

Appendix A: Mixed-Use Town Center Zone: Permitted Uses and Special Permit Process

DIVISION 3. USES PERMITTED

Sec. 27-547. Uses permitted.

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

- (1) The letter "P" indicates that the use is permitted in the zone indicated.
- (2) The letters "SE" indicate that the use is permitted, subject to the approval of a Special Exception in accordance with Part 4 of this Subtitle.
- (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 the building;
 - (B) No signs or other evidence indicating the existence of the use shall be visible from the outside of the building, other than a business identification sign lettered on a window. The sign shall not exceed six (6) square feet in area; and
 - (C) The use is secondary to the primary use of the building;
- (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 letters "SP" indicate that the use is permitted subject to the approval of a Special Permit, in accordance with Section 27-239.02.
- (6) The letter "X" or a blank (unless otherwise clear from the context) indicates that the use is prohibited.
- (7) All uses not listed are prohibited.
- (8) Whenever the table refers to an allowed use, that use is either permitted (P), permitted by Special Exception (SE), permitted by Special Permit (SP), or permitted as a (PA) or (PB) use, as accordingly listed in the zone in which it is allowed.
(CB-23-1988; CB-2-1994)

(c) TABLE OF USES FOR M-U-TC ZONE.

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

	ZONE
USE	M-U-TC
Office, except as otherwise provided	P
(D) Services:	
Animal hospital, animal training, kennel	SE
Artist's studio	P
Barber or beauty shop	P
Bicycle repair shop:	
(i) Nonmotorized only	P
(ii) All others	SE
Blacksmith shop	P
Blueprinting, photostating, or other photocopy establishment	P
Catering establishment:	
(i) Accessory to an allowed use	P
(ii) With a retail component	P
(iii) All others	SE
Data processing	P
Dry cleaning or laundry pickup station	P
Dry cleaning store or plant:	
(i) Retail	P
(ii) Wholesale (may include retail service)	X
Electric or gas appliances, radio, or television repair shop	P
Employment agency	P
Fortune telling	SE
Funeral parlor, undertaking establishment	SP
Household appliance or furniture repair shop	P
Key or locksmith shop	P
Laboratory	P
Laundromat	SP
Laundry store or plant:	
(i) Retail	P
(ii) Wholesale (may include retail service)	X
Lawn mower repair shop, provided all repairs are performed within a wholly enclosed building	SP
Machine shop accessory to an allowed use	SP ¹
Massage establishment	SE
Newspaper publishing establishment	SE
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
Photography studio or darkroom	P

	ZONE
USE	M-U-TC
Pizza delivery service, limited to off-premises delivery with no eat-in, drive-in, or carry-out service	P
Printing shop:	
(i) Less than 2,000 square feet	P
(ii) 2,000 square feet or greater	SP
Sauna or steam bath	PB
Shoe repair shop	P
Tailor or dressmaking shop (may include incidental dyeing and pressing allowed as a "PB" use)	P
Travel bureau	P
Upholstery shop	P
Veterinarian's office:	
(i) Outpatient	P
(ii) Inpatient	PB
Watch or jewelry repair shop	P
(E) Trade (Generally Retail):	
Arts, crafts, and hobby supply store	P
Bakery products, wholesale (must include retail sales)	P
Bicycle (sales) shop:	
(i) Nonmotorized, only	P
(ii) All others	SE
Book (except adult bookstore), camera, gift, jewelry, music, souvenir, or other specialty store not specifically listed	P
Bottled gas sales:	
(i) Accessory to an allowed use	P
(ii) All others	SE
Building supply store:	
(i) Wholly enclosed, except for nursery stock	P
(ii) With outdoor storage on not more than 50% of the lot, provided it is enclosed by a slightly opaque wall or fence at least 8 feet high	SE
Bulk retailing of products allowed to be sold in a M-U-TC Zone	P
Carpet or floor covering store	P
Clothing, dry goods, millinery, or shoe store	P
Confectioner:	
(i) Retail	P
(ii) Wholesale	PB
Department or variety store	P
Drug store	P

USE	ZONE
	M-U-TC
Florist shop	P
Food or beverage goods preparation on the premises of a food or beverage store for retail or wholesale sales	PB
Food or beverage store, excluding liquor stores	P
Garden supplies store, floricultural or horticultural nursery, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees:	
(i) Less than 3,000 square feet	SP
(ii) 3,000 square feet or greater	SE
Hardware store	P
Household appliance or furniture store	P
Lawn mower (sales) store	P
Liquor stores	SP
Newspaper, magazine, or tobacco shop	P
Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees:	
(i) Less than 3,000 square feet	SP
(ii) 3,000 square feet or greater	SE
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
(ii) More than 6 feet from main buildings (subject to Section 27-388)	SE
Paint or wall covering store	P
Pet (sales) shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor; may include the sale of pet feed and supplies	P
Retail shop or store (not listed) similar to one permitted (P)	P
Seafood market	P
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P
Sporting goods shop, which may include marine equipment and supplies	P
Stationery or office supply store which may include the sale of furniture or business machines	P
Swimming pool or spa sales and service (excluding outdoor display)	P
Toy store	P
Video game or tape store	P
(2) INSTITUTIONAL/EDUCATIONAL:	
Adult day care center	SP
Church or similar place of worship, convent, or monastery	SP

	ZONE
USE	M-U-TC
Day care center for children:	
(A) In accordance with Section 27-464.02(a)(1)(A)	P
(B) All others	SP
Hospital (may include a private spa)	SE
Nursing or care home (may include a private spa)	SE
School, Private:	
(A) Driving school, automobile only	P
(B) For artistic instruction (including a studio)	P
(C) Of business or trade, where the business or trade is permitted (P) in the respective zone	P
(D) Of business or trade, where the business or trade is permitted by Special Exception (SE) in the respective zone	SE
(E) Tutoring establishment	P
(F) Private schools, subject to Section 27-463	P
(G) All others	SE
(3) MISCELLANEOUS:	
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	SE
Auction house	SP
Carpentry, cabinet making, or other woodworking shop:	
(A) Accessory to an allowed use	P
(B) All others	SP
Cemetery or crematory:	
(A) Cemetery, accessory to a church, convent, or monastery	SP
(B) All others	X
Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use:	
(A) With no outdoor storage of materials or equipment	P
(B) With outdoor storage of materials, located only in a side or rear yard; enclosed by a slightly, opaque wall or fence at least 8 feet high; with no storing of material higher than the fence; but excluding the use or outdoor storage of earthmoving or other heavy equipment, or outdoor storage of machinery	X
(C) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry and lighting (and the like) parts for installation off the site	X

	ZONE
USE	M-U-TC
Contractor's office (must include sanitary facilities, construction yard or shed, or storage building (in connection with a construction project) as a temporary use:	
(A) In accordance with Sections 27-260 and 27-261	P
(B) All others	X
Rental of any merchandise allowed to be sold in the zone:	
(A) If the merchandise sold is permitted by SP	SP
(B) If the merchandise sold is permitted by SE	SE
(C) If the merchandise sold is permitted by right	P
Sign, in accordance with an approved Development Plan	P
Storage, wholly enclosed, accessory to an allowed use	P
Wholesaling of products incidental to the retail sales of the products on the premises	PB
(4) PUBLIC/QUASI PUBLIC:	
Community building, except as otherwise provided	P
Library, private	P
Post Office	P
Public building and use, except as otherwise prohibited	P
Voluntary fire, ambulance, or rescue station	P
(5) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:	
Amusement arcade	SE
Archery or baseball batting range	SP
Auditorium	P
Billiard or pool parlor	SE
Bowling alley	SE
Carnival, circus, fair or similar use, not exceeding seventeen (17) days duration and located at least 250 feet from any dwelling, as a temporary use in accordance with Sections 27-260 and 27-261	SP
Club or lodge (private, nonprofit) except as otherwise provided	SP
Employees' recreational facilities (private, nonprofit) accessory to an allowed use	P
Miniature golf course	SP
Museum, aquarium, art gallery, cultural center, or similar facility	P
Park or playground	P
Performance arts center, in accordance with Section 27-548.01.03 (CB-12-2001)	SP
Recreational or entertainment establishment of a commercial nature, if not otherwise specified	SE
Reducing/exercise salon or health club	P
Rifle, pistol, or skeet shooting range:	
(A) Indoor	SE
(B) Outdoor	X

	ZONE
USE	M-U-TC
Skating rink	SP
Spa (community)	PB
Spa (private), accessory to an allowed dwelling unit	P
Spa (public):	
(A) Accessory to a hotel or motel	P
(B) Accessory to a reducing/exercise salon or health club	PB
(C) Accessory to a commercial swimming pool	PB
(D) Unrestricted	SE
Swimming pool:	
(A) Accessory to a hotel or motel	P
(B) Community	SP
(C) Indoor	SP
(D) Private, accessory to an allowed one-family detached dwelling	P
(E) All others	SE
Tennis, basketball, handball, or similar court:	
(A) Indoor (within a permanent wholly enclosed building)	P
(B) Outdoor	SP
(C) With a temporary removable cover (bubble)	SP
Theatre:	
(A) Indoor	P
(B) Outdoor	SE
(C) Drive-in	X
(6) RESIDENTIAL/LODGING:	
Apartment housing for the elderly or physically handicapped	SP
Artists' residential studios, in accordance with Section 27-548.01.03 (CB-12-2001)	SP
Country Inn	SP
Dwelling, provided that it was legally erected prior to the date upon which the property was classified in the M-U-TC Zone, or was legally erected in the M-U-TC Zone under prior regulations	P
Dwelling unit:	
(A) Within a building containing commercial uses on the first floor	P
(B) All others	SP
Hotel or motel	SE
Tourist Home	SP
(7) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:	
Helistop	SE
Broadcasting studio (without tower)	P

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

- 1 The gross floor area shall not exceed 25% of the gross floor area of the building within which this accessory use is located.
- 2 Except for new vehicle sales lots, the use shall be located on a tract of land containing a minimum of twenty-five thousand (25,000) square feet. All such uses on property less than twenty-five thousand (25,000) square feet in existence on September 1, 2002, may not be certified as nonconforming uses and must cease operations on or before August 31, 2005.
(CB-33-2002)

**DIVISION 5. SPECIAL PERMITS AND DEPARTURES
FROM THE DEVELOPMENT PLAN**

Sec. 27-548.00.01. Special Permits.

(a) Authorization.

(1) A Special Permit may be permitted by the Planning Board, in accordance with the provisions of Section 27-239.02.

(2) The Planning Board is authorized to allow departures from the strict application of any standard or guideline approved in a Town Center Development Plan in accordance with the procedures set forth in Section 27-239.01 and subject to the following findings:

(A) A specific parcel of land has exceptional narrowness, shallowness, or shape; exceptional topographic conditions; or other extraordinary situations or conditions;

(B) The strict application of the Development Plan will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and

(C) The departure will not substantially impair the intent, purpose, or integrity of the General Plan, Master Plan, or the Town Center Development Plan.

(CB-2-1994)

SUBDIVISION 5. SPECIAL PERMITS

Sec. 27-239.02. Special Permits.

(a) Procedures.

(1) Application.

(A) All requests for Special Permits shall be in the form of an application filed with the Planning Board. The Planning Board shall determine the contents of the application and shall provide the application. The minimum submission requirements are:

(i) Six (6) copies of a site plan, and other graphic illustrations which are considered necessary to indicate what is being proposed; and

(ii) Six (6) copies of a written explanation by the applicant explaining how the proposed site plan satisfies the U-L-I Zone Design Guidelines or the Town Center Development Plan regulations and development guidelines.

(B) The application may be filed prior to, or concurrently with, an application for a building or use and occupancy permit.

(2) Hearing.

(A) Prior to making a decision on a Special Permit application, the Planning Board shall hold a public hearing on the matter. The Planning Board shall adopt the procedures under which the hearing will be held.

(B) The Planning Board hearing shall be scheduled not less than forty-five (45) days from the date the application is accepted, unless waived by the applicant.

(3) Referral.

(A) The Planning Board shall refer applications for Special Permits to the Department of Environmental Resources for its comments or recommendations. These comments or recommendations (if any) shall be available for public examination at least seven (7) days prior to the public hearing.

(4) Technical Staff Report.

(A) The Technical Staff shall analyze the request and shall forward its comments and recommendations to the Planning Board.

(5) Planning Board decision.

(A) After the close of the record, the Planning Board shall take action on the request. The decision of the Planning Board shall be based on the record, and shall be embodied in a resolution.

(B) The Planning Board shall give written notice of its decision to all persons of record and to the District Council.

(C) The Planning Board may only approve a Special Permit contrary to the recommendation of a municipality containing the subject land within its boundaries upon the affirmative vote of four-fifths (4/5) of the members of the full Planning Board.

(6) Required Findings.

(A) The Planning Board may grant a Special Permit in the U-L-I Zone if it finds:

(i) The site plan generally conforms with the U-L-I Zone Design Guidelines; and

(ii) The site plan generally conforms with the design guidelines in an approved Master Plan or other applicable plan.

(B) The Planning Board may grant a Special Permit in the M-U-TC Zone if it finds that the site plan is in conformance with the approved Town Center Development Plan and its guidelines and specific criteria for the particular use. In the event a Special Permit is approved by the Planning Board, the approval is conditional upon the issuance of a building or use and occupancy permit by the Department of Environmental Resources, Permits and Review Division.

(C) The Planning Board may grant a Special Permit in other zones, as provided in the use tables, if it finds:

(i) The site plan generally conforms with design guidelines in an approved Master Plan or other applicable plan; and

(ii) The site plan shows that the proposed use will not be incompatible with adjacent properties because of building or site design.

(7) Conditional approval.

(A) When a Special Permit is approved, any requirements or conditions deemed necessary to protect adjacent properties and the general neighborhood may be added.

(8) Appeals.

(A) A final action by the Planning Board on any application for a Special Permit may be appealed within thirty (30) days after the action is taken by any person who appeared at the hearing (in person or in writing) and who is aggrieved by the action to the Circuit Court pursuant to the Maryland Rules of Procedure governing appeals of administrative decisions. The Circuit Court may dismiss the action; affirm, reverse, or modify the Planning Board's action; or remand the action to the Planning Board for further consideration, or an appropriate combination of the above.

(B) The applicant or any party to the Circuit Court review may seek review of any final judgment by the Circuit Court by appeal to the Court of Special Appeals.

(CB-1-1994; CB-2-1994; CB-15-1998; CB-12-2001; CB-41-2002; CB-12-2003; CB-1-2004)

Appendix B: Recommended Landscaping Plants and Trees

Shade Trees							
Botanical Name	Common Name	Cultivars/ Varieties	Use	Fall Color	Height (in feet)	Width (in feet)	Projected 10-Year Cover (in square feet)
<i>Acer buergerianum</i>	Trident Maple		S, P	yellow, orange, red	20-25	20-25	
<i>Acer rubrum</i>	Red Maple	October Glory, Red Sunset	S, P	red, orange-red	50-60	40-50	250
<i>Acer tataricum</i>	Tatarian Maple	Rubrum	M, S, P	yellow	15-25	15-25	
<i>Acer truncatum</i>	Purple Blow Maple, Shantung Maple		M, S, P	orange-red	25-35	25-35	
<i>Aesculus flava</i>	Yellow Buckeye		P		60-80	60	175
<i>Carpinus caroliniana</i>	American Hornbeam		S, P	orange-red	35-50	35-50	125
<i>Celtis occidentalis</i>	Common Hackberry		S, P	yellow	40-60	40-60	175
<i>Cercidiphyllum japonicum</i>	Katsura Tree	Tree form only	S, P	yellow- orange	40-60	25-60	175
<i>Cladrastis kentukea (lutea)</i>	American Yellowwood		S, P	yellow	50-75	50-75	175
<i>Fagus grandifolia</i>	American Beech		S, P	yellow	75-100	50-75	250
<i>Fagus sylvatica</i>	European Beech		S, P	bronze	50-60	50	175
<i>Fraxinus pennsylvanica</i>	Green Ash	Only male grafted Marshall's Seedless, Patmora, Summit	W, S, P	yellow	50-60	35-55	250
<i>Ginkgo biloba</i>	Ginkgo	Only male cultivars Not Lakeview Not Princeton Sentry	S, P	yellow	40-80	30-40	175
<i>Gleditsia triacanthos var. inermis</i>	Thornless Honeylocust	Imperial, Moraine, Shademaster, Skyline	S, P	yellow	40-80	40-70	250
<i>Gymnocladus dioicus</i>	Kentucky Coffeetree	Only male cultivars	S, P		60-75	40-50	175
<i>Liquidambar styraciflua</i>	American Sweetgum	Not Gumball or Oconee	P, W	orange, red, burgundy, or purplish	60-80	40-60	175

KEY: S=Street tree, P=Park, plaza, or ample area landscape tree, W=Wetland tree, M=Median tree, where median is less than eight feet in width, otherwise, may use any tree limbed to nine feet in height.

Shade Trees							
Botanical Name	Common Name	Cultivars/ Varieties	Use	Fall Color	Height (in feet)	Width (in feet)	Projected 10-Year Cover (in square feet)
<i>Liriodendron tulipifera</i>	Tuliptree	Ardis, Compactu, Aureomarginatum, Mediopictum, Fastigiatum, Integrifolium	P	yellow	60-100	20-80	250
<i>Magnolia acuminata</i>	Cucumbertree Magnolia		P, W		50-80	50-80	250
<i>Nyssa sylvatica</i>	Blackgum		S, P	scarlet red	50-75	35-50	175
<i>Ostrya virginiana</i>	American Hophornbeam Eastern Hophornbeam	Tree form	S, P	golden yellow	35-50	20-35	75
<i>Oxydendrum arboreum</i>	Sourwood		S, P	scarlet red	35-50	20-35	125
<i>Plantanus x acerifolia</i>	London Plane Tree	Bloodgood	S, P		70-80	55-65	250
<i>Platanus occidentalis</i>	American Planetree, Sycamore		S, P, W		75-90	60-70	250
<i>Prunus x incam</i>	Okame Cherry		P	yellow, red	15-20	20	125
<i>Prunus x yedoensis</i>	Yoshino Cherry		P		35-45	35-45	175
<i>Quercus acutissima</i>	Sawtooth Oak	Chenii, Gobbler	S, P		40-60		250
<i>Quercus bicolor</i>	Swamp White Oak		S, P, W	yellow- brown	50-80	50-75	250
<i>Quercus coccinea</i>	Scarlet Oak		S, P	scarlet	75	45	250
<i>Quercus falcata</i>	Southern Red Oak		S, P				250
<i>Quercus palustris</i>	Pin Oak		P	scarlet red	50-75	50-75	250
<i>Quercus phellos</i>	Willow Oak		S, P		55-75	45-60	250
<i>Quercus robur</i>	English Oak, Truffle Oak, Pedunculate Oak	Fastigiata	S, P		50-70		75
<i>Quercus rubra</i>	Northern Red Oak		S, P	red	60-75	60-75	250
<i>Quercus shumardii</i>	Shumard Oak		S, P	red-brown	60-80	45-65	

KEY: S=Street tree, P=Park, plaza, or ample area landscape tree, W=Wetland tree, M=Median tree, where median is less than eight feet in width, otherwise, may use any tree limbed to nine feet in height.

Shade Trees							
Botanical Name	Common Name	Cultivars/ Varieties	Use	Fall Color	Height (in feet)	Width (in feet)	Projected 10-Year Cover (in square feet)
<i>Quercus velutina</i>	Black Oak		P		50-60		250
<i>Sophora japonica</i>	Japanese Pagoda tree Scholar Tree	Fastigiata, Regent	S, P		40-70	40-70	175
<i>Taxodium distichum</i>	Common Baldcypress		P, W		50-70		250
<i>Tilia americana</i>	American Linden, Basswood	Redmond	S, P	golden yellow	75-100	50-75	175
<i>Tilia cordata</i>	Littleleaf Linden	Chancellor, Corinthian, Greenspire, Shamrock	S, P		50-70	20-30	175
<i>Tilia tomentosa</i>	Silver Linden	Green Mountain, Sterling	S, P		30-40	45-55	175
<i>Ulmus americana</i>	American Elm	Only disease resistant cultivars	S, P	golden yellow	75-100	75-100	250
<i>Ulmus parvifolia</i>	Chinese Elm	Dynasty	S, P	red-orange	50-70	50-60	250
<i>Zelkova serrata</i>	Japanese Zelkova	Green Vase, Village Green	S, P	red	50-60	50-60	250

KEY: S=Street tree, P=Park, plaza, or ample area landscape tree, W=Wetland tree, M=Median tree, where median is less than eight feet in width, otherwise, may use any tree limbed to nine feet in height.

Smaller Deciduous Trees									
Botanical Name	Common Name	Cultivars/ Varieties	Use	Flower Color	Fruit Color	Fall Color	Height (in feet)	Width (in feet)	Projected 10-Year Cover (in sq. feet)
<i>Acer campestre</i>	Hedge Maple	Queen Elizabeth	Sh			yellow	25-40	25-40	175
<i>Acer palmatum</i>	Japanese Maple		O			varied	15-25		75
<i>Aesculus x carnea</i>	Ruby Red Horsechestnut	Briottii	O, Sh	red, pink			35-50	30-45	
<i>Amelanchier canadensis</i>	Serviceberry		S, W	white	red	gold-orange	10-20	10-15	125
<i>Amelanchier x grandiflora</i>	Serviceberry	Robin Hill	O	white	purple	yellow-red	20-25	15-18	125
<i>Betula platyphylla</i>	Japanese White Birch	Whitespire, Fargo	O, W			yellow	40-50	15-25	
<i>Cercis canadensis</i>	Redbud		O	purple-pink			20-30	25-35	125
<i>Chionanthus retusus</i>	Fringe Tree			white		yellow	15-25	10-35	150
<i>Chionanthus virginicus</i>	Fringe Tree			white		yellow	15-25	10-35	150
<i>Cornus alternifolia</i>	Pagoda Dogwood		O, U	white	blue-black		15-20		125
<i>Cornus kousa</i>	Kousa Dogwood		O	white, pink	red	red-purple	20-30	20-30	75
<i>Cornus florida</i>	Dogwood		O, U	white	red	reddish purple	18-25	15-20	125
<i>Cornus mas</i>	Corneliancherry Dogwood		S, O	yellow clusters			20-25	15-20	125
<i>Crataegus crus-galli</i>	Thornless Cockspur Hawthorn	Inermis, Cruzam	S, O	white	red	orange-purple-red	15-20	20-25	
<i>Crataegus laevigata</i>	English Hawthorn	Crimson Cloud Superba	S, O	red	red		15-20	12-18	125
<i>Crataegus phaenopyrum*</i>	Washington Hawthorn		S, O	white	red	orange-purple-red	20-30	20-30	125
<i>Crataegus viridis</i>	Green Hawthorn	Winter King	S, O	white	red	yellow-red	25-30	25-30	125
<i>Laburnum x watereri</i>	Goldenchain Tree		O, U	yellow			12-15	8-10	
<i>Lagerstroemia indica</i>	Crape Myrtle	Only tree forms	O, U, Sh	purple			10-30	10-25	75

* Thorns not desirable. Use Key: S=has screening properties, O=useful as an ornamental or specimen tree, U=Understory (grows in shaded, partially shaded and sunny areas), S=some cultivars may be small shade tree, W=grows in moist to wet soil

Smaller Deciduous Trees									
Botanical Name	Common Name	Cultivars/ Varieties	Use	Flower Color	Fruit Color	Fall Color	Height (in feet)	Width (in feet)	Projected 10-Year Cover (in sq. feet)
<i>Magnolia stellata</i>	Star Magnolia		O	white			15	20-25	75
<i>Magnolia x soulangiana</i>	Saucer Magnolia		O, Sh	pink- white			25-30	10-15	125
<i>Malus spp.</i>	Crabapple	Southern varieties and disease resistant varieties only	O, Sh	white to purple			20-30		75
<i>Prunus cerasifera</i>	Myrobalan Plum, Cherry Plum		O, Sh	pink		red- purple	15-20	10	75
<i>Prunus sargentii</i>	Sargent Cherry	Columnaris	O, Sh, U	pink		red- orange- yellow	20-40	12-18	125
<i>Prunus serrulata</i>	Japanese Cherry (Oriental)		O, Sh	pink			20-25	5-10	175
<i>Prunus x yedoensis</i>	Yoshino Cherry		O, Sh, U	varies		yellow	35-45	35-45	150
<i>Chionanthus virginicus</i>	White Fringetree		O, S	white			12-20	12-20	
<i>Pyrus calleryana</i>	Callery Pear	Only Glens Form, Jaczam, Jilzam, Aristocrat, not Bradford	O, S	white		yellow, red, purple, orange	30-40	15-20	175
<i>Styrax japonicus</i>	Japanese Snowbell		O, U	white, pink		yellow	20-30	10-15	125
<i>Syringa reticulata</i>	Japanese Tree Lilac		O, S	white			25-30	15-25	75

* Thorns not desirable. Use Key: S=has screening properties, O=useful as an ornamental or specimen tree, U=Understory (grows in shaded, partially shaded and sunny areas), S=some cultivars may be small shade tree, W=grows in moist to wet soil

Evergreen Trees					
Botanical Name	Common Name	Description	Height (in feet)	Width (in feet)	Projected 10-Year Cover (in sq. feet)
<i>Cedrus atlantica</i> 'Glauca'	Blue Atlas Cedar	Slow-growing, lower branches may require pruning	20-60	10-15	75
<i>X cupressocyparis leylandii</i>	Leyland Cypress	Broad, symmetrical pyramid, fast growth rate	60-100	20-30	100
<i>Ilex x attenuate</i> 'Fosteri'	Fosters Holly	Dense evergreen, produces numerous berries in fall	20	10	125
<i>Ilex opaca (female)</i>	Female American Holly	Dense evergreen, produces numerous berries in fall	15-60	15-20	75
<i>Ilex opaca (male)</i>	Male American Holly	Flowers to pollinate female hollies	15-60	15-20	75
<i>Picea glauca</i>	White Spruce	Slow-growing conical tree with short branches	20-30	15-25	100
<i>Picea pungens</i>	Colorado Spruce	Broadly conical tree, rigid branches with stiff needles	80-120	15-25	100
<i>Pinus spp.</i>	Pine	Varies by species	varies	varies	75-150
<i>Pseudotsuga menziesii</i>	Douglas Fir	Fast-growing, symmetrical, pyramidal	25-50	30	100
<i>Thuja spp.</i>	Cedar	Dense, conical growth	100	10-15	75
<i>Tsuga canadensis</i>	Canadian Hemlock	Broad pyramid with arching, drooping branches, grows in shaded areas	80-100	15-25	175
NOTE: Evergreen trees may provide buffering, screening, and attractive edging in public spaces.					

Shrubbery					
Botanical Name	Common Name	Flower	Fall Color	Height (in feet)	Width (in feet)
<i>Abelia x grandiflora</i>	Glossy Abelia	pinkish-white	bronze	3-6	3-6
<i>Azalea</i> spp.	Azalea	varies		1.5-6	2-6
<i>Clethra alnifolia paniculata rosea</i>	Summersweet	white (or pink)			3-6
<i>Cornus alba</i>	Tatarian Dogwood	yellow		4-8	4-8
<i>Cornus sericea</i>	Redosier Dogwood	white		6-10	6-10
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	pink	red	6-10	6-10
<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster	white-pink	red berries	5-6	6-8
<i>Cotoneaster horizontalis</i>	Rock or Rockspray Cotoneaster		purple	5-6	6-8
<i>Cotoneaster lucidus</i>	Hedge Cotoneaster	pink	yellow-red	6-10	6-10
<i>Cotoneaster multiflorus</i>	Many-flowered Cotoneaster	white	yellow	9-12	9-12+
<i>Euonymus kiautschovicus</i>	Spreading Euonymus	white	evergreen	8-10	8-10
<i>Forsythia</i> spp.		yellow		6-10	10-15
<i>Hamamelis vernalis</i>	Vernal Witch Hazel		yellow	6-10	6-10
<i>Hydrangea macrophylla</i>	Bigleaf Hydrangea	white, pink, blue		3-6	3-6
<i>Hydrangea paniculata</i>	Panicle Hydrangea	white		10-20	10-20
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	white	wine	4-6	3-5
<i>Ilex cornuta Rotunda</i>	Chinese Dwarf Holly		evergreen		
<i>Ilex crenata GreenLuster</i>	Green Luster Holly		evergreen		2-3
<i>Ilex crenata 'Hetzl'</i>	Large Convex Leaved Holly		evergreen		4-6
<i>Ilex glabra 'Compacta'</i>	Dwarf Inkberry		evergreen		2-4
<i>Jasminum nudiflorum</i>	Winter Jasmine	white			
<i>Juniperus</i> spp.	Juniper		evergreen	5-10	8 - 12
<i>Kalmia latifolia</i>	Mountain Laurel	pink-white	evergreen		5-12
<i>Leucothoe</i> spp.	Leucothoe	white	burgundy purple	3-6	3-6
<i>Ligustrum</i> spp. except <i>obtusifolium</i> and <i>vulgare</i> , which are invasive	Privet	white		12-15	12-15

Shrubbery					
Botanical Name	Common Name	Flower	Fall Color	Height (in feet)	Width (in feet)
<i>Lonicera fragrantissima</i>	Winter Honeysuckle	white	red berries	10	10
<i>Mahonia aquifolium</i>	Oregon Grape Holly	yellow			3-5
<i>Mahonia bealei</i>	Beales Mahonia				
<i>Myrica pensylvanica</i>	Bayberry		evergreen	5-6	spreading
<i>Myrica cerifera</i>	Bayberry		evergreen	5-6	spreading
<i>Nandina domestica</i>	Heavenly or Sacred Bamboo	white		6-10	
<i>Osmanthus spp.</i>	Devilwood				
<i>Pieris japonica</i>	Japanese Andromeda	white	burgundy	6-10	
<i>Prunus laurocerasus 'schipkaensis'</i>	Cherry Laurel	white	evergreen	5-10	6-8
<i>Pyracantha spp.</i>	Firethorn	white	evergreen	10-12	
<i>Rhododendron spp.</i>	Rhododendron	many	evergreen	3-15	
<i>Rosa virginiana</i>	Virginia Rose	pink	purple to red	4-6	4-6
<i>Spiraea nipponica 'Snowmound'</i>	Snowmound Nippon Spirea	white		3-5	3-5
<i>Spiraea prunifolia</i>	Bridalwreath Spirea	white		4-9	6-8
<i>Spiraea thunbergii</i>	Thunberg Spirea	white		3-5	3-5
<i>Spiraea x vanhouttei</i>	Vanhoutte Spirea	white		6-8	12
<i>Syringa spp.</i>	Lilac	white, pink, lavender		6-20	4-15
<i>Taxus baccata 'Repandens'</i>	Spreading English Yew		evergreen	2-4	1-1.25
<i>Taxus x media 'Hicksil'</i>	Flower Hicks Yew		evergreen	2-20	8-10
<i>Viburnum spp.</i> except <i>dilatatum</i> , which may be invasive	Viburnum	white	wine		4-12
<i>Weigela florida</i>	Old Fashioned Weigela	pink			7-10

Low-Growing Shrubbery					
Botanical Name	Common Name	Flower	Fall Color	Height (in inches)	Width (in inches)
<i>Berberis</i> spp. except <i>thunbergii</i>	Dwarf Red or Crimson Pygmy Barberry		red	6-24	12-36
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster		red to purple	36	72
<i>Cotoneaster dammeri</i>	Bearberry Cotoneaster		purple	18	72
<i>Cotoneaster salicifolus</i>	Willowleaf Cotoneaster		purple	10-15	10-15
<i>Euonymus fortunei</i> 'Berryhill'	Euonymus Hedge		evergreen	30	30
<i>Euonymus bungeanus</i>	Winterberry Euonymus		red	18-24	18-24
<i>Forsythia viridissima</i> 'Bronxensis'	Bronx Greenstem Forsythia	yellow		12-24	72
<i>Ilex crenata</i> 'Helleri'	Hellers Dwarf Japanese Holly	small white with berries	evergreen	24	12-36
<i>Juniperus conferta</i>	Shore Juniper		evergreen	12-18	72-108
<i>Juniperus horizontalis</i>	Creeping Juniper		evergreen	12-24	4-8
<i>Juniperus sabina</i> 'Broadmoor' and 'Tamariscifolia'	Broadmoor Juniper and Tams Juniper		evergreen	18-24	72-120
<i>Spiraea x bumalda</i> 'Anthony Waterer'	Anthony Waterer Spiraea	rose-pine	pinkish-green	24	24
<i>Spiraea x bumalda</i> 'Gold Flame'	Gold Flame Spiraea	red, copper, orange, gold	evergreen	24	24
<i>Thuja occidentalis</i> 'Hetz Midget'	Hetz Midget Arborvitae		evergreen	18	12-18
<i>Viburnum opulus</i> 'Nanum'	Dwarf European Cranberry Bush		evergreen	24	24-30

Ornamental Grasses				
Botanical Name	Common Name	Flower	Height (in inches)	Width (in inches)
<i>Andropogon scoparius</i>	Little Blue Stem		24-36	24
<i>Carex speciosa</i> 'Catlin Sedge'	Catlin Sedge		36	12
<i>Cortaderia selloana</i>	White Pampas Grass	white plumes	60-84	48-60
<i>Cortaderia selloana</i> 'Pumila'	Compact Pampas Grass	silver pine	48-60	24-36
<i>Festuca ovina glauca</i>	Blue Fescue	blue	36	12
<i>Miscanthus purpurascens</i>	Deep Red Grass	red plumes	60	48
<i>Miscanthus sinensis</i> 'Gracillimus'	Maiden Grass	plumes	60-84	96-120
<i>Miscanthus sinensis</i> 'Gracillimus' nana	Dwarf Maiden Grass	red pink	48-60	36-48
<i>Miscanthus sinensis</i> 'Graziella'			48	36
<i>Miscanthus sinensis</i> 'Morning Light'	Morning Light Maiden Grass	red pink	60	48-60
<i>Miscanthus sinensis</i> 'Zebrinus'	Yellow Banded Maiden Grass		72-84	60
<i>Miscanthus variegatus</i>	Maiden Grass		48-60	36
<i>Panicum virgatum</i> 'Haense Herms'	Red Switch Grass	silver pink	36-48	24-36
<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass	copper	36	24-36
<i>Pennisetum alopecuroides</i> 'National Arboretum'	Late Blooming Fountain Grass	copper	24	18-24
<i>Pennisetum caudatum</i>	White Flowering Fountain Grass	white	48-60	24-36
<i>Pennisetum hamlin</i>	Green-Beige Maiden Grass	beige plumes	48	24-36
<i>Sesleria autumnalis</i>	Autumn Moor Grass	silver white	36	12
<i>Sorghastrum nutans</i> 'Sioux Blue'	Sioux Blue Indian Grass	gold	36	48-72



Mixed-Use Town Center Local Design Review Committee

M-U-TC Zone: Mount Rainier _____ Brentwood _____ Riverdale Park _____

Date: _____ Applicant's Name: _____

Address: _____

Phone Number: _____

Building Plan Information

Property Address: _____

Legal Description: _____

Proposed Use(s): _____

Description of proposed improvements: _____

Committee Actions

Date Accepted: _____

Committee Reviews:

Date: _____ Actions: _____

Date: _____ Actions: _____

Date: _____ Actions: _____

Committee Recommendation

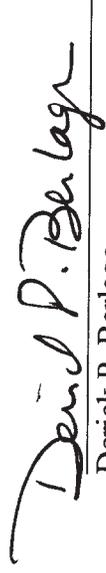
Date _____ Approval _____ Approval with Attached Conditions _____ Disapproval _____

CERTIFICATE OF ADOPTION AND APPROVAL

This *Approved Town of Riverdale Park Mixed-Use Town Center Zone Development Plan* amends the 1994 *Approved Master Plan and Sectional Map Amendment for Planning Area 68*. The Development Plan and accompanying M-U-TC Zoning Map Amendment were approved by the Prince George's County Planning Board by Resolution Number 03-233 on November 13, 2003, and were approved by the Prince George's County Council, by Resolution Number CR-05-2004, on January 20, 2004, after an advertised joint public hearing was held on September 29, 2003.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


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

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Susan Pearl, Planner Coordinator, Countywide Planning Division
Terri Plumb, Publications Specialist, Information Center
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Elaine Wright, Administrative Aide III, Community Planning Division

Riverdale Park Town Center Committee

Jerry Anzulovic	Claire Jantz	Roy Schwartz
Audrey Bragg	Ed Joynes	Sam Schwartz
Councilmember Chris Davis	Gerard Kiernan	Miles Spicer
J.D. Dimattio	Anne Marie Larson	Alan K. Thompson
Mary Donaldson	Paco Lubian	Mayor Guy Tiberio
Former Councilmember Rebecca Feldberg	Doug McElrath	Alice Ewen Walker
Pat Gladding	Susan McElrath	Bruce Wernek
Councilmember Matt Hart	Dorothy Murdoch	Carol White
Former Mayor Michael Herman	Simon Ploy	J.D. Williams

And the many other elected officials, residents, property and business owners that attended meetings, participated in discussions, and assisted with drafting the Development Plan.

rp riverdale park mixed-use town center

