</b>
Department or variety stores (CB-21-1994)	X	<b>X</b>	X	<b>X</b>
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	<b>X</b>	X	<b>X</b>
Drug store (CB-91-1986)	SE	<b>X</b>	SE	<b>X</b>
Electrical supply store (CB-3-1989)	P	<b>P</b>	P	<b>P</b>
Farm implement or feed sales	P	<b>P</b>	P	<b>P</b>
Farmer's market or flea market, in accordance with Sections 27-260 and 27-261 (CB-63-1998)	P	<b>P</b>	P	<b>P</b>
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-66-1996)	P <sup>34</sup>	<b>P</b>	P <sup>34</sup>	<b>P</b>
Food or beverage store				
(i) Within an existing retail center with net leasable building space of less than 26,000 square feet	P <sup>43</sup>	<b>X</b>	X	<b>X</b>
(ii) All others (CB-92-2001; CB-93-2001)	SE	<b>P*</b>	SE	<b>P*</b>
Hardware store (may include electrical or plumbing supplies)	P	<b>P</b>	P	<b>P</b>
Home furnishing store (such as interior decorations, electronics, housewares, household accessories, or textiles) (CB-89-1990)	P	<b>P</b>	P	<b>P</b>
Household appliance or furniture store	P	<b>P</b>	P	<b>P</b>
Lawn mower (sales) store	P	<b>P</b>	P	<b>P</b>
Nursery and garden center (CB-3-1989)	P	<b>P</b>	P	<b>P</b>
Paint or wall covering store (CB-3-1989)	P	<b>P</b>	P	<b>P</b>
Pawnshop (CB-28-1997)	X	<b>X</b>	X	<b>X</b>

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
Pet feed and supply store (CB-2-1991)	P	<b>P</b>	P	<b>P</b>
Plumbing supply store (CB-3-1989)	P	<b>P</b>	P	<b>P</b>
Retail sales of products:				
(i) Provided the retail sales are incidental to the manufacturing of the products on the premises and the retail sales area does not exceed 15% of the gross floor area of the building, or 5,000 square feet, whichever is less	X	<b>X</b>	X	<b>X</b>
(ii) Provided the retail sales are incidental to the manufacturing of the products on the premises, except where permitted by (i) above	PB	<b>PB</b>	PB	<b>PB</b>
(iii) Provided the retail sales are incidental to the warehousing, wholesaling, or distribution of the products on the premises (CB-122-1986; CB-3-1989)	PB	<b>PB</b>	PB	<b>PB</b>
Sales events sponsored by bona fide nonprofit groups or organizations, in accordance with Sections 27-260 and 27-261 (CB-26-1997)	P	<b>P</b>	X	<b>X</b>
Seafood market (CB-49-1987)	SE	<b>P*</b>	SE	<b>P*</b>
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	<b>P</b>	P	<b>P</b>
Septic tank sales	P	<b>P</b>	P	<b>P</b>
Stationery or office supply store, which may include the sale of office furniture and business machines	P	<b>P</b>	P	<b>P</b>
Swimming pool or spa sales and service (which may include outdoor display, provided it is enclosed by a 6-foot high fence)	P	<b>P</b>	P	<b>P</b>
Wayside stand:				
(i) As a temporary use, subject to Sections 27-260 and 27-261	P	<b>P</b>	P	<b>P</b>
(ii) All others	P	<b>P</b>	P	<b>P</b>
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception). (CB-65-2003)	X	<b>X</b>	X	<b>X</b>



USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone. (CB-65-2003)	X	X	X	X
<b>(2) INDUSTRIAL:</b>				
<b>(A) Chemical and Allied Manufacturing:</b>				
Abrasive and asbestos products	X	X	SE	P*
Acids and caustics	X	X	X	X
Carbon black	X	X	X	X
Celluloid or pyroxylin	X	X	X	X
Cosmetics, medicinal, pharmaceutical, and toilet article products, fabrication (CB-66-1996)	P <sup>34</sup>	P	P <sup>34</sup>	P
Distillery for the production of fuel alcohol, which may include bulk storage (CB-75-1998)	SE	P*	P <sup>38</sup>	P <sup>38</sup>
Drugs, compounding (CB-66-1996)	P <sup>34</sup>	P	P <sup>34</sup>	P
Dyestuffs	X	X	P	P
Fertilizers	X	X	SE	P*
Gum and wood chemicals, which may include distilling	X	X	P	P
Ink:				
(i) Paste inks	P	P	P <sup>38</sup>	P
(ii) All other inks (CB-75-1998)	X	X	P	P
Organic and inorganic chemicals (except as specified):				
(i) Blending and mixing	X	X	P <sup>38</sup>	P
(ii) Breaking bulk (CB-75-1998)	P	P	P	P
Paints, varnishes, lacquers, enamels, and shellacs (CB-75-1998)	X	X	P <sup>38</sup>	P
Pesticides and insecticides	X	X	X	X

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
Plastics and synthetic fibers (CB-75-1998)	X	<b>X</b>	P <sup>38</sup>	<b>P</b>
Soaps, cleaners, polishes, sanitation preparations, bleaches, and detergents	X	<b>X</b>	SE	<b>P*</b>
<b>(B) Fabrication of Wood, Metal, Paper, Plastic, and Glass Products from Materials Produced Elsewhere:</b>				
Armament control and sighting systems	P	<b>P</b>	P	<b>P</b>
Communications equipment, computers, telephones, electronic equipment, radios, sound systems, or televisions (which may include parts for these items) (CB-66-1996)	P <sup>34</sup>	<b>P</b>	P <sup>34</sup>	<b>P*</b>
Containers:				
(i) Paper or plastic	SE	<b>P*</b>	P <sup>38</sup>	<b>P</b>
(ii) Glass, metal, or wood or other materials (CB-75-1998)	SE	<b>P*</b>	P <sup>38</sup>	<b>P</b>
Electrical lighting fixtures	P	<b>P</b>	P	<b>P</b>
Engines, generators, turbines, or miscellaneous machinery (CB-75-1998)	X	<b>X</b>	P <sup>38</sup>	<b>P</b>
Furniture, cabinets, fixtures, or interior decorating components	P	<b>P</b>	P	<b>P</b>
Hardware (except as otherwise specified)	P	<b>P</b>	P	<b>P</b>
Heavy armament (CB-75-1998)	SE	<b>P*</b>	P <sup>38</sup>	<b>P</b>
Household appliances:				
(i) Small electrical household appliances, including televisions but excluding refrigerators and similar large appliances	P	<b>P</b>	P	<b>P</b>
(ii) All others	P	<b>P</b>	P	<b>P</b>
Motorized and nonmotorized vehicles, aircraft, construction, farm, or railroad equipment, ships or boats (which may include the parts for these items)	X	<b>X</b>	P	<b>P</b>
Office supplies and equipment (CB-66-1996)	P <sup>34</sup>	<b>P</b>	P <sup>34</sup>	<b>P</b>
Plumbing, air conditioning, carpentry, electrical heating, and lighting supplies and equipment (except where otherwise specified):				
(i) Plastic	P	<b>P</b>	P	<b>P</b>
(ii) Other materials	P	<b>P</b>	P	<b>P</b>

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
Spas and swimming pools	P	P	P	P
Structural components of buildings (except as otherwise specified)	P	P	P	P
Vending machines	P	P	P	P
<b>(C) Manufacturing and Processing of Lumber, Wood, and Related Products:</b>				
Logging camps or contractors (CB-75-1998)	X	X	P <sup>38</sup>	X
Mobile or manufactured homes (CB-75-1998)	X	X	P <sup>38</sup>	X
Modular buildings (CB-75-1998)	X	X	P <sup>38</sup>	X
Sawmills or planing mills (CB-75-1998)	X	X	P <sup>38</sup>	P <sup>38</sup>
Veneer and plywood (CB-75-1998)	X	X	P <sup>38</sup>	P <sup>38</sup>
Wood preserving (CB-75-1998)	X	X	P <sup>38</sup>	P <sup>38</sup>
<b>(D) Manufacturing of Scientific, Specialized, and Technical Instruments and Equipment:</b>				
Engineering, computer, drafting, laboratory, office, research, and scientific instruments, devices, equipment and supplies (CB-66-1996)	P <sup>34</sup>	P	P <sup>34</sup>	P
Optical, dental, medical, ophthalmic, orthopedic, and prosthetic devices and supplies (CB-66-1996)	P <sup>34</sup>	P	P <sup>34</sup>	P
Photographic equipment and supplies (CB-66-1996)	P <sup>34</sup>	P	P <sup>34</sup>	P
Timing, light, mixing, safety, temperature, or weight control devices (CB-66-1996)	P <sup>34</sup>	P	P <sup>34</sup>	P
Watches, clocks, measuring, or time-keeping devices (CB-66-1996)	P <sup>34</sup>	P	P <sup>34</sup>	P
<b>(E) Metal Production:</b>				
Blast furnace	X	X	X	X
Foundry:				
(i) Nonferrous metals	X	X	P <sup>38</sup>	XP

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
(ii) Nonornamental ferrous	X	<b>X</b>	SE	<b>XP</b>
(iii) Ornamental metals (CB-75-1998)	X	<b>X</b>	P <sup>38</sup>	<b>XP</b>
Recycling of nonferrous metals (CB-75-1998)	SE	<b>X</b>	P <sup>38</sup>	<b>X</b>
Rolling mill	X	<b>X</b>	X	<b>X</b>
Smelting	X	<b>X</b>	X	<b>X</b>
<b>(F) Miscellaneous Industrial, Manufacturing, and Related Uses:</b>				
Brushes, brooms, combs, or lamp shades manufacturing	P	<b>P</b>	P	<b>P</b>
Cigarettes, cigars, or other tobacco products (chewing or smoking) manufacturing (CB-75-1998)	X	<b>X</b>	P <sup>38</sup>	<b>P</b>
Consolidated Storage, in accordance with Section 27-475.04 (CB-32-1988; CB-75-1998; CB-45-1999)	P <sup>38</sup>	<b>P</b>	P <sup>38</sup>	<b>P</b>
Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use:				
(i) With storage of materials or equipment:				
(aa) Indoors	P	<b>P</b>	P	<b>P</b>
(bb) Outdoors	P <sup>38</sup>	<b>P</b>	P <sup>38</sup>	<b>P</b>
(ii) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry (and the like) parts for installation off-site	P	<b>P</b>	P	<b>P</b>
(iii) Including the retail sale of parts and supplies as an accessory use (CB-89-1985; CB-75-1998)	P	<b>P</b>	P	<b>P</b>
Contractors' plant or storage yard:				
(i) Those involving the operation or storage of heavy equipment over 17,000 pounds gross vehicle weight	P	<b>P</b>	P	<b>P</b>
(ii) All others (CB-89-1985; CB-1-1994)	P	<b>P</b>	P	<b>P</b>
Explosives, fireworks, or gunpowder manufacturing	X	<b>X</b>	X	<b>X</b>
Gelatin manufacturing	X	<b>X</b>	X	<b>X</b>
Glue or size manufacturing	X	<b>X</b>	X	<b>X</b>

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
Heavy motorized equipment, motor vehicle, truck, boat, camping trailer, or trailer storage yard (CB-90-1992; CB-75-1998)	P <sup>38</sup>	<b>P</b>	P <sup>38</sup>	<b>P</b>
Jewelry manufacturing (CB-66-1996)	P <sup>34</sup>	<b>P</b>	P <sup>34</sup>	<b>P</b>
Junk yard	SE	<b>X</b>	SE	<b>X</b>
Machine shop	P	<b>P</b>	P	<b>P</b>
Matches manufacturing	X	<b>X</b>	X	<b>X</b>
Motion picture or broadcasting equipment manufacturing and production	P	<b>P</b>	P	<b>P</b>
Musical instruments, athletic goods, notions, novelties, sporting goods manufacturing	P	<b>P</b>	P	<b>P</b>
Pens, artist or drafting supplies, clerical equipment, business machines, or pencils manufacturing	P	<b>P</b>	P	<b>P</b>
Plastic products manufacturing, except as otherwise specified	P	<b>P</b>	P	<b>P</b>
Precious metalware manufacturing and plating	P	<b>P</b>	P	<b>P</b>
Recycling plant, except as otherwise specified (CB-75-1998)	SE	<b>X</b>	P <sup>38</sup>	<b>X</b>
Storage building accessory to:				
(i) A permitted use	P	<b>P</b>	P	<b>P</b>
(ii) A special permit use	NA	<b>NA</b>	NA	<b>NA</b>
(iii) A Special Exception use (CB-90-1992; CB-1-1994)	SE	<b>P*</b>	SE	<b>P*</b>
Storage yard, except as otherwise specified (CB-75-1998)	P <sup>38</sup>	<b>P</b>	P <sup>38</sup>	<b>P</b>
Tobacco packing, processing, and treatment	P	<b>P</b>	P	<b>P</b>
Transfer station (CB-71-1994)	X	<b>X</b>	SE	<b>X</b>
Trash removal services (CB-82-1991; CB-75-1998)	P <sup>22, 38</sup>	<b>P<sup>22, 38</sup></b>	P <sup>38</sup>	<b>P<sup>22, 38</sup></b>
Uses which are noxious or offensive by reason of odor, dust, fumes, smoke, gas, vibration, radiation, glare, or noise, or which constitute a public hazard by fire, explosion, or other means (in the discretion of the District Council)	X	<b>X</b>	X	<b>X</b>
Vehicle salvage yard	SE	<b>X</b>	SE	<b>X</b>
Warehousing:				
(i) Subject to Section 27-471(g)	NA	<b>NA</b>	NA	<b>NA</b>

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
(ii) All others (CB-90-1992)	P	P	P	P
Waste material separation and processing facility, in accordance with Section 27-475.05 (CB-77-1990; CB-75-1998)	X	X	P <sup>38</sup>	X
<b>(G) Petroleum, Gas, and Related Products:</b>				
Asphalt mixtures	X	X	SE	X
Breaking bulk for home consumption or portable appliances (CB-75-1998)	P <sup>38</sup>	P	P <sup>38</sup>	P
Distribution for home consumption (CB-75-1998)	P <sup>38</sup>	P	P <sup>38</sup>	P
Gasoline or gasohol bulk storage (other than gas station or vehicle repair and service station)	SE	SE	P	P
Gasohol fabrication (CB-75-1998)	X	X	P <sup>38</sup>	P
Liquid gas storage	X	X	SE	X
Refinery	X	X	X	X
Tank farm, except as otherwise specified (CB-75-1998)	X	X	P <sup>38</sup>	X
<b>(H) Printing, Publishing, Paper, and Related Industries:</b>				
Bookbinder manufacturing	P	P	P	P
Bookbinding	P	P	P	P
Paper or paper board products (except containers) manufacturing	SE	P*	P	P
Paper recycling collection center (only for collection, storage, and shipping) (CB-75-1998)	P <sup>38</sup>	P	P <sup>38</sup>	P
Printing and engraving (which may include all processes) (CB-66-1996)	P <sup>34</sup>	P	P <sup>34</sup>	P
Publishing	P	P	P	P
Pulp making	X	X	X	X
<b>(I) Processing of Food and Kindred Products for Human Consumption:</b>				
Bakery products manufacturing	P	P	P	P
Beverage bottling (all containers):				
(i) Alcoholic	X	X	P	P

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
(ii) Nonalcoholic	P	<b>P</b>	P	<b>P</b>
Brewery, distillery, winery	X	<b>X</b>	P	<b>P</b>
Cereals, grains, or spice processing	P	<b>P</b>	P	<b>P</b>
Coffee roasting	P	<b>P</b>	P	<b>P</b>
Confectionery products manufacturing	P	<b>P</b>	P	<b>P</b>
Drying and dehydrating of food products	P	<b>P</b>	P	<b>P</b>
Freezing of food products	P	<b>P</b>	P	<b>P</b>
Oil and fat manufacturing (edible)	P	<b>P</b>	P	<b>P</b>
Packaging, packing, and canning of food products	P	<b>P</b>	P	<b>P</b>
Pickling	SE	<b>P*</b>	P	<b>P</b>
Reduction plant	X	<b>X</b>	X	<b>X</b>
Sauce, seasoning, and dressing manufacturing	P	<b>P</b>	P	<b>P</b>
Slaughterhouse	X	<b>X</b>	X	<b>X</b>
Smoking and curing	SE	<b>P*</b>	P	<b>P</b>
Sugar refinery	X	<b>X</b>	X	<b>X</b>
Syrup and flavor extract manufacturing	P	<b>P</b>	P	<b>P</b>
<b>(J) Rubber and Synthetic Rubber Products:</b>				
Fabrication of rubber products (CB-75-1998)	P <sup>38</sup>	<b>P</b>	P <sup>38</sup>	<b>P</b>
Recycling of rubber products	SE	<b>P*</b>	P	<b>P*</b>
Rubber manufacturing	X	<b>X</b>	X	<b>X</b>
Rubberizing of wearing apparel or household items	P	<b>P</b>	P	<b>P</b>
Synthetic rubber (and similar products) manufacturing	X	<b>X</b>	X	<b>X</b>
Tire or tube manufacturing (CB-75-1998)	X	<b>X</b>	P <sup>38</sup>	<b>P<sup>38</sup></b>
Tire recapping (CB-75-1998)	P <sup>38</sup>	<b>P</b>	P <sup>38</sup>	<b>P</b>
<b>(K) Stone, Clay, Glass, and Cement Products:</b>				
Cement manufacturing	X	<b>X</b>	SE	<b>X</b>
Concrete batching or cement mixing plant	X	<b>X</b>	SE	<b>X</b>
Cutting of nonstructural stone (CB-75-1998)	P	<b>P</b>	P <sup>38</sup>	<b>P</b>

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
Glass blowing and molding	P	<b>P</b>	P	<b>P</b>
Manufacturing of ornamental products made of clay, concrete, glass plaster, porcelain, or stone (CB-75-1998)	P	<b>P</b>	P <sup>38</sup>	<b>P</b>
Manufacturing or cutting of structural products made of clay, concrete, glass, stone, or similar materials (CB-75-1998)	X	<b>X</b>	P <sup>38</sup>	<b>P</b>
<b>(L) Textile Products:</b>				
Fabrication of finished goods	P	<b>P</b>	P	<b>P</b>
Felt manufacturing	P	<b>P</b>	P	<b>P</b>
Fiber or thread manufacturing	X	<b>X</b>	P	<b>P</b>
Finishing of textile goods	P	<b>P</b>	P	<b>P</b>
Knitting	P	<b>P</b>	P	<b>P</b>
Lace (and similar products) manufacturing	P	<b>P</b>	P	<b>P</b>
Recycling of textiles (CB-75-1998)	SE	<b>P*</b>	P <sup>38</sup>	<b>P</b>
Synthetics manufacturing	X	<b>X</b>	P	<b>P</b>
Weaving	P	<b>P</b>	P	<b>P</b>
<b>(M) Wholesale Trade:<sup>9</sup></b>				
Apparel, garments, or related products	P	<b>P</b>	P	<b>P</b>
Automotive or motorized equipment (parts and accessories only)	P	<b>P</b>	P	<b>P</b>
Bakery products, wholesale	P	<b>P</b>	P	<b>P</b>
Bulk raw materials	P	<b>P</b>	P	<b>P</b>
Chemical and related products (except as otherwise specified)	P	<b>P</b>	P	<b>P</b>
Electronic, glass, metal, paper, rubber, or wood products	P	<b>P</b>	P	<b>P</b>
Food or kindred products	P	<b>P</b>	P	<b>P</b>
Garden supplies or nursery stock	P	<b>P</b>	P	<b>P</b>
Livestock (CB-75-1998)	X	<b>X</b>	P <sup>38</sup>	<b>X</b>
Ornamental products made of china, clay, concrete, glass, or stone	P	<b>P</b>	P	<b>P</b>
Petroleum products for home distribution	P	<b>P</b>	P	<b>P</b>
Structural products made of clay, concrete, or stone, with:				



USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
(i) Indoor storage, only	P	<b>P</b>	P	<b>P</b>
(ii) Outdoor storage (CB-75-1998)	X	<b>X</b>	P <sup>38</sup>	<b>P<sup>38</sup></b>
Textile products	P	<b>P</b>	P	<b>P</b>
Tobacco and related products	P	<b>P</b>	P	<b>P</b>
Wholesaling or distribution of materials (products) not used or produced on the premise:				
(i) Subject to Section 27-471(g)	NA	<b>NA</b>	NA	<b>NA</b>
(ii) All others (CB-90-1992)	P	<b>P</b>	P	<b>P</b>
Wholesaling or distribution of materials (products) used or produced on the premises (CB-90-1992)	P	<b>P</b>	P	<b>P</b>
Wholesaling or distribution use not listed (CB-90-1992)	SE	<b>P*</b>	P	<b>P</b>
<b>(3) INSTITUTIONAL/EDUCATIONAL:</b>				
Adult day care center (CB-44-1987; CB-66-1996)	P <sup>12,34</sup>	<b>X</b>	P <sup>12,34</sup>	<b>X</b>
Adult rehabilitation center (CB-108-1987; CB-75-1998)	X	<b>X</b>	P <sup>38</sup>	<b>P<sup>38</sup></b>
Church or similar place of worship, convent, or monastery (CB-23-1988; CB-99-1993; CB-84-1996)	P	<b>P</b>	P <sup>35</sup>	<b>P<sup>35</sup></b>
Church or similar place of worship, convent, or monastery in the Route 202 Corridor Study Area, unless constructed pursuant to a Conceptual Site Plan approved by the Planning Board prior to June 1, 1997 (CB-72-1997)	X	<b>X</b>	X	<b>X</b>
Community building	P	<b>P</b>	P	<b>P</b>
Day care center for children:				
(A) In accordance with Section 27-475.02 <sup>14</sup>	P <sup>34</sup>	<b>X</b>	P <sup>34</sup>	<b>X</b>
(B) All others (CB-23-1988; CB-66-1996)	SE	<b>X</b>	SE	<b>X</b>
School, private:				

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
(A) Business	P <sup>34</sup>	P	P <sup>34</sup>	P
(B) Driving	P	P	P	P
(C) Institution of higher learning (may include a private spa)	X	X	X	X
(D) School or studio for artistic or technical instruction and practice	P <sup>34</sup>	P	P <sup>34</sup>	P
(E) Scientific	P <sup>34</sup>	P	P <sup>34</sup>	P
(F) Trade	P <sup>34</sup>	P	P <sup>34</sup>	P
(G) Private college or university	P <sup>36</sup>	P	SE	P*
(H) In accordance with Section 27-475.06.01 <sup>28</sup>	P <sup>34</sup>	P	P <sup>34</sup>	P
(I) All others (CB-26-1985; CB-33-1986; CB-23-1988; CB-14-1994; CB-113-1994; CB-66-1996; CB-93-1996; CB-94-2000)	SE	P*	SE	P*
<b>(4) MISCELLANEOUS:</b>				
Accessory structures and uses (CB-66-1996)	P <sup>34</sup>	P	P <sup>34</sup>	P
Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987)	SE	P	SE	P
Any use allowed in the C-S-C Zone (except those permitted by Special Exception), when located within an office building or hotel, provided not more than 15% of the gross floor area of the building shall be devoted to such uses and not more than 3,000 square feet shall be allotted to any one use; except hotels may include auditoriums or showrooms unlimited in size	X	X	X	X
Auction house (CB-55-1988)	P	P	P	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 <sup>15</sup> (CB-55-1988; CB-66-1996)	P <sup>34</sup>	P	P <sup>34</sup>	P
Cemetery, crematory:				
(A) Cemetery, accessory to a church, convent, or monastery <sup>21</sup>	P	X	P	X
(B) All others (CB-11-1991; CB-27-1995)	SE	X	SE	X
Collection of recyclable materials:				
(A) As a temporary use, in accordance with Sections 27-260 and 27-261	P <sup>38</sup>	X	P <sup>38</sup>	X

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
(B) All others (CB-75-1998)	P	X	P	X
Commercial uses not listed	X	X	X	X
Contractor's office (must include sanitary facilities), construction yard, shed, or storage building (in connection with a construction project) as a temporary use:				
(A) In accordance with Sections 27-260 and 27-261	P	P	P	P
(B) All others	P	P	P	P
Ice vending machine for block ice	P	P	P	P
Metro Planned Community, in accordance with Section 27-475.06.03 (CB-35-1998)	X	X	P	X
Mobile home, with a use for which amusement taxes are collected <sup>2</sup>	P	P	P	P
Rental business for items permitted to be sold (except as otherwise specified)	P	P	P	P
Sign making shop	P	P	P	P
Signs, in accordance with Part 12:				
(A) Outdoor advertising sign (billboard)	X	X	X	X
(B) All others (CB-45-1988; CB-24-1991; CB-66-1996)	P <sup>34</sup>	P	P <sup>34</sup>	P
Welding shop	P	P	P	P
<b>(5) PUBLIC/QUASI PUBLIC:</b>				
Ambulance service, private	P	P	P	P
Library	P	P	P	P
Post office	P	P	P	P
Public buildings and uses	P	P	P	P
Sanitary landfill, rubble fill, or Class 3 fill <sup>19, 46</sup> (CB-15-1990; CB-8-2003; CB-87-2003)	SE	X	SE	X
Voluntary fire, ambulance, or rescue station <sup>1</sup>	P	P	P	P
<b>(6) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:</b>				
Amusement park	SE	X	SE	X
Athletic field, with or without seating for spectators	P	P	P	P
Auditorium	P	P	P	P
Billiard or pool parlor	P	P	P	P

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
Bowling alley	P	P	P	P
Carnival, circus, fair, or similar use, not exceeding 17 days duration and located at least 250 feet from any dwelling, as a temporary use in accordance with Sections 27-260 and 27-261:				
(A) On a parking lot	P	P	P	P
(B) All others	P	P	P	P
Club or lodge, private	P	P	P	P
Commercial recreational attractions	X	X	X	X
Employees recreational facilities (private, nonprofit), accessory to an allowed use (CB-66-1996)	P <sup>34</sup>	P	P <sup>34</sup>	P
Golf course or country club (CB-66-1996)	P <sup>34</sup>	P	P <sup>34</sup>	P
Golf driving, archery, or baseball batting range (CB-130-1993)	P	P	P	P
Miniature golf course	P	P	P	P
Museum, aquarium, art gallery, cultural center, or similar facility (CB-66-1996)	P <sup>34</sup>	P	P <sup>34</sup>	P
Park or playground	P	P	P	P
Performance arts center, in accordance with Section 27-475.06.04 (CB-12-2001)	SP	X	X	X
Reducing/exercise salon or health club (CB-3-1989; CB-66-1996)	P <sup>34</sup>	P	P <sup>34</sup>	P
Riding stable	P	P	P	P
Rifle, pistol, or skeet shooting range:				
(A) Indoor <sup>20</sup>	P	X	P	X
(B) Outdoor (CB-4-1991)	SE	X	SE	X
Sauna or steam bath	PA	PA	PA	PA
Skating rink:				
(A) Indoor	P	P	P	P
(B) Outdoor	SE	P*	SE	P*
Spa, community (CB-66-1996)	P <sup>34</sup>	P	P <sup>34</sup>	P

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
Spa, private, accessory to an allowed dwelling unit (CB-66-1996)	P <sup>34</sup>	<b>P</b>	P <sup>34</sup>	<b>P</b>
Spa, public:				
(A) Accessory to a reducing/exercise salon, health club, or summer camp	P	<b>P</b>	P	<b>P</b>
(B) Accessory to a commercial swimming pool	P <sup>34</sup>	<b>P</b>	P <sup>34</sup>	<b>P</b>
(C) Accessory to a hotel or motel (in the I-1 and I-2 Zones, included on the approved Special Exception site plan for the hotel)	SE	<b>X</b>	SE	<b>X</b>
(D) All others (CB-3-1989; CB-66-1996)	SE	<b>P*</b>	SE	<b>P*</b>
Summer camp	P	<b>P</b>	P	<b>P</b>
Swimming pool (which may include a community or public spa)	P	<b>P</b>	P	<b>P</b>
Tennis, basketball, handball or similar court:				
(A) Enclosed by a wall or fence at least 6 feet high	P	<b>P</b>	P	<b>P</b>
(B) All others	P	<b>P</b>	P	<b>P</b>
Theater:				
(A) Indoor	P <sup>34</sup>	<b>P</b>	P <sup>34</sup>	<b>P</b>
(B) Outdoor (including drive-in) (CB-66-1996)	SE	<b>X</b>	SE	<b>X</b>
<b>(7) RESIDENTIAL/LODGING:</b>				
Artists' residential studios, in accordance with Section 27-475.06.04 (CB-12-2001)	SP	<b>X</b>	X	<b>X</b>
Dwelling:				
(A) If legally erected prior to the date upon which the property was classified in the I-1, I-2, or U-L-I Zone, or legally erected in the I-1, I-2, or U-L-I Zone under prior regulations	P	<b>P</b>	P	<b>P</b>
(B) If legally erected prior to the date upon which the property was classified in the I-3 or I-4 Zone	X	<b>X</b>	X	<b>X</b>
(C) All others (CB-1-1994)	X	<b>X</b>	X	<b>X</b>
Dwelling unit within a building, containing commercial or industrial uses not exceeding 3 units per building, with 1 unit permitted at ground floor level for a resident manager, caretaker, or night watchman (and family) and all other units located above the ground floor	P	<b>P</b>	P	<b>P</b>

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
Hotel or motel (which may include public spas, swimming pools, or tennis courts, provided they are enclosed by a fence or wall at least 6 feet high):				
(A) In an industrial park having a gross tract area of at least 25 acres	SE	<b>X</b>	SE	<b>X</b>
(B) All others	SE	<b>X</b>	SE	<b>X</b>
Planned retirement community (CB-89-1999)	X	<b>X</b>	X	<b>X</b>
<b>(8) RESOURCE PRODUCTION/RECOVERY:</b>				
Agricultural uses	P	<b>P</b>	P	<b>P</b>
Sand and gravel wet-processing (CB-75-1998)	SE	<b>X</b>	P <sup>38</sup>	<b>X</b>
Surface mining	SE	<b>X</b>	SE	<b>X</b>
<b>(9) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:</b>				
Airport, airpark, airfield, heliport	SE	<b>X</b>	SE	<b>X</b>
Airstrip or helistop	SE	<b>X</b>	SE	<b>X</b>
Antennas and related equipment buildings and enclosures, other than satellite dish antennas, in accordance with Section 27-475.06.02 (CB-65-2000)	P	<b>P</b>	P	<b>P</b>
Broadcasting studio (without tower) (CB-66-1996)	P <sup>34</sup>	<b>P</b>	P <sup>34</sup>	<b>P</b>
Bus station or terminal	P	<b>P</b>	P	<b>P</b>
Monopoles and related equipment buildings and enclosures, in accordance with Section 27-475.06.02 (CB-65-2000)	P	<b>P</b>	P	<b>P</b>
Motor freight receiving or shipping (loading) facilities:				
(A) When accessory to, in conjunction with, as an integral part of, under the same ownership or leasehold interest as, and solely serving another allowed use on the property	P <sup>34</sup>	<b>P</b>	P <sup>34</sup>	<b>P</b>
(B) All others (CB-90-1992; CB-66-1996)	X <sup>23</sup>	<b>X</b>	P	<b>P</b>
Parking lot or garage, commercial (CB-43-2002)	P	<b>P</b>	P	<b>P</b>
Parking lot or garage, or loading area, in accordance with Part 11 (CB-66-1996)	P <sup>34</sup>	<b>P</b>	P <sup>34</sup>	<b>P</b>
Parking of mobile home except as otherwise specified	X	<b>X</b>	X	<b>X</b>

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
Parking of mobile home in a public right-of-way <sup>4</sup>	X	<b>X</b>	X	<b>X</b>
Parking of vehicles accessory to an allowed use (CB-66-1996)	P <sup>34</sup>	<b>P</b>	P <sup>34</sup>	<b>P</b>
Public utility uses or structures:				
(A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards (CB-66-1996)	P <sup>34</sup>	<b>P</b>	P <sup>34</sup>	<b>P</b>
(B) Railroad yards, roundhouses, car barns, and freight stations	X	<b>X</b>	P	<b>X</b>
(C) Other public utility uses or structures (including major transmission and distribution lines and structures) (CB-25-1987; CB-61-1988; CB-65-2000)	P	<b>P</b>	P	<b>P</b>
Satellite dish antenna, in accordance with Section 27-468.01:				
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	<b>P</b>	P	<b>P</b>
(B) Over 10 feet in diameter, to serve only 1 dwelling unit	SE	<b>X</b>	SE	<b>X</b>
(C) All others	P	<b>P</b>	P	<b>P</b>
Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically allowed <sup>8</sup> (CB-4-1987)	X	<b>X</b>	X	<b>X</b>
Taxicab dispatching station:				
(A) Without cab storage repair, or servicing	P	<b>P</b>	P	<b>P</b>
(B) With cab storage	P	<b>P*</b>	P	<b>P*</b>
(C) With cab repair or servicing within a wholly enclosed building (CB-50-1987)	P	<b>P*</b>	P	<b>P*</b>
Taxicab stand	P	<b>P</b>	P	<b>P</b>
Telegraph or messenger service (CB-66-1996)	P <sup>34</sup>	<b>P</b>	P <sup>34</sup>	<b>P</b>
Towers or poles (electronic, radio, or television, transmitting or receiving):				
(A) Nonprofit, noncommercial purposes, with no height restrictions	P	<b>P*</b>	P	<b>P*</b>
(B) Freestanding, for commercial purposes, up to 175 feet above ground level	P	<b>P*</b>	P	<b>P*</b>

USE	I-1 per Zoning Ordinance	Approved I-1 with DDOZ	I-2 per Zoning	Approved I-2 with DDOZ
(C) Attached to a roof, for commercial purposes, with the total combined height of the building, tower, or monopole and antenna not exceeding 250 feet above ground level	P	<b>P*</b>	P	<b>P*</b>
(D) All others (CB-8-1990; CB-123-1994; CB-103-1997; CB-65-2000)	SE	<b>P*</b>	SE	<b>P*</b>
Trucking operations, except as otherwise specified (CB-90-1992; CB-5-1994; CB-75-1998; CB-13-2000)	X <sup>26, 40</sup>	<b>X</b> <sup>26, 40</sup>	P <sup>38</sup>	<b>P</b> <sup>38</sup>



Provided the site is either:

- 1** (A) In the proximity of an area designated as a fire or rescue station on an approved Functional Master Plan of Fire and Rescue Stations;  
(B) In a location which the Fire Chief has indicated (in writing) is appropriate; or  
(C) Occupied by a station that was in use immediately prior to July 1, 1982.
- 2** Provided:  
(A) The mobile home is located on a lot having property consisting of five (5) acres or more;  
(B) The use of the mobile home is in connection with another use on the property for which the County levies or collects an amusement tax;  
(C) The occupants of the mobile home are employed by, or reasonably connected with, the other use; and  
(D) The mobile home shall not be located on the property for more than one hundred twenty (120) cumulative days per calendar year; except mobile homes used in connection with pari-mutuel racetracks where the use shall not exceed two hundred eighteen (218) cumulative days per calendar year.
- 3** Provided:  
(A) The service shall be limited to supplying gasoline, oil, water, tire pressure, and washing;  
(B) Only automobiles parking in the parking garage shall be served;  
(C) No signs visible from outside the structure shall indicate the presence of the service facilities; and  
(D) The garage shall be wholly enclosed.
- 4** Except in an emergency. In this case, the parking shall be subject to the traffic and parking regulations applicable to the right-of-way.
- 5** Approved as an accessory use with approval of the Special Exception for the hotel or motel.
- 6** Not exceeding fifteen percent (15%) of the gross floor area, in combination with allowed C-S-C Zone uses, but not a fast-food restaurant within a hotel.  
(CB-34-1987)
- 7** Office building requires a Special Exception to be approved, in accordance with Part IV.
- 8** This shall not apply to:  
(A) Storage accessory (and related) to an allowed use; or  
(B) One (1) such vehicle stored in a wholly enclosed garage.
- 9** In the I-3 Zone, subject to Section 27-471(c) and (g).
- 10** Reserved.
- 11** Provided the establishment is not a fast-food restaurant.  
(CB-21-1987)
- 12** Located only on or abutting a lot or group of lots containing an office building or group of office buildings having a gross floor area of at least fifty thousand  
(50,000) square feet.  
(CB-44-1987)
- 13** This does not provide for accessory antennas or overhead distribution lines.  
(CB-25-1987)
- 14** In a publicly-owned recreational facility, a school, a church, or a public building, a day care center shall only be permitted as an accessory use. A church must provide its tax-exempt identification number when applying for a Detailed Site Plan or a building or use and occupancy permit for an accessory day care center for children.  
(CB-23-1988; CB-98-1988; CB-44-1989)

- 15** Provided the health center is located on a minimum of twenty-five (25) acres.  
(CB-55-1988)
- 16** Provided:
  - (A) The whip antenna does not extend more than fifteen (15) feet above the height of the structure to which it is attached and does not support lights or signs unless required for aircraft warning or other safety reasons;
  - (B) The equipment building does not exceed five hundred sixty (560) square feet of gross floor area or twelve (12) feet in height;
  - (C) The equipment building matches the construction material and color(s) of an existing building when it is attached thereto; and
  - (D) The equipment building is constructed of brick and designed to coordinate with the design of any existing main building on the same lot or on an adjoining lot when constructed as a freestanding building.  
(CB-61-1988; CB-81-1993)
- 17** Subject to Detailed Site Plan approval, in accordance with Part 3, Division 9, of this Subtitle.  
(CB-3-1989)
- 18** Limited to twenty percent (20%) of the gross floor area of the building within which it is located, but not to exceed a maximum of five thousand (5,000) square feet.  
(CB-3-1989)
- 19** A sanitary landfill, rubble fill, or Class 3 fill may include a rock crusher only if it is approved as part of the Special Exception.  
(CB-15-1990; CB-8-2003; CB-87-2003)
- 20** Provided there is no discernible noise from the exterior of the building.  
(CB-4-1991)
- 21** Provided both uses were existing as of January 1, 1991.  
(CB-11-1991)
- 22** In accordance with Section 27-475.06.  
(CB-82-1991)
- 23** Except as provided for in Section 27-467.01.  
(CB-90-1992)
- 24** Provided the vehicle rental lot is located within one-half (1/2) mile of a mass transit facility.  
(CB-58-1993)
- 25** The gross floor area shall not exceed 25% of the gross floor area of the building within which this accessory use is located.  
(CB-1-1994)
- 26** Moving and storage operations that have less than 100,000 square feet of gross floor area, have hours of operation between 7:30 A.M. and 5:30 P.M., and are located in a building that was existing on August 31, 1994, are permitted by right.  
(CB-5-1994)

- 27** On a lot of no less than ten (10) or more than twenty (20) acres, located within five hundred (500) feet of property in the M-A-C or C-S-C Zones, said lot having frontage on at least two (2) public streets, and a store containing at least one hundred thousand (100,000) square feet of sales and service floor area (excluding mezzanines) under one roof, of which no more than a total of twenty percent (20%) of sales and service floor area may be dedicated to the sale and/or display of building materials, including, among other things, building supplies, plumbing supplies, electrical supplies, and hardware, either individually or in the aggregate; or the use is located on a lot or parcel that is between ten (10) and twenty (20) acres in size; said lot or parcel is located within five hundred (500) feet of property in the M-A-C Zone and has frontage on at least two public streets; the store has no more than twenty-five thousand (25,000) square feet gross floor area; the store fills medical prescriptions and sells medical supplies and nonprescription medicines, in addition to general merchandise; and except for medical prescriptions, medical supplies, and nonprescription medicines, the store has no more than fifty percent (50%) of its gross floor area devoted to the sale of a single type of merchandise, such as food or specialty items.  
(CB-21-1994; CB-11-2003)
- 28** The Board of Appeals may grant variances from the requirements of Section 27-475.06.01(a)(1).(CB-14-1994)
- 29** Provided:
- (A) The minimum seating capacity is one hundred (100);
  - (B) More than fifty percent (50%) of its revenue is derived from the sale of food;
  - (C) The primary operation is limited to the sale of food and beverages for consumption on the premises; however, ancillary carry out is permitted;
  - (D) Not more than one such establishment providing cafeteria style service exclusively shall be permitted within the industrial park;
  - (E) For establishments to be open to the public before 11:00 A.M., the exact time of opening shall be determined at the time of Detailed Site Plan approval; and
  - (F) The establishment is not a fast food restaurant.  
(CB-57-1994)
- 30** A fast food restaurant may be permitted by Special Exception provided the following criteria are met:
- (A) Not more than one fast food restaurant shall be permitted within the industrial park;
  - (B) The design of the fast food restaurant shall be architecturally compatible with surrounding buildings and uses; and
  - (C) The fast food restaurant is part of an assemblage of at least two (2) other eating and drinking establishments arranged so as to create, in combination, a unified development scheme.  
(CB-57-1994)
- 31** Reserved.
- 32** In accordance with the provisions of Part 16.  
(CB-53-1996)
- 33** Approval of a Special Exception is required for any use in the I-1 or I-2 Zones if any portion of the lot on which the use is proposed is within the subject area of a pending Transit District Overlay Zoning Map Amendment that has been initiated by resolution of the District Council. This provision does not apply to uses or buildings in existence as of July 1, 1996, or uses set forth in Section 27-473(b)(1)(A)(i),(A)(iv), and (C), and (b)(5).  
(CB-66-1996)
- 34** Notwithstanding the language in Footnote 33, a Special Exception is not required if any portion of the lot is within the subject area of a pending Transit District Overlay Zoning Map Amendment that has been initiated by resolution of the District Council, and is located at least 2,000 feet from an existing Metrorail station.  
(CB-66-1996)

- 35** Provided:
- (A) The church is located in an existing freestanding building not exceeding two stories in heights;
  - (B) If the building in which the church is located contains other uses, a separate entry to the church must be provided for its use; and
  - (C) At the time of issuance of the initial use and occupancy permit, the church shall be located within 1,000 feet of another existing church.  
(CB-84-1996)
- 36** If not conducted in an existing office building, a Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle.  
(CB-93-1996)
- 37** Provided:
- (A) The vehicle sales or rental lot is subordinate in area to, and is an expansion of, an existing permitted vehicle sales or rental use located on a contiguous adjacent lot in the I-1, I-2, or I-4 Zones; and
  - (B) The two contiguous adjacent lots are owned by the same individual(s); and
  - (C) The property on which the expansion will be located is adjacent to a public roadway; and
  - (D) No structure may be erected except for paving, and with the exception of one structure not to exceed 6,000 square feet gross floor area which is architecturally compatible with the surrounding neighborhood.  
(CB-73-1997)
- 38** A Special Exception is required for land located within 300 feet of any residentially-zoned land and land owned by Washington Metropolitan Area Transit Authority. (CB-75-1998; CB-21-2000)
- 39** 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-89-1999)
- 40** A business limited to truck storage, maintenance, and repair only, with associated administrative offices, is permitted by right. Transporting of any items to or from the site is prohibited. (CB-13-2000)
- 41** Permitted as an accessory use to a gas station located within an industrial park.(CB-92-2001)
- 42** Permitted as an accessory use to a gas station located within an industrial park, provided the uses are located within the same building.(CB-92-2001)
- 43** Provided:
- (A) The retail center is built and has one or more approved occupancy permits prior to October 1, 2001;
  - (B) The retail center lies on property that adjoins land in the R-18 Zone and has frontage on a road classified as an arterial on the applicable Master Plan; and
  - (C) No food or beverage store may occupy more than ten thousand (10,000) square feet or one-third (1/3) of the property's net leasable building space, whichever is less.  
(CB-93-2001)
- 44** Except for new vehicle sales lots, the use shall be located on a tract of land containing a minimum of twenty-five thousand (25,000) square feet. All such uses on property less than twenty-five thousand (25,000) square feet in existence on September 1, 2002, may not be certified as nonconforming uses and must cease operations on or before August 31, 2005. (CB-33-2002)

- 45** The property shall lie within one-quarter mile of an existing mass transit rail station operated by the Washington Metropolitan Area Transit Authority (WMATA).

Permits may not be issued for the commercial parking structure until the Planning Board approves a Detailed Site Plan, as required in the I-3 Zone. The Planning Board shall find:

- (A) The site plan meets all I-3 Zone requirements;
- (B) The proposed parking structure will not prevent the achievement of Transit Oriented Development goals in the neighborhood surrounding the WMATA station; and
- (C) The location and design of the parking structure provide for ample pedestrian ways, landscaping, lighting, and other amenities, to create direct and pleasant connections between the structure and the WMATA station.

All commercial parking lot or garage operations on the property shall cease by September 1, 2008.

(CB-43-2002)

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

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

- 47** Provided:

- (A) The property is located on and inside the Capital Beltway at an existing interchange with said Beltway;
- (B) The site contains a minimum of eighty (80) acres that is split-zoned, I-3 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)



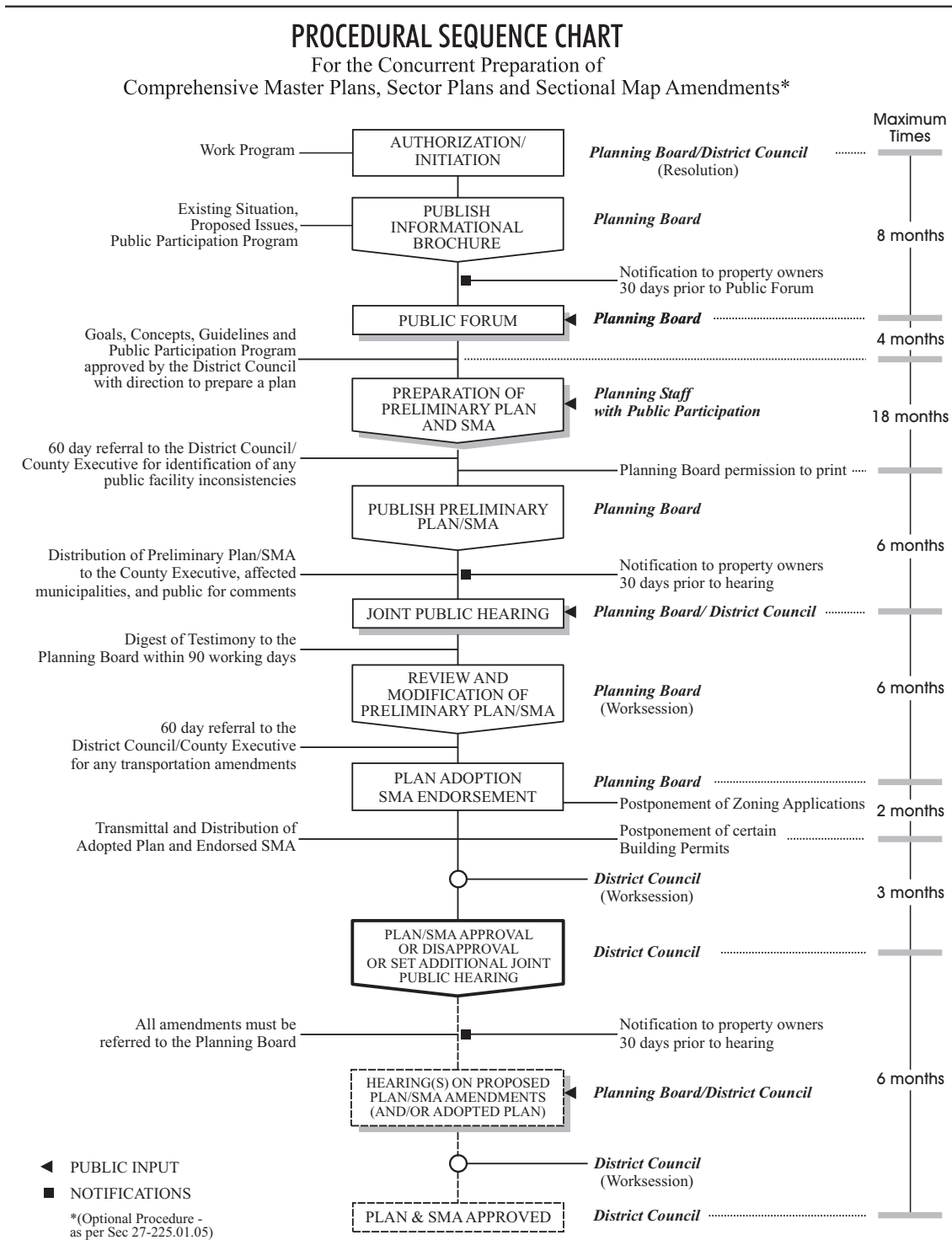
## Appendices







## Appendix A: Procedural Sequence Chart



## Appendix B: Public Facility Cost Estimates

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 sector plan per Council Bill 17-1998. The estimate can be used to gauge the fiscal impact of public facilities recommended by the plan. The estimates are based on (2004) dollars.

<b>Recommendation</b>	<b>Location or Approximate Distance</b>	<b>Estimated Cost</b>
<b>Pedestrian Bridge 1</b>	From Cheverly Metro Station across US 50 to Subarea B as proposed in the plan.	\$2,500,000
<b>Trails (See Trails Map)</b>		
Beaverdam Creek Stream Valley Trail	Runs east to west along Beaverdam Creek, approximately 8,500 linear feet. Will require boardwalk over valley.	\$375,000
Magruder Spring Trail	Southeast of Cheverly Avenue, approximately 3,500 linear feet.	\$129,500
Addison Road Trail	South of Beaverdam Creek, approximately 2,000 linear feet.	\$74,000
Belmont Trail	Along Belmont Street and turns northward as shown on Map 8 approximately 1,500 linear feet.	\$55,000

Note: Trails estimates are based on the assumption that trails will meet the current park standard of a ten-foot width with an asphalt surface. Trail lengths are estimates only and not based on a specific alignment. The \$37.00 per linear foot figure is from the Department of Parks and Recreation and includes the cost of any necessary grading.

## Appendix C: Matrix and Regulatory Definitions <sup>1</sup>

For the purpose of this study, and to clarify some of the terms used in the report, the following definitions apply.

### ALLEY

The public right-of-way for vehicles and pedestrians within a BLOCK that provides access to the rear of buildings, vehicle parking (e.g., garages), utility meters, recycling and garbage bins.

### AWNING

A cantilevered/projected or suspended cover over the sidewalk portion of the STREET. Also, rooflike coverings, usually of canvas or metal and often adjustable, placed over the sidewalk, windows and/or doors, to provide protection from sun and rain.

### BALCONY

An exterior platform attached to the front of a main building [along its BUILD-TO LINE or STREET side]. BALCONIES must be roofed and enclosed by balustrades (railings) and posts that extend up to the roof. BALCONIES aligned vertically on adjacent floors may post up to one another and share a single roof element. BALCONIES may project up to 4 feet but may not project within 5 feet of a property line.

### BAY or BAY WINDOW

Generally, a U-shaped enclosure, extending the interior space of the building outward of the exterior BUILDING WALL (along its STREET side). Minimum interior clear width at main wall of 4 feet; projection not greater than 24 to 36 inches beyond the BUILD-TO LINE; walls and windows shall be between 90 (perpendicular) degrees and 0 degrees (parallel) relative to the primary wall from which they project.

### BLOCK

An increment of land comprised of LOTS, ALLEYS and tracts circumscribed and not traversed by STREETS (PEDESTRIAN PATHWAYS excepted). BLOCKS shall be measured at the frontage LOT lines (along the STREET and BUILD-TO LINE).

### BUILD-TO LINE

The building shall be built to the BUILD-TO LINE as shown on the Regulating Plan. The BUILD-TO LINE is a requirement, not a permissive minimum as is a set-back.

### BUILDABLE AREA

The area of the LOT which building(s) may occupy. The BUILDABLE AREA sets the limits of the building footprint now and in the future — additions to existing structures must be within the designated area.

### CIVIC GREEN OR SQUARE

These are public spaces located as designated on the REGULATING PLAN. The term SQUARE is generally used to describe spaces that have more paved surface area. The term CIVIC GREEN is generally used to describe a formally configured, small public lawn or park that is primarily unpaved. Situated at prominent locations and often dedicated to important events or citizens, CIVIC GREENS and SQUARES should not include active recreation structures such as ball fields and courts.

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<sup>1</sup> Adopted from "The Columbia Pike Special Revitalization District: Form-based Code (Staff Draft 4); Arlington County, Virginia; February 13, 2003

## CIVIC USE

CIVIC USES are community uses including: town/city halls; meeting halls; libraries; schools; police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; government functions open to the public and other uses as determined by the zoning ordinance.

## CIVIC BUILDINGS

CIVIC BUILDINGS are those buildings that house CIVIC USES located on the sites designated on the REGULATING PLAN.

## DORMERS

DORMERS are small roofed ancillary structures with windows providing light and air to occupiable space within the roof. DORMERS are permitted and do not constitute a separate STORY so long as they do not break the primary EAVE line, are individually less than 15 feet wide, and are collectively not more than 60% of the unit's BUILD-TO LINE facade.

## FENESTRATION

An opening in the building wall allowing light and views between interior and exterior.

FENESTRATION is measured as glass area (excluding window frame elements with a dimension greater than 1") for air conditioned space, and as open area for parking structures or other non-air conditioned, enclosed space.

## GROUND FLOOR, GROUND STORY

The first level of MAIN-STREET buildings where at least 80% of the finished floor elevation is within 18 inches of the adjacent fronting sidewalk level. The next story above the ground story is the second floor. (When a residential use occupies the ground floor, it shall be 30 to 60 inches above the fronting sidewalk elevation.)

## GARDEN FENCE

A fence, 30 to 40 inches in height, made of masonry or wood. Metal or chain link is not permitted.

## LOCAL STREET BUILDING

Buildings as defined in the Guidelines for LOCAL STREET sites.

## MAIN-STREET BUILDING

Buildings as defined in the standards for MAIN-STREET sites.

## NEIGHBORHOOD STREET BUILDING

Buildings as defined in the standards for NEIGHBORHOOD STREET sites.

## PEDESTRIAN PATHWAY

PEDESTRIAN PATHWAYS are interconnecting paved ways that provide pedestrian and bicycle passage through BLOCKS running from a STREET to either a STREET, ALLEY or an interior BLOCK parking area. The area within a PEDESTRIAN PATHWAY shall be a public access easement or public right-of-way.

## PRIVACY FENCE

An opaque fence made of wood or masonry (not chain link or any other type of rolled fence) along ALLEYS and COMMON LOT LINES (where more than 10' away from the BUILD-TO LINE may be as high as seven (7) feet above the adjacent ground).

## REGULATING PLAN

The REGULATING PLAN is the key that provides specific information regarding the disposition of each building site. The REGULATING PLAN also shows how each site relates to adjacent STREETS and open spaces and to its surrounding neighborhood.

## SIDEWING

The portion of a building extending along a side LOT line toward the ALLEY or rear of the LOT.

## STREET FRONTAGE

The space between the BUILD-TO LINE and the back of the curb where pedestrian activity takes place, which includes the sidewalk and planting areas. This term also refers to the relationship between the building (in terms of its scale and use) and the STREET. Also, the LOT line coincident with the BUILD-TO LINE or that portion of the building that is coincident with the BUILD-TO LINE as required by the Regulatory Plan.

## SOURCE BUILDINGS

Those buildings as shown on the regulating plan that guide the stylistic and material basis for the Guidelines

## STREETSCAPE

Improvements to a property, including paving, tree and/or other decorative plantings, lighting, and the placement of street furniture, within the STREET.

## STREET TREE

A deciduous canopy shade tree. STREET TREES shall be of a proven hardy and drought-tolerant species, large enough to form a canopy with sufficient clear trunk to allow traffic to pass under unimpeded. STREET TREES shall be planted and spaced 25-30 feet on center. Where necessary, spacing allowances may be made to accommodate curb cuts, fire hydrants and other infrastructure elements. In no instance shall spacing exceed 45-feet on center.

## STREET TREE ALIGNMENT LINE

A line along which STREET TREES are to be planted. The STREET TREE ALIGNMENT LINE is parallel with the STREET or SQUARE right-of-way and, unless otherwise specified in the appropriate REGULATING PLAN, is four (4) feet from the back of the curb. (Existing trees are not required to be relocated by this requirement.)

## STREET WALL

A masonry wall set back (or forward) not more than 8 inches from the building line or adjacent building façade and built to the height specified in the standards. A vehicle entry gate (opaque; and a maximum of 18-feet wide) and a pedestrian entry gate (maximum 6-feet wide) are both allowed as limited substitutions within any required STREET WALL length.

## Appendix D: Preliminary Definition of Thoroughfares

The following provides a preliminary definition of thoroughfares, based on the writings of the firm of Duany Plater-Zybert & Company in their *Lexicon of New Urbanism* (1999).

The Lexicon defines basically two thoroughfare patterns: connected and dendritic. Connected streets comprise all variations of a road network/web pattern with multiple crossings and ways to move continuously through areas. In contrast, dendritic streets end in cul-de-sacs and are typically found in primarily single family, single lot areas. The Lexicon recommends the use of only connected patterns of thoroughfares to support urban infill projects, since these disperse traffic and move it through a place. On the other hand, dendritic streets tend to concentrate traffic and can result in traffic bottlenecks.

Thoroughfare types include:

- **Highways:** High-speed, vehicular oriented corridors with no or few intersections. Included in this category are expressways and parkways.
- **Drives:** Thoroughfares bounded on one side by buildings and streets and, on the opposite side, by open space, parks, or linear greenways.
- **Roads:** Thoroughfares serving primarily residential areas that tend to be more suburban in character, with deep setbacks. \
- **Boulevards:** Major through-city thoroughfares often connecting to regional highways. Plantings should buffer the higher traffic volumes on boulevards, with comfortable space provided for pedestrians.
- **Avenues:** Thoroughfares that connect different neighborhoods within a city. An avenue typically has a finite length and, often, terminates in a civic amenity or landmark.
- **Streets:** The most local and neighborhood-oriented thoroughfares, streets are lined with higher density, mixed use developments. Streets have an urban character that changes according to density and the types of uses that front on them.

## Appendix E: AMT Roundabout Memo

### MEMORANDUM

**To:** Rhodside and Harwell, Incorporated

**From:** Kathy Walsh  
A. Morton Thomas and Associates

**Date:** July 9, 2003

**Re:** Arbor Street Neighborhood – Regulating Plan  
AMT Project No.

The purpose of this memorandum is to address the concerns that arise in constructing a roundabout in the Arbor Street Neighborhood, at the intersection of Arbor and Columbia Road, as shown in the Regulating Plan produced by Rhodside and Harwell and how the roundabout will affect pedestrian movement through the area, especially as pedestrians move to and from the Metro Station, across US 50. The information presented in this memorandum was found in the US Department of Transportation, Federal Highway Administration, *Roundabouts: an Informational Guide* and from the State of Maryland Department of Transportation Highway Administration, *Roundabout Design Guidelines*.

The planning and construction of a roundabout has the benefit of both traffic calming and the continual movement of traffic. For the pedestrian, this can have both a positive effect on their movement and a negative one. However, studies have been done to show that the construction of a roundabout at a previously signalized intersection does reduce the number of pedestrian crashes and injury. This is due to several factors:

1. There are a reduced number of conflict points. A signalized intersection has several conflict points including drivers turning left on green, drivers turning right on red, drivers turning right on green and running red lights. The roundabout design reduces the number of conflict points to only those points where traffic is entering and exiting the roundabout, and is dependent on the number of lanes at the entries and exits.
2. The vehicles entering the roundabout are at a reduced speed. Roundabouts physically slow and deflect vehicles, and vehicle movement is not just dependent on a traffic signal or sign for stopping vehicles.
3. Pedestrians only need to cross one direction of traffic at a time and can find refuge in a center splitter island located between the entering and exiting vehicles.
4. The roundabout reduces vehicle-vehicle and vehicle-pedestrian conflict points. This is done by placing the cross-walk at least one car length away from the circulatory roadway and by having a buffer area between the circulating sidewalk and the curb line.

5. Vehicles turning right at a traditional intersection often look left to check for traffic and may not stop if no oncoming vehicles are perceived, therefore never checking for pedestrians that may be in the crosswalk.

There are several disadvantages for pedestrians trying to navigate a roundabout.

1. There may be a steady flow of traffic and no acceptable gap for crossing a leg of the roundabout. This may be especially difficult for older and younger people who need a longer crossing time. This can be alleviated by equipping the crosswalk with a pedestrian activated signal that stops traffic for pedestrian movement.
2. The roundabout design does not provide for a pedestrian signal phase. For disabled or visually impaired, there is no audible signal for a pedestrian crossing phase. And, the roundabout design makes it more difficult to hear a gap in oncoming cars.
3. Visually impaired pedestrians need to navigate the crossing by locating both sidewalk ramps as well as the splitter island.

There are several design features that can be added to the construction of a roundabout to create a safer route for pedestrians.

1. Striped crossings (required in Maryland) alert vehicles to possible crossings. In additions, these pavement markings can be placed as Zebra Crosswalks. These are approximately 12 inch stripes placed about 24 inches apart, parallel to the roadway. These types of markings have a higher degree of visibility for drivers and alert them to a different type of crossing and intersection.
2. Signing that meets State standards requires additional signs to notify drivers of the roundabout and pedestrian crossing. The pedestrian signs can be equipped with a flashing beacon if necessary.
3. The roundabout should be well lit for drivers to see crossing pedestrians.
4. Splitter islands should be constructed between entering and exiting traffic as a refuge for pedestrians. They should be at least 6 ft. wide at the crossing and 50 ft. long.
5. Tight turning radiuses at entrances and exits may slow vehicles down sufficiently for pedestrian safety.
6. Cross-walks should be set 1 or 2 vehicle car lengths back from the Yield line so that entering vehicles do not block the cross-walk as they wait to enter the circle.
7. The buffer strip between the sidewalk and the curb can be landscaped with small shrubs to discourage people from crossing into the circulatory road.
8. The center island should not be designed with any architectural features or monuments to attract pedestrians. Pedestrians should not cross the circulatory road.
9. For visually impaired pedestrians, curbs leading into the roadway need to be marked for detection, the splitter island would need to be stamped or curbed and the adjacent sidewalks should be marked to continue their path.



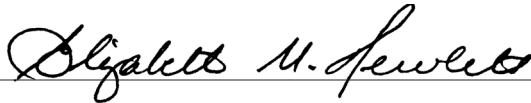
The layout of the proposed roundabout, as shown in the planning study, has a sufficient inscribed diameter (from outside to outside curb) for an Urban Double Lane roundabout. Generally this dimension should be between 150 and 180 ft. The design indicates a diameter of 170 ft. The circulatory road width should be designed to a minimum of 30 ft. wide. For pedestrian movement, single lane entrance and exits from the roundabout would be more desirable. Based on the proposed plan, the main route of pedestrian traffic may be to and from the Metro station, crossing the proposed bridge over US 50. For pedestrians who remain in the West side of the bridge crossing, they would only be required to cross one leg of the roundabout in order to enter the Main Street development corridor.

We recommend further study prior to initiating design efforts. A traffic study to determine the number of trucks and their turning capabilities would assist in developing the required geometry and determining the required width of roadway. Traffic data would be needed to indicate the required number of lanes. Also, a projected pedestrian movement study would help to determine which legs of the roundabout would be most critical for pedestrians.

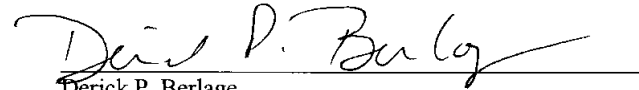
CERTIFICATE OF ADOPTION AND APPROVAL

This *Approved Sector Plan and Sectional Map Amendment for the Tuxedo Road/Arbor Street/Cheverly Metro Area* amends the 2002 *Prince George's County Approved General Plan*, portions of the 1993 *Approved Master Plan and Sectional Map Amendment for Landover and Vicinity*, the 1994 *Approved Master Plan Amendment and Sectional Map Amendment for Bladensburg, New Carrollton and Vicinity*, the 1982 *Master Plan of Transportation*, the 1990 *Public Safety Master Plan*, the 1992 *Prince George's County Historic Sites and Districts Plan*, and the 1975 *Countywide Trails Plan* with the 1985 *Equestrian Addendum*. The Sector Plan and Sectional Map Amendment were adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by Resolution No. 05-31 on March 3, 2005, and were approved by the Prince George's County Council by Resolution No. CR-23-2005 on April 19, 2005, after a duly advertised joint public hearing held on October 5, 2004.

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION



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Secretary-Treasurer

**Council Resolution CR-23-2005**

Copies of Council Resolution CR-23-2005, DR-1 are available on the Prince George's County Government Legislative Information System website—<http://egov.co.pg.md.us/lis/> and at the County Administration Building Second Floor, Clerk of the County Council 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772



# Acknowledgements



Fern V. Piret, Ph.D., Planning Director  
Michael E. Petrenko, AICP, Deputy Planning Director  
Al Dobbins, AICP, Chief, Community Planning Division

## **Project Team**

Chidy Umeozulu, Project Leader, Planner Coordinator, Community Planning Division  
\*Robert Cline, AICP, Project Facilitator, Planning Supervisor, Community Planning Division  
\*Reggie Baxter, Planner Coordinator, Community Planning Division  
Dineene O'Connor, Senior Planner, Community Planning Division

## **Consultant Team**

Rhodeside & Harwell, Incorporated  
ZHA, Incorporated  
A. Morton Thomas & Associates

## **Project Resources**

Famarz Mokhtari, Planner Coordinator, Transportation Section, Countywide Planning Division  
Frederick B. Shaffer, III, Senior Planner, Transportation Section, Countywide Planning Division  
Bob Metzger, Planner Coordinator, Environmental Section, Countywide Planning Division  
\*Elsabett Tesfaye, Senior Planner, Zoning Section, Development Review Division  
Sherri Bailey, GIS Specialist, Information Management Division

## **Technical or Administrative Assistance**

Rodney B. Harrell, Senior Planner, Countywide Planning Division  
Judy Leyshon, Graphic Designer, Information Center  
Mary E Goodnow, Publications Specialist, Information Center  
LaTasha Harrison, Stock Clerk II, Information Center  
James Johnson, Stock Clerk II, Information Center  
Susan Kelley, Supervisor, Publications, Graphics and Office Services Sections, Information Center  
Cecilia Lammers, Supervisor, Environmental Planning, Countywide Planning Division  
Nancy Mattingly, Administrative Aide IV, Community Planning Division  
Dee McChesney, Publications Specialist, Information Center  
Terri Plumb, Publications Specialist, Information Center  
Gary R. Thomas, Principal Planning Technician, Community Planning Division

\* Former Employees

