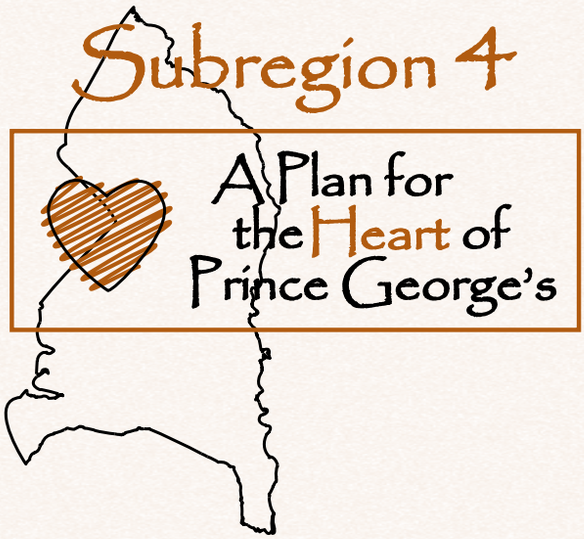
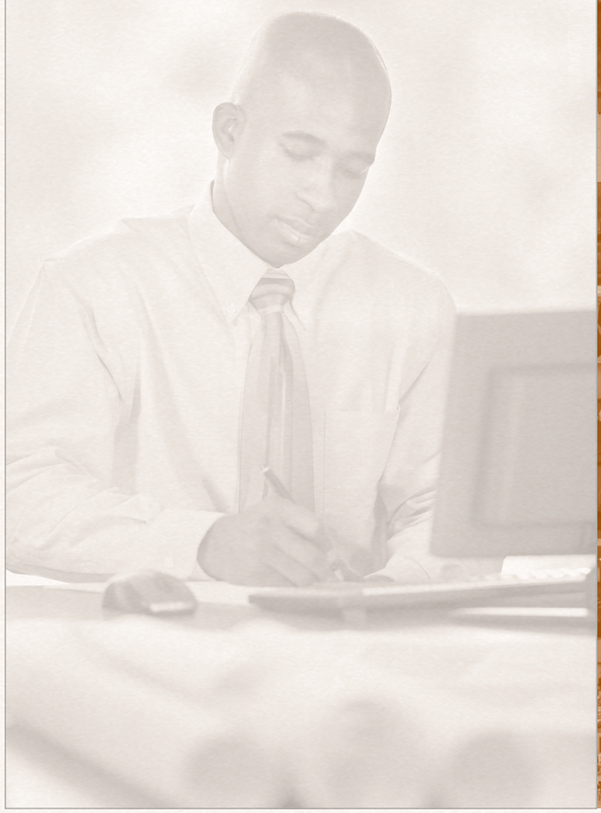
Part V:
Implementation



Chapter 13

Plan Implementation



Introduction

The Subregion 4 plan recommends a number of strategies, initiatives, programs, and projects necessary to achieve successful plan implementation. Both public and private partnerships will play a critical role in achieving the plan's vision and goals for the future. Over time, it will be important to continue to review implementation progress and refine the proposed strategies to realize the full potential of the Subregion 4 Master Plan area.

The organization of this chapter loosely follows the organization of the entire plan document and provides goals and action items to achieve the recommendations presented in the plan.

Economic Development

The proposed economic development initiatives incorporated into the master plan attempt to address the desired goals and objectives outlined in the plan while responding to the current economic conditions through four broad approaches:

1. Protect and preserve the urbanizing residential and commercial development patterns within the living areas by providing support for the rehabilitation of existing neighborhoods.
2. Develop a comprehensive "toolbox" for the various county stakeholders involved in implementing the master plan that provides an effective collection of action and funding sources.
3. Maintain and encourage the continued success of Subregion 4 industrial and employment areas by developing an investment climate that attracts the type of companies sought by Prince George's County.
4. Improve the quality and access of workforce training and continuing education programs, encouraging the subregion's existing employment base, as well as the local youth, to further their development of marketable skills.

To achieve the following goals, it is recommended that the corresponding action items be enacted. Each action item listed is followed by the suggested length of time it should take to implement. "Short-term" action items require completion within the next five years, "mid-term" items need to be implemented within five to ten years, and any items listed as "long-term" are to be established after ten years. Some items are also "ongoing," meaning they require constant interaction between all parties involved.

It is important to note that many of the recommendations in this portion of the implementation plan include the participation of a proposed community development corporation (CDC). A detailed description of the CDC is included in the housing chapter and the housing section of this chapter. However, many of the recommendations included herein focus on commercial revitalization and reinvestments. As such, it is recommended that the CDC have two branches that function independently, but in coordination, on mixed-use projects. One branch should focus on residential endeavors, such as housing rehabilitation programs and home ownership. The commercial branch of the CDC should focus on participating in reinvestment and development projects that are not viable through traditional investment methods.

Goal 1

Continue low-density residential and commercial development in the living areas.

Encouraging lower-density development in the living areas helps to maintain the quality of life in which many residents have grown accustomed. Subregion 4's many neighborhoods and supporting commercial areas give the living areas a mature suburban profile. However, this is subject to change as population levels in the Washington metropolitan area continue to increase and the subregion's relatively affordable housing units continue to be absorbed by incoming residents. To guide this inevitable growth, developing high-density residential and complementary nonresidential uses in the growth centers is the best option for sustaining the mature suburban fabric of the living areas.

Action Items

- Establish a residential infill development program for market-rate housing (short-term, ongoing). Many of the larger segments of land in Subregion 4 are mature neighborhoods. However, an ample supply of vacant lots has been identified within residential neighborhoods that are ideal for infill development. For this reason, the recommendation for infill development provides the strongest opportunity to cater to the housing needs of the growing population. Constructing new housing units on these properties complements the surrounding environment and prevents negative impacts, such as trash dumping and loitering, from occurring on these sites.
  - ◊ Partners: CDC, developers, financial institutions, community associations, Maryland-National Capital Park and Planning Commission (M-NCPPC)
- **Create a home ownership assistance center** (short-term). Building a home ownership assistance center in a central location will provide visibility and make it more accessible to area residents. The programs offered should include credit counseling, financial literacy, legal advice, and purchasing procedures. The center can also be used by real estate professionals as a

marketing tool to showcase new developments occurring in the area. Subregion 4 currently has a comparatively high rate of properties in foreclosure and these types of programs can reverse this growing trend.

  - ◊ Partners: U.S. Department of Housing and Urban Development (HUD), financial institutions, realtors, Prince George's County Department of Housing and Community Development (DHCD)

- Develop a comprehensive façade improvement program for commercial properties (short-term). Some of the nonresidential properties within Subregion 4 have not experienced the maintenance and upkeep required to keep their buildings in good condition. As a result, there are commercial centers within the subregion that are underperforming, both in vacancy rates and in maintaining an appropriate business mix. A more comprehensive façade improvement and business services program could help reverse this situation.
  - ◊ Partners: Prince George's County Economic Development Corporation (EDC), property owners, CDC, developers, business owners, Chambers of Commerce
- Increase the diversity of residents within Subregion 4 by promoting mixed-income developments (mid-term). Housing units in Subregion 4 have the lowest average values compared against the remainder of the county and the region. Attracting higher-income residents who desire to be close to Washington, D.C., to mixed-income developments can diversify the local population. The redevelopment area near the Morgan Boulevard Metro Station has the potential to create this type of product for the residential market. Its close proximity to the Metro station provides incentives for potential owners that need to commute into and out of the District of Columbia.
  - ◊ Partners: Prince George's County, developers, DHCD, financial institutions

Goal 2

Develop a comprehensive toolbox of incentives and policies designed to promote economic development.

Business recruitment and retention is a highly competitive endeavor. Companies that promise to create jobs and make capital investments are sought after by almost every community. Given the current economic situation, these new investments have become more sought after, increasing the level of competition. Although the geographic competition varies by land use, the concept is true for all nonresidential development.

The need for competitive advantages within Subregion 4 is even greater than most areas. As noted in the economic base and real estate analyses, the market fundamentals within the subregion are not as strong as other areas of the county and the rest of the Washington metropolitan area. From a retail perspective, spending potential within the subregion is substantially lower than the rest of the county in both total and per capita levels. As such, retailers likely will seek other locations to operate. This is evident in the strong growth of retailing immediately outside Subregion 4 on the opposite side of I-95/495.

As such, Prince George's County will need to expand its existing incentive and policy toolbox to accommodate the needs of Subregion 4. The following action items identify the most prevalent opportunities to make the subregion more attractive to business owners and investors.

Action Items

- Identify tax increment financing (TIF) locations to promote neighborhood serving commercial development (short-term). TIF is a creative tool that dedicates future incremental tax revenues to defray the cost of infrastructure investments related to a new development. TIF financing was used as part of the National Harbor project along the Potomac River just south of Subregion 4. This tool would provide valuable assistance within Subregion 4, particularly for redevelopment projects.
  - ◊ Partners: EDC, property owners, developers, State of Maryland

- Develop regulatory and incentive programs that encourage reinvestment in disadvantaged residential and industrial areas (mid-term). It is often less expensive to develop new properties on previously untouched land instead of redeveloping or reinvesting in deteriorating properties. However, many of the blighted industrial properties in Subregion 4 are located along major thoroughfares and many of the disadvantaged residential properties are located in and near historic, established neighborhoods. Both are viewed as assets that potential investors covet. These incentives and regulatory programs will provide the necessary means to further the redevelopment of many of these structures.

  Similar to the façade improvement program, rehabilitation funding should be focused on those structures that require internal investments and modernization. These programs could include low-interest loans, interest rate buy-downs, matching grant funds, and development/design assistance.

  - ◊ Partners: Prince George's County, EDC, property owners, developers, community associations

- Establish and administer a revolving loan fund (mid-term, ongoing). A general revolving loan fund can be used for a multitude of projects relating to economic development, such as small business financing and community revitalization efforts. Typically originating from a federal grant, loans taken out are paid back with minimal interest rates. This funding is also available to local entrepreneurs who may not typically qualify for a standard loan but have a strong business plan that will potentially provide positive affects in the community.

  - ◊ Partners: CDC, HUD, EDC, business owners, property owners

- Create a security investment fund program for local business owners (short-term, ongoing). Security was identified by residents and business owners alike as a problem that adversely impacts the competitiveness of Subregion 4 to attract new businesses. As such, the county can develop a security investment program that provides loans or grants to businesses and property owners to install or upgrade their security systems. Smaller businesses, particularly locally owned businesses, often cannot afford the capital expense of comprehensive security. This program can help bridge the financial gap.

  - ◊ Partners: EDC, Chambers of Commerce, Prince George's County, business owners, property owners

Goal 3

Maintain and protect Subregion 4's industrial and employment areas.

Of all the nonresidential markets in Subregion 4, the industrial market historically has been, and remains, the strongest. These properties have maintained high occupancy levels and continue to thrive due to locational and economic advantages of Subregion 4. The industrial businesses generate tax dollars and provide stable, well-paying jobs accessible by local residents. New developments, especially Steeplechase 95 Business Park located at I-95 and Ritchie Road, have been very successful at attracting new industrial users to the subregion. As such, the county should create policies to protect the industrial areas, which consequently results in the protection of the surrounding residential areas.

There are several benefits to maintaining Subregion 4's industrial and employment areas. First, there are few remaining sites available for industrial development within Prince George's County, a factor that restrains supply. Second, industrial users in the District of Columbia continue to be displaced into Maryland or Virginia as industrial properties are redeveloped into other uses, (e.g., the Navy Yard area of southeast Washington, D.C.). This displacement increases the demand for industrial space on the periphery of Washington, D.C. Finally, much of the county's industrial property is clustered along I-95, providing good access to users, which is often viewed as a requirement for industrial users. In order to position itself for future growth and changes in the regional and local economy, sustaining the presence of industrial and employment areas will provide the county with an opportunity to capitalize on the subregion's strong transportation access.

The lone exception to this policy should be the Walker Mill Business Park. This facility does not

have the same levels of access to the regional transportation network and is isolated from the other industrial areas. As a result, development has been comparatively slow at the business park. Although redeveloping this site for other uses would displace some businesses, the long-term benefits to the community outweigh the short-term impacts in this instance.

It is important to note that community members have voiced concerns about the interaction between industrial and residential land uses. Most notably, there is a desire to see better buffering between industrial users and the adjacent residential neighborhoods. There is an opportunity for the county to partner with the industrial users to improve screening to reduce sound and visual impacts. Creating stronger boundaries and buffers will help sustain the industrial areas by reducing public opposition to their presence. In return, this will ensure that the appropriate land or buildings will be available for future economic growth. The subregion will be better positioned to adapt to new economic trends, and industrial employment will remain a balanced part of the county's economy. To ensure these areas remain intact, the following action items should be enacted.

Action Items

- Change zoning at the Forestville Shopping Center to allow for industrial development (short-term). This commercial area is located along Forestville Road near other industrial users and has relatively easy access to I-95/495. The current site is also experiencing disinvestment due to the strong competition along Marlboro Pike and the large retail centers on the western side of the Capital Beltway. Converting the area from commercial to industrial will prove to be time consuming as relocation efforts are needed, but should ultimately be a benefit to the community.
  - ◊ Partners: Prince George's County, M-NCPPC, business owners, property owners
- Work with key stakeholders on the future of Walker Mill Business Park (mid-term, ongoing). Much of the industrial properties in Subregion 4 are located within the defined industrial and employment areas on the eastern and northern edges of the area. The Walker Mill Business Park is the exception. With intermittent investment since its inception, demand has proven to be low for industrial users at this location, likely due to its poor access to major transportation routes. Transitioning the site away from industrial and integrating in new retail and residential uses is highly recommended. This effort should involve the neighboring areas, as the large size of the site has the potential to greatly enhance the socioeconomic fabric of the community.
  - ◊ Partners: Prince George's County, EDC, M-NCPPC, business owners, property owner
- Provide physical buffers between residential neighborhoods and industrial areas (mid-term). Available land in Subregion 4 is a scarce commodity as new development projects continue to be completed. For this reason, the physical boundary between industrial and residential areas has been diminished. Many area residents expressed their concern about the close proximity of their houses to the established industrial areas during the public outreach efforts. Residents noted their concern that property values will be adversely affected due to this close relationship and as a result of high noise and discharge levels. As such, a financial assistance program is needed for property owners to improve the buffers between residential and industrial areas.
  - ◊ Partners: Prince George's County, EDC, community associations, property owners, business owners
- Create financial incentives to attract various types of industrial development for diversification (mid-term). Prince George's County has not benefitted from the development of high-tech and bio-tech industries at the same level as other parts of the region. Many of these firms have clustered together in nearby Montgomery County, Maryland and Fairfax County, Virginia. Subregion 4 shares similar locational attributes as both of these places but does not offer similar intangible amenities to attract these types of industries. As a result, incentive programs

should be developed that could provide industrial or property owners and developers with competitive advantages attractive to these users. One example is the Technology Growth Program (TGP) available in Montgomery County. It provides gap financing for industries in many high-tech fields.

◊ Partners: EDC, State of Maryland, Prince George's County, developers

Goal 4

Improve access to workforce training programs and enhance small business development practices.

Maintaining a well-educated and qualified employment base helps to raise the average wages of residents in the area. It also encourages companies already located in the area to hire and promote local residents. The availability and quality of the local workforce is also a major factor in the site location decisions of companies looking to open new facilities. Currently, Subregion 4 has limited workforce training and small business development opportunities operating within its boundaries. It has been noted in public meetings that there are especially limited opportunities for area youth who may not want to continue on to traditional four-year educational institutions upon graduation. Improving workforce training opportunities and educational programs will better prepare youth for employment after high school, as well as advance the overall marketability of Subregion 4 as a place to do business.

Although there currently is limited local access to workforce training and development programs in Subregion 4, there are opportunities available that will help to enhance the current offerings. These opportunities include creating a home within Subregion 4 for strategically placed small business assistance and employment resource centers and working with community colleges in the area to better market existing programs to residents. There may also be the opportunity for the creation of apprenticeship/internship programs in area high schools geared toward enhancing career and technical skills of Subregion 4 youth.

The following action items will help better address the workforce and education needs of residents in Subregion 4.

Action Items

- Provide annual local market update reports to encourage successful entrepreneurship (short-term, ongoing). Providing entrepreneurial assistance to residents and businesses within Subregion 4 is crucial to the growth of goods and service provision for local residents. Additional financial assistance and tax incentives should be provided to help entrepreneurs open businesses in market segments underserved in the area. By identifying the opportunities within the subregion, local entrepreneurs will have the benefit of limited competition while being able to serve their friends and neighbors. The annual market update should focus on providing information about different retail and service fields where local demand exceeds existing supply.

  ◊ Partners: EDC, Prince George's County, CDC, local colleges and universities

- Open a local "small business" development and workforce training center (mid-term). Prince George's County already has a variety of programs available to entrepreneurs through the small business initiative to assist in starting up or growing a business. However, public awareness and physical access to these resources are not as widespread as they could be within the subregion. To this end, opening a small business development center within Subregion 4 provides business owners and residents increased access to services.

  ◊ Partners: Prince George's County, EDC, business owners, Chambers of Commerce

- Develop apprenticeship and internship programs between high schools and local employers (mid-term, ongoing). Several residents, during the public outreach work sessions, expressed that the subregion's youth are becoming disenfranchised at a very early age. These residents noted that children as young as middle-school aged are "giving up" on school, believing what they are learning will not help them find employment. In an effort to minimize these issues, apprentice programs designed to pair students with business operators in fields where

the student has an expressed interest should be explored.

  - ◊ Partners: Business owners, Board of Education (BOE), Small Business Initiative (SBI) in partnership with the EDC, Chambers of Commerce

- Create partnerships between regional colleges and local workforce training center (long-term, ongoing). Prior to establishing a local training/ workforce development center in Subregion 4, Prince George's County should work with local and regional post-secondary education institutions in providing services to local residents. Most notably, the University of Maryland is located in Prince George's County and has the resources and diversity in education opportunities to assist in creating, administering, and implementing a variety of such programs. The selection of programs should be created through careful planning and outreach to local businesses and residents.

  - ◊ Partners: Local colleges and universities, BOE, SBI in partnership with the EDC, Chambers of Commerce

Goal 5

Support the continued revitalization of neighborhood-serving retail and service centers at appropriate locations.

The proposed development at the growth centers and planned commercial projects surrounding Subregion 4 could possibly limit the market potential that exists within the living areas. Larger developments, such as Ritchie Station Marketplace, Woodmore Towne Centre, and Westphalia, along with the growth centers, will draw from a regional consumer base as the clustering of commercial businesses will provide substantial levels of convenience. As a result, commercial activity in the living areas likely will focus on businesses that serve everyday needs of a typical resident. These businesses include convenience stores, child care, laundry services, and restaurants, among others. Focusing these business types into select areas accessible by all residents will spur investment due to the pedestrian and consumer activity that can be generated. In addition, this effort can act as a catalyst for the revitalization of a community. It is important to note that locating neighborhood-serving retail in specific areas is meant to preserve and strengthen the local commercial character of the area and should not create competition with the major commercial corridors of Subregion 4.

Planners identified four areas that possess the potential for retail-related redevelopment. They are located along or near the intersections of:

- Addison Road and Walker Mill Road
- Landover Road and Martin Luther King Jr Highway
- Addison Road and Martin Luther King Jr Highway
- Silver Hill Road and Suitland Road

The immediate areas surrounding these intersections (one-half mile) currently have some level of retail component and were selected based on their locational attributes, building conditions, vacancy levels, accessibility, and visibility.

To realize the full market potential of these neighborhood-serving retail areas, the following actions items need to be implemented.

Action Items

- Continue to implement the recommendations made in preexisting commercial corridor plans (short-term, ongoing). Subregion 4, Marlboro Pike, and Central Avenue TOD corridor development strategies have recently been completed. Efforts being made to follow through on the recommendations put forth in these studies need to continue while work begins on the four target areas mentioned above. These plans complement the neighborhood-serving retail investment areas instead of competing with them, as they are design-focused. Placing this emphasis on reconditioning the aesthetic appeal of these corridors will lead to increased activity at the revitalized commercial nodes as more people are attracted to the area.

  - ◊ Partners: Developers, EDC, Chambers of Commerce, M-NCPPC, business owners, property owners

- Addison Road and Walker Mill: Study the market potential and impacts rezoning the

industrial center to accommodate additional retail establishments (mid-term). The Walker Mill Business Park is an underutilized industrial area and is surrounded by residential neighborhoods that lack easy access to major roadways. In addition, the retail market analysis shows that this area has the highest demand for retail and services of the four targeted markets and the lowest sales capture rate. As a result, this area is experiencing high levels of sales leakage as residents are going elsewhere for goods and services. The Walker Mill Square commercial center to the north of the business park caters to some of this demand; however, its diversity of businesses cannot satisfy the local demand. Rezoning the area to increase retail capacity would decrease the lost sales currently being experienced.

  - ◊ Partners: Developers, EDC, Chambers of Commerce, M-NCPPC, business owners, property owners

- Landover Road and Martin Luther King Jr Highway: Refocus and relocate the current business community (mid-term). The proposed TOD that is to occur at the Landover Metro Station will negatively impact the market viability at the Dodge Park and Kent Village shopping centers. Decisive steps, including coordination between business and property owners and key stakeholders, is necessary to achieve the plan vision. Relocation assistance may also be used to diversify uses along Martin Luther King Jr Highway and provide better visibility promoting the thoroughfare as a gateway into Glenarden.

  - ◊ Partners: Developers, EDC, Chambers of Commerce, M-NCPPC, business owners, property owners

- Addison Road and Martin Luther King Jr Highway: Provide incentive packages to stimulate reinvestment in aging properties (mid-term). The western end of Martin Luther King Jr Highway in Seat Pleasant has the potential to be a major gateway into Prince George's County from Washington, D.C. However, aging properties along this highway indirectly lead to disinvestment in the area. Providing incentives to property owners, such as façade improvement grants, business services, and marketing programs, carry the potential to spur increased investment opportunities.

  - ◊ Partners: Developers, EDC, Chambers of Commerce, M-NCPPC, business owners, property owners

- Silver Hill Road and Suitland Road: Develop a business improvement district (BID) to attract new investment (long-term). There are a multitude of retail establishments near this intersection that combined are not capturing the current level of demand that exists. Shopping centers to the north (i.e., Penn Station) and south (i.e., Iverson Mall, Marlow Heights) contribute to area sales leakage, but development planned for the area has the potential to increase consumer activity. Developing a BID or establishing a TIF district for this area could provide the financial resources for marketing, maintenance, and physical improvements that are needed to attract new investment opportunities.

  - ◊ Partners: Developers, EDC, Chambers of Commerce, M-NCPPC, business owners, property owners

Goal 6

Coordinate with property owners and key stakeholders in transitioning potential reinvestment areas.

Subregion 4 is highly developed with few greenfields. However, there are a few large properties within Subregion 4 that potentially could be revitalized if they are transitioned from their current uses. One of these large parcels, Forestville Shopping Center, is likely to provide greater benefits to Subregion 4. Two additional sites are the Summerfield Military Housing development and the FedEx Field parking area, both located near the Morgan Boulevard Metro Station. The U.S. Airforce may not renew its current lease with the property owner at the Summerfield Military Housing development. The owner of the Washington Redskins may choose to relocate the team prior to the end, or at the end, of their current lease agreement with the county. These sites have the potential to accommodate substantial development.

These above-mentioned sites should be viewed as potential reinvestment areas to be utilized as catalyst projects for revitalization efforts in Subregion 4. However, any potential future use of these sites should not compete with proposed development at the growth centers. Transitioning uses at these sites should be a direct response to what the local market demands and any nearby available assets. Coordinating transition efforts can only be accomplished with the full cooperation and involvement of public and private stakeholders. The following action items correspond with the characteristics of each site:

- Forestville Shopping Center: Provide appropriate physical buffers between the site and nearby residential areas (short-term). Many residents have expressed concern that industrial businesses are negatively affecting their neighborhoods. Although it is important to preserve the residential property values in Subregion 4, it is also important to preserve the industrial market in the area due to its strong source of revenue for the county. The location of the Forestville Shopping Center is deemed ideal for industrial uses because it has easy access to I-95/495. Providing a physical buffer between the site and its surrounding neighborhoods will increase the prospects of attracting and relocating additional industrial users to the area.
  - ◊ Partners: M-NCPPC, EDC, Prince George's County, business owners, property owners, developers
- Summerfield housing development: Encourage TOD through zoning changes and financial incentives (mid-term). The Summerfield Military Housing Community will have a multitude of options for redevelopment if and when the military opts out of its lease on this property. With relatively easy access to the Morgan Boulevard Metro Station, this site has strong potential for TOD. Providing financial incentives and increased zoning densities at the site will help strengthen and encourage this type of development. Due to its magnitude and location near Morgan Boulevard, redevelopment is crucial to the future market potential of the area.
  - ◊ Partners: Property owners, developers, CDC, M-NCPPC, Prince George's County, EDC
- FedEx Field: Encourage infill development on the parking areas at the site (long-term). The FedEx Field Parking Area Redevelopment Initiative (Opportunity Site 2, as described in Chapter 12: Urban Design) is beneficial to the community as mixed-use neighborhood infill regardless of the future use of the stadium on site. Designating the space as a possible TIF district is likely to provide the incentive needed to spur new development.
  - ◊ Partners: Property owners, developers, EDC, Prince George's County, State of Maryland, community associations

Housing and Neighborhood Conservation

The guiding principles for housing and neighborhood conservation take into consideration the framework established by the Subregion 4 Master Plan, while implementing short-range catalyst projects that can be expanded as time and additional resources become available:

- Support the recommendations for new single-family development throughout the subregion and build capacity of potential first-time home buyers by designing and implementing a home ownership assistance center that provides pre- and post-homeowner counseling and marketing support for new, residential developments.
- Provide incentives for developers at the General Plan centers to include redevelopment of older neighborhoods designed to stabilize the existing neighborhood and attract moderate- to middle-income families.
- Adopt housing design guidelines that reinforce the character of older neighborhoods.
- Provide technical assistance to neighborhood groups and local nonprofit development organizations as a means of building partnerships with the county.
- Provide incentives to homeowners for housing rehabilitation to address blight.

An important component in the Subregion 4 Master Plan housing and neighborhood policies and

Table 13-1: Subregion 4 Economic Development Strategy Implementation Matrix					
Primary Goals and Supporting Action Items		**Implementation Lead**		**Implementation Timing**	**Estimated Cost**
		Public/NP	**Private**		
Goal 1: Continue low-density, suburban residential and commercial development in the living areas					
Action 1:	Establish residential infill development program for market-rate housing	PP, CD, CA	D, F	Short-term	E
Action 2:	Create a home ownership assistance center	US, HC	R, F	Short-term	C
Action 3:	Develop a comprehensive façade improvement program for commercial properties	ED, CD, CH	O, I, D	Short-term	C
Action 4:	Increase the diversity of residents within Subregion 4 by promoting mixed-income developments	PG, HC	O, D	Mid-term	A
Goal 2: Develop a comprehensive toolbox of incentives and policies designed to promote economic development					
Action 1:	Identify tax increment financing locations to promote neighborhood serving commercial development	PG, ED, MD	O, D	Short-term	A
Action 2:	Develop regulatory and incentive programs that encourage reinvestment in disadvantaged residential and industrial areas	PG, ED, CA	O, D	Mid-term	D
Action 3	Establish and administer a revolving loan fund	CD, ED, US	B, O	Mid-term, ongoing	C
Action 4	Create a security investment fund program for local business owners	ED, CH, PG	B, O	Short-term, ongoing	C
Goal 3: Maintain and protect Subregion 4's industrial and employment areas					
Action 1:	Change zoning under Forestville Shopping Center to allow for industrial development	PG, PP	O, I	Short-term	A
Action 2:	Work with key stakeholders on the future of Walker Mill Business Park	PG, ED, PP	O, I	Mid-term	A
Action 3:	Provide physical buffers between residential neighborhoods and industrial centers	PG, ED, CA	O, I	Mid-term	C
Action 4:	Create financial incentives to attract various types of industrial development for diversification	PG, ED, MD	D	Mid-term	E
Goal 4: Improve access to workforce training programs and enhance small business development practices					
Action 1:	Provide annual local market update reports to encourage successful entrepreneurship	ED, PG, CD, UV		Short-term, ongoing	B
Action 2:	Open a local "small business" development and workforce training center	PG, ED, CH	O	Mid-term	C
Action 3:	Develop apprenticeship and internship programs between high schools and local employers	BE, ED, CH	I	Mid-term, ongoing	B
Action 4:	Create partnerships between regional colleges and local workforce training center	BE, ED, CH, UV		Long-term, ongoing	B

(Cont'd)

Table 13-1: Subregion 4 Economic Development Strategy Implementation Matrix					
Primary Goals and Supporting Action Items		Implementation Lead		Implementation Timing	Estimated Cost
		Public/NP	Private		
Goal 5: Support the continued revitalization of neighborhood-serving retail and service centers at appropriate locations					
Action 1:	Continue to implement the recommendations made in pre-existing commercial corridor plans	ED, PP, CH, PG	O, I, D	Short-term, ongoing	C
Action 2:	Study the market potential and impacts rezoning the industrial center to accommodate additional retail establishments	ED, PP, CH, PG	O, I, D	Mid-term	C
Action 3:	Addison Road and Martin Luther King Jr Highway: Provide incentive packages to stimulate reinvestment in aging properties	ED, PP, CH, PG	O, I, D	Mid-term	C
Action 4:	Silver Hill Road and Suitland Road: Develop a business improvement district (BID) to attract new investment	ED, PP, CH, PG	O, I, D	Long-term	C
Goal 6: Coordinate with property owners and key stakeholders in transitioning potential reinvestment areas					
Action 1:	Forestville Shopping Center: Provide appropriate physical buffers between the site and nearby residential areas	PP, ED, PG	O, I, D	Short-term	B
Action 2:	Summerfield housing development: Encourage TOD through zoning changes and financial incentives	PP, ED, PG, CD	O, D	Mid-term	D
Action 3:	FedEx Field: Encourage infill development on the parking areas at the site	ED, MD, PP	O, D, CA	Long-term	A

LEGEND

Implementation Leaders

Public/Nonprofit:

PP Maryland-National Capital Park and Planning Commission
ED Prince George's County Economic Development Corporation
HC Prince George's County Housing and Community Development
PG Prince George's County
CH Chambers of Commerce
MD State of Maryland
US Federal Government
BE Local Boards of Education
UV Local Colleges and Universities
CA Community Civic Associations
CD Local Community Development Corporation

Private

D Development Community
F Financial Institutions
I Industry Leaders
O Property Owners
R Realtors/Brokers
C Consultant
B Business Owners

Short-term = completion within the next five years
Mid-term = implemented within five to ten years
Long-term = established after ten years
Ongoing = constant interaction between all parties involved

Cost Estimate

A Under $10,000
B $10,000 to $100,000
C $100,000 to $500,000
D $500,000 to $1,000,000
E Over $1,000,000
TBD To Be Determined

strategies is the need to target the initial projects to specific areas in Subregion 4. This approach creates a catalyst for other development activity in surrounding areas. Catalyst initiatives should be designed to take into consideration opportunities for new infill construction, rehabilitation of vacant structures, community capacity building, and rehabilitation of houses occupied by current homeowners.

After target project areas are selected, careful attention should be given to the structure of public/private funding partnerships. The county's role in the partnership should focus on the implementation and delivery of services.

As part of the housing and neighborhood implementation initiatives, a focused marketing plan should be developed that promotes living in Subregion 4, details and promotes the planned revitalization of its neighborhoods, and introduces financial incentives to encourage home ownership and community building.

Goals

- Increase opportunities for infill single-family detached residential housing development in living areas.
- Use historic and cultural strengths of older Subregion 4 neighborhoods as a tool for development and growth.
- Link the development of growth centers to older residential and retail neighborhoods within close proximity.
- Create a new Subregion 4 nonprofit community development corporation (CDC) to deliver technical assistance to developers and property owners.

The use of a nonprofit housing and development organization will help in the delivery of housing and neighborhood-oriented implementation strategies. It is recommended that a qualified CDC be organized specifically to work in the Subregion 4.

Key Objectives for the Subregion 4 CDC

- Acquisition and renovation of bank-foreclosed, tax-foreclosed, and city-owned properties. Although initial progress can be slow, the CDC could be a key source to redeveloping these properties.
- Preservation of affordable housing, including tax credit projects and expiring Section 8 projects. Successful CDC involvement in acquisition of these projects from for-profit owners is critical to serving the low-income housing market.
- Development of community facilities and programs, including more diversified approaches to neighborhood change, social services, education, workforce, and youth development programs.
- Aggressive CDC entry into commercial revitalization activities, supported by new federal tax credits for economic development projects, and building on recent moves by some CDC industries to support retail strip improvements as a missing component of overall neighborhood revitalization strategies.
- Development and revitalization of vacant buildings. The developing entity (for-profit, nonprofit, or prospective home buyer) would secure a construction line-of-credit or acquisition/rehabilitation loan from a local lender, hire a qualified contractor, and complete construction on the vacant building.
- Rehabilitation of owner-occupied homes.
- Development of housing for both rental and owner-occupied housing.
- Planning and organization to revitalize the subregion. This would include neighborhood planning, community organizing and advocacy, neighborhood cleanup, community safety, or any program requiring active participation of community and residents.
- Increasing home ownership (e.g., down payment assistance, prepurchase counseling, post-purchase counseling, emergency repair, housing rehabilitation, or any program to help support or increase home ownership and neighborhood stabilization).
- Development of commercial properties, including providing business technical assistance, commercial building renovation.
- Development of community infrastructure.

Map 13-1: Location of Housing and Neighborhood Implementation Projects



- Advancement of workforce and youth development, including job readiness training, skills development, youth employment and training, leadership training.
- Development of open space, including community gardens, park improvements, greenway development.

Implementation Projects

Glenarden City Infill

Goal

Assemble and package key vacant land sites, or sites that can be cleared for redevelopment, as catalyst projects to jump-start residential redevelopment near new or proposed retail, mixed-use, or commercial development sites.

Action Item

- The focus of single-family infill housing should be for home ownership as a means of reinforcing traditional residential zoning and land use patterns. The proposed development should consider increasing density through the use of single-family attached townhomes. In an effort to maximize the impact of new single-family infill developments, project sites should be considered in conjunction with the location of housing and development strategies that feature renovation of existing homes. It is important that infill development strategies work in tandem with the renovation of vacant houses and occupied houses in need of repair.

Implementation Strategies

- Utilize building design and architecture that is sensitive to the existing history and character of the community.
- Provide housing counseling that addresses prepurchase and mortgage delinquency, home equity reserve mortgage counseling, and foreclosure mitigation.
- Encourage the development of workforce housing that can be purchased by existing Subregion 4 residents who qualify for affordable mortgage products.
- Identify and recommend financing and development subsidies that encourage nonprofit and for-profit development and leverage the involvement of conventional lenders.
- Encourage the development of mixed-income development that attracts a range of household incomes.
- Utilize housing counseling, affordable housing mortgage products that feature low down-payment requirements, and flexible underwriting, which should be used in conjunction with HUD's community development block grants (CDBG) and HOME Investment Partnerships Program funding.
- Utilize the federal home loan bank's Affordable Housing Program to develop affordable housing for home ownership.

Northern Portion of Summerfield Military Housing Site *(Garrett Morgan Boulevard, Ridgefield Boulevard, and Valley Trail Lane)*

Goal

Determine the best mix of land uses, densities, and design features needed to create a unique sense of place and capitalize on the proximity to FedEx Field, the Morgan Boulevard Metro Station, and the Arena Drive interchange for I-95/495.

Action Items

- Design the land use of a site development concept consistent with sound community development principles, (e.g., mixed-use, mixed-income urban development concepts and design).
- Solicit a private sector developer using a request for proposal (RFP) process that places emphasis on development of mixed-income housing.

Implementation Strategies

- Encourage redevelopment of the northern portion of the Summerfield Military Housing site to be consistent with the long-range development plans presented in the FedEx Field redevelopment scenario in Chapter 12: Urban Design Concept Plans or with the regulating plan designed in accordance with the vision presented in Chapter 6: Centers and Corridors.
- Conduct a detailed site analysis and develop a site plan to construct a mixed-use, mixed-

income community that embraces sound community development principles.

- Prepare a solicitation to find a qualified development partner to plan and develop a mixed-use neighborhood that includes retail and owner-occupied and rental housing.
- Establish development guidelines to ensure the architectural elements of the surrounding community are incorporated into the new project.
- Encourage the for-profit developer to collaborate with an organization that can provide counseling services to support both home buyers and renters.
- Leverage conventional financing with public subsidies to fund development gaps and enable lower-income families to purchase or rent homes developed in this project.
- Utilize low-income housing tax credits for the development of medium-density rental housing.
- Utilize the federal home loan bank's Affordable Housing Program to develop affordable housing to increase home ownership opportunities.

Fairmount Heights Neighborhood Conservation Plan *(Model Neighborhood Conservation District should be selected in partnership with the City of Fairmount Heights' elected officials and community stakeholders)*

Goal

Work with the City of Fairmount Heights to develop a model demonstration project using a neighborhood conservation plan approach designed to preserve and protect the architectural and historical character of the neighborhood.

Action Item

- Address code violations whenever the reoccupancy of a home occurs through a transfer of ownership or a change in renters. The proposed neighborhood conservation district should combine elements of historic preservation and code enforcement.

Implementation Strategies

- Encourage architectural sensitivity and rehabilitation standards as part of the overall approach to both minor and major rehabilitation.
- Provide housing counseling that prepares families and individuals to transition from rental to owner-occupancy.
- Provide financial incentives that encourage owners to reinvest in their property without passing the cost of reinvestment to lower-income tenants.
- Link identification of code violations with financial incentives and technical assistance to encourage reinvestment.
- Design an outreach and marketing component in the overall approach to encouraging rehabilitation to address displacement and gentrification.
- Target marketing of vacant/abandoned homes to moderate- and middle-income home buyers to facilitate mixed-income households moving into Fairmount Heights.
- Utilize conventional mortgage products for acquisition and rehabilitation loans to leverage public financing.
- Utilize conventional mortgage products for the acquisition of vacant houses requiring extensive rehabilitation.
- Utilize grants and deferred payment loans (DPLs) as the funding mechanism for owner-occupied homes requiring minor to moderate rehabilitation.
- Consider the conversion of DPLs into grants as an incentive for investors to sell their houses to their renters or income-restricted purchasers.
- Utilize CDBG and HOME funds as a key component to financing of rehabilitation projects.
- Explore utilizing the National Trust for Historic Preservation's revolving loan program that is designed to support the preservation of historic or potentially historic neighborhoods located in inner-city neighborhoods.

Old Central Avenue Main Street Development *(Old Central Avenue from Suffolk Avenue to Southern Avenue)*

Goal

Work with owners of buildings and businesses to improve façades within a designated area along Old Central Avenue.

Action Item

Remove old façade structures; install new and replacement awnings, canopies, and signs; landscape; and perform other improvements in a manner consistent with the applicable regulations, codes, ordinances, and design criteria. No façade improvement grant may exceed 50 percent of the project cost.

Implementation Strategies

- Provide assistance to help building/business owners determine the most effective changes for the building, ensure façade renovations meet the established designed criteria, and complete their grant applications.
- Encourage the current and future Old Central Avenue business owners to develop an association that would eventually evolve into a businesses improvement district (BID).
- Design the BID to be informal in order to expedite development of its recommendations.
- Provide design assistance to prepare façade improvement plans.
- Secure bid(s) by the building owner/business owner for façade improvements.
- Provide evidence by the building owner/business owner of completed work through final inspection by the applicable building compliance office or by an authorized county inspector.
- Seek technical assistance from the National Trust for Historic Preservation's Main Street Program.

Workforce Home Benefit Initiative *(Program area should be selected in partnership with selected area employers, elected officials, and community stakeholders)*

Goal

Improve the retention and recruitment of employees through Workforce Home Benefit programs.

Action Item

Work with area employers to address the commuting issues of the area employees, especially federal employment center employees working in Living Area E. The structure of the initiative should be designed to have impact on the surrounding neighborhood as employers would be asked to provide down payment, closing cost, or other incentives to employees who purchase homes close to their place of employment.

The program will mainly provide: (1) special loan products with flexible features through local lenders; (2) financial literacy/home buyer education; and (3) new or renovated homes built near work sites.

Implementation Strategies

- Develop brochures and other collateral materials about the program that will be made available through area employers.
- Require all employees who choose to take advantage of the program to also attend home buyer education classes and counseling.
- Focus on developing new housing units or renovating existing structures in the areas around the federal employment centers.
- Focus the outreach, education, and administration on marketing the initiative to federal employees living within a one-mile radius of the federal employment centers.
- Focus on providing new, specialized financing for federal employees and other employees of major employers located within a one-mile radius of the federal employment center to purchase homes.
- Encourage for-sale housing developers to utilize the Workforce Home Benefit Program.

- Utilize housing development zoning and land use regulations, as well as publicly funded development incentives, to encourage qualified developments.
- Work with Freddie Mac or Fannie Mae to identify local lenders who have agreed to participate in their Workforce Home Benefit Programs or employer-assisted programs.
- Work with participating area employers to design incentives (e.g., down payment and closing cost assistance, on-the-job home ownership counseling, etc.) to promote home ownership close to work.

District Heights Home Ownership Initiative *("Model Block" area should be selected in partnership with District Height's public officials, county officials, and community stakeholders)*

Goal

Work with the City of District Heights to implement a home ownership initiative based on designing a model block homeowner rehabilitation program.

Action Item

Leverage a one-block revitalization that demonstrates the impact of a targeted approach to neighborhood revitalization. The model block should have maximum visibility to the general public and demonstrate several housing revitalization approaches, including homeowner rehabilitation and substantial renovation of vacant and deteriorated housing.

Implementation Strategies

- Establish design guidelines to encourage architectural sensitivity and rehabilitation standards as part of the overall approach to both minor and major rehabilitation.
- Require housing counseling that prepares families and individuals to transition from rental to home ownership.
- Link identification of housing code violations with financial incentives and technical assistance to encourage reinvestment.
- Establish an outreach and marketing component to encourage rehabilitation and program participation.
- Provide assistance in preparing plans and construction specifications to ensure compliance to design guidelines.
- Establish guidelines to allow owners to contract directly with qualified contractors as an option.
- Include in the production process the preparation of detailed work write-ups and construction specifications to provide guidance to all rehabilitation work. The use of design standards for all renovations should be required.
- Use conventional mortgage products for acquisition and rehabilitation loans or to refinance existing debt as a second mortgage.
- Work with local lenders who offer an acquisition and rehabilitation mortgage product specifically designed for vacant properties in neighborhoods similar to those in District Heights.
- Target publicly funded housing rehabilitation grants and DPLs to focused program initiatives rather than scattered sites.
- Explore utilizing the National Trust for Historic Preservation's revolving loan program that is designed to support the preservation of historic or potentially historic neighborhoods located in inner-city neighborhoods.

Public Facilities, Environment, and Historic Preservation

Public facilities, the environment, and historic preservation are central to the quality of life of Subregion 4, and each must be supported by careful planning to reinforce and enhance the livability and sustainability of our communities. As this plan is implemented, consideration must be given to the interrelationships between land use and the need for public facilities, the environment and land use, and the role that historic sites and resources have in reinforcing a sense of place and the region's history. By coordinating actions within each of these areas, we can create coherent strategies that implement the broad goals of this plan and maximize the region's potential.

Public facilities must serve the community's needs as they provide essential services, such as education,

public safety, libraries, and water and sewer. These facilities must be adequate to serve the public's needs today and in the future. They also must be accessible and offer levels of service that respond to the changing needs of our communities. This plan seeks to ensure that these facilities are adequate in the future and that existing gaps be filled.

Prince George's County's environmental infrastructure is an interconnected system of public and private lands that contain significant areas of woodlands, wetlands, water supply reservoirs, wildlife habitat, and other areas. This plan seeks to restore the ecological functions of these systems through environmentally sensitive design and the use of technologies and techniques that will mitigate existing problems and prevent future ones.

This plan also seeks to integrate environmental considerations into development and redevelopment projects so that the green infrastructure network is protected, restored, and supported by the region's future development pattern. Addressing environmental issues will require a coordinated, multidisciplinary effort that draws on the resources that county and state agencies can provide.

Subregion 4 features significant historic sites and resources that must be appreciated and valued as important elements of our communities. By restoring, protecting, and providing for the adaptive use of these resources, we will enhance the unique character of the area.

The following matrix details the plan goals related to public facilities, the environment, and historic preservation issues, as well as specific actions related to these goals. The key parties involved in implementing these actions are identified and time frames set. This matrix summarizes and supports the detailed discussion of these plan elements and issues that are included elsewhere in the plan.

Table 13-2: Summary of Housing and Neighborhood Implementation Projects, Financing Sources, and Key Players

Living Area	Catalyst Project	Financing Sources	Key Players
Zone 1-A	Glenarden City Infill Revitalization	County Subsidy Through Federal Programs (e.g., CDBG, HOME), Conventional Financing, Secondary Mortgage Market, Neighborhood Stabilization Program	City of Glenarden, Nonprofit/For-profit Developers, Local Lenders, State of Maryland, M-NCPPC, Department of Housing and Community Development (DHCD)
Zone 1-C	Northern Portion of Summerfield Site	Conventional Lending, County Subsidy Through Federal Programs (e.g., CDBG, HOME), Secondary Mortgage Market, Federal Housing Administration, U. S. Dept. of Defense (DOD), U. S. General Services Administration (GSA)	For-profit/Nonprofit Developers, Local Lenders, Federal Government, DOD, GSA, M-NCPPC, DHCD
Zone 2-B	Fairmount Heights Neighborhood Conservation Plan	Private Lending, City/County Subsidy Through Federal Programs (e.g., CDBG, HOME), Secondary Mortgage Market, National Trust for Historic Preservation	Investor Owners, For-profit/ Nonprofit Developers, Local Lenders, M-NCPPC, DHCD
Zone 2-D	Old Central Avenue Main Street Revitalization	Historic Tax Credits, City/County Subsidy Through Federal Programs (e.g., CDBG, HOME), Conventional Financing, Secondary Mortgage Market, National Trust for Historic Preservation	Current Property Owners, For-profit Developers, Local Government, M-NCPPC, DHCD
Zone 3-E	Workforce Home Benefit Initiative	Local Employers, Local Lenders, New Homebuyers	Federal Government, First-time Home Buyers, M-NCPPC
Zone 3-F	District Heights Homeowner Rehabilitation	Local Government, Existing Homeowners, Neighborhood Associations, Foundations, DHCD	Existing Homeowners, M-NCPPC, Local Contractors, Local Building Suppliers, DHCD

Table 13-3: Subregion 4 Housing and Neighborhood Strategy Implementation Matrix					
Primary Goals And Supporting Action Items		**Implementation Lead**		**Implementation Timing**	**Estimated Cost**
		Public/NP	**Private**		
Goal 1: Increase opportunities for infill single-family, detached residential housing development in the living areas.					
Action 1	Establish building design and architecture guidelines that are sensitive to the existing housing character	HC, PP, CD, CA	D, F,C	Short-term	A
Action 2	Provide pre- and post-purchase housing counseling and foreclosure mitigation through a homeowner assistance center	HC, CA, PP	DC,O, I	Short-term, ongoing	A
Action 3	Assemble property to packaging keys parcels for delivery to for-profit and nonprofit developers	US, HC	D,R, F	Mid-term	C
Action 4	Design financing subsidies that encourage the involvement of conventional lenders	ED, PG, CH	O, I	Mid-term, ongoing	B
Action 5	Increase the diversity of residents within Subregion 4 by promoting mixed-income developments	PG, HC	O, D	Long-term	A
Goal 2: Use historic and cultural strengths of older Subregion 4 neighborhoods as a tool for development and growth.					
Action 1	Designate Neighborhood Conservation Districts to preserve and build on important historic and cultural landmark sites	HC, ED, CD, CH	C,O, I, D	Mid-term	B
Action 2	Use rehabilitation standards when completing both minor and major rehabilitation with neighborhood conservation districts/areas	CH, ED, PG	C,O, I	Mid-term	A
Action 3	Targeted marketing of vacant/abandoned homes to moderate/middle income homebuyers	PG, ED, MD	O, D	Short-term	C
Action 4	Link the identification of code violations with financial incentives and technical assistance to encourage reinvestment	PG, ED, CA		Mid-term	D
Action 5	Create a land bank to purchase vacant homes in foreclosure	CD, ED, US	B, O	Long-term	C
Action 6	Use a rental rehabilitation program to work with small investors by providing financial incentive to reinvest in affordable housing	PG, ED, PP	O, D	Mid-term	D
Goal 3: Link the development of growth centers to older residential and retail neighborhood areas within close proximity.					
Action 1	Provide incentives to developers of growth centers to expand development footprint to include adjacent older neighborhoods	PG, PP	D,O, I	Long-term	A
Action 2	Provide façade improvement funding to encourage reinvestment in older neighborhood retail areas	PG, ED, PP	O, I	Mid-term	A
Action 3	Provide pedestrian linkages between residential neighborhoods and proposed growth center areas	PG, ED, CA	O, I	Mid-term	C

(Cont'd)

Table 13-3: Subregion 4 Housing and Neighborhood Strategy Implementation Matrix					
Primary Goals And Supporting Action Items		Implementation Lead		Implementation Timing	Estimated Cost
		Public/NP	Private		
Action 4	Organize a business improvement district (BID) among existing retail business owners to support marketing and development	PG, ED, MD	D	Mid-term	E
Goal 4: Create a new Subregion 4 nonprofit CDC to deliver technical assistance to developers and property owners.					
Action 1	Function as lead developer of affordable housing to first time homebuyers	ED, PG, CD, UV		Mid-term	B
Action 2	Provide home ownership counseling services for new homes purchased throughout Subregion 4	PG, ED, CH	C, I	Short-term, ongoing	C
Action 3	Act as an intermediary to help translate programs and strategies to families in need of housing related services	PP, BE, ED, CH	C, I	Short-term, ongoing	A
Action 4	Provide capacity building assistance for existing neighborhood organizations and other community leadership	BE, ED, CH, UV	C, D, I	Mid-term, ongoing	A

LEGEND

Implementation Leaders

Public/Nonprofit:

PP Maryland-National Capital Park and Planning Commission
ED Prince George's County Economic Development Corporation
HC Prince George's County Housing and Community Development
PG Prince George's County
CH Chambers of Commerce
MD State of Maryland
US Federal Government
BE Local Boards of Education
UV Local Colleges and Universities
CA Community Civic Associations
CD Local Community Development Corporation

Private

D Development Community
F Financial Institutions
I Industry Leaders
O Property Owners
R Realtors/Brokers
C Consultant

Cost Estimate

A Under $10,000
B $10,000 to $100,000
C $100,000 to $500,000
D $500,000 to $1,000,000
E Over $1,000,000

Short-term = completed within the next five years
Mid-term = implemented within five to ten years
Long-term = established after ten years
Ongoing = constant interaction between all parties involved

Table 13-4: Subregion 4 Green Infrastructure— Environment, Public Facilities, and Historic Preservation Strategy Implementation Matrix

Primary Goals And Supporting Action Items		Implementation Lead		Implementation Timing	Estimated Cost
		Public/NP	Private		
Goal 1: Protect, preserve, and enhance the Green Infrastructure network.					
Action 1	Protect Green Infrastructure environmental corridors by focusing development outside the network. Implement this during the review of land development proposals to ensure the highest level of preservation and restoration possible with limited impacts for essential development elements.	PP	D, O	Ongoing	A
Action 2	Assess the potential to acquire land parcels in designated Green Infrastructure network gap areas, to further protect and expand the network.	PP, CO	O	Mid-Term, Ongoing	E
Action 3	Evaluate land development proposals in the vicinity of Special Conservation Areas (SCA) to ensure that SCAs are not impacted and that Green Infrastructure connections are maintained or restored.	PP, DER	D, O	Ongoing	A
Action 4	Limit impacts on the Green Infrastructure network to those necessary for the reasonable development of properties	PP, DER	D, O	Ongoing	A
Action 5	Provide mitigation of impacts to the regulated areas within the development site, drainage area, subwatershed, or watershed by exhausting the mitigation areas identified in the countywide mitigation database and then seeking other opportunities within the river basin.	PP, DER	D, O	Ongoing	Unk.
Goal 2: Minimize the impacts of development on the Green Infrastructure network and SCAs.					
Action 1	Protect and enhance water quality upstream of the Suitland Bog by requiring the preservation or establishment of 75-foot stream buffers on streams.	PP, DER	O	Ongoing	A
Action 2	Require the retrofitting of existing or installation of new water quality structures to ensure that water quality is maintained or enhanced above the Suitland Bog.	PP, DER	O	Ongoing	Unk.
Goal 3: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.					
Action 1	Prepare a strategic watershed-wide plan for addressing stormwater quality and quantity	PP, DER, CO		Short-Term	C
Action 2	Maintain, enhance and restore woody buffers around streams to preserve and protect water quality	PP, DER, CO	D, O	Ongoing	D
Action 3	Undertake water quality demonstration projects on county property using Environmental Site Design (ESD) and other innovative techniques	PP, DER, CO		Mid-Term, Ongoing	E
Action 4	Use conservation landscape techniques to be evaluated during the development review process	PP, DER	D, O	Ongoing	Unk.
Action 5	Assess potential drainage problem areas and areas within the 100 year flood plain for retrofit projects	PP, DER, CO	O	Mid-Term	B

(Cont'd)

Table 13-4: Subregion 4 Green Infrastructure—Environment, Public Facilities, and Historic Preservation Strategy Implementation Matrix

Primary Goals And Supporting Action Items		Implementation Lead		Implementation Timing	Estimated Cost
		Public/NP	Private		
Goal 4: Improve the base of information needed for the county to undertake and support stream restoration and mitigation projects.					
Action 1	Continue collection of stream mitigation data for the addition to the countywide mitigation database, using stream corridor assessments	DER, PP, CO	C	Ongoing	C
Action 2	During the review of land development proposals, consult the countywide mitigation database and require the restoration of streams as close to the development site as legally possible	DER, PP, CO		Ongoing	B
Action 3	Coordinate data contributions for possible mitigation sites	DER, PP, CO	C	Ongoing	B
Goal 5: Require on-site management of stormwater for development and redevelopment activities through the use of environmentally sensitive techniques.					
Action 1	Require the use of shared environmentally sensitive stormwater management facilities where appropriate	CO, DER, PP	D, O	Short-Term, Ongoing	A
Action 2	Increase stormwater storage in appropriate areas, such as open space and preserved and constructed wetlands	DER, CO	D, O	Short-Term, Ongoing	D
Goal 6: Ensure that adequate buffers are maintained and enhanced and utilize design measures to protect water quality.					
Action 1	Maintain and enhance adequate woody, vegetated buffers around streams to preserve and protect water quality	PP, DER, CO	O	Ongoing	D
Action 2	Identify possible locations for additional bioretention features to serve one or more properties	DER, PP	O	Mid-Term	B
Action 3	Enhance buffers through the Woodland Conservation Ordinance required through the review of land development proposals	PP, DER, CO	D, O	Short-Term, Ongoing	A
Action 4	Require street tree plantings to be incorporated as storm management features	DPW, DER, PP	D, O	Short-Term, Ongoing	A
Goal 7: Reduce air pollution to support public health and wellness on Transit Oriented Development and Transportation Demand Management (TDM) projects and programs.					
Action 1	Assist in the development of a Strategic Climate Action Plan that examines Prince George's County greenhouse gas emission and reduction strategies	CO, PP	I	Short-Term, Ongoing	C
Action 2	Engage in outreach to educate and raise awareness regarding how residents and businesses can address air quality and climate change at the subregion level	CO, PP	I	Short-Term, Ongoing	B
Action 3	Reduce air pollution and energy use by prioritizing TDM projects, transit, and mixed use development	CO, PP, DPW	I, D	Short-Term, Ongoing	A
Action 4	Encourage the use of clean energy sources, such as solar power and wind power	CO, PP	D, F, I	Short-Term, Ongoing	A
Action 5	Design development and redevelopment projects to minimize the need for motor vehicle trips	PP, DPW	D, I	Short-Term, Ongoing	Unk.
Action 6	Provide a continuous network of sidewalks, trails, and bikeways to facilitate pedestrian use and access	DPW, PP	D,O	Short-Term, Ongoing	E

(Cont'd)

Table 13-4: Subregion 4 Green Infrastructure— Environment, Public Facilities, and Historic Preservation Strategy Implementation Matrix					
Primary Goals And Supporting Action Items		**Implementation Lead**		**Implementation Timing**	**Estimated Cost**
		Public/NP	**Private**		
Goal 8: Reduce adverse noise impacts to meet the State of Maryland's noise standards					
Action 1	Evaluate development and redevelopment proposals in areas subject to noise using phase one noise studies and models	PP, CO	D, O	Ongoing	A
Action 2	Provide for the use of noise reduction measures when and where noise issues are identified through the development review process	PP, DPW	O	Ongoing	B
Action 3	Work with the State Highway Administration to ensure that as state roads are upgraded, appropriate noise reduction measures are incorporated into roadway design	MD, DPW, PP	O, C	Ongoing	D
Action 4	Achieve compatible land uses and development in areas subject to noise that exceeds acceptable standards	PP, CO	O	Ongoing	A
Action 5	Provide for adequate setbacks for development exposed to existing and proposed noise generators and roadways of arterial classification or greater	PP, DPW	D, O	Ongoing	A
Action 6	Restrict hours of operation for uses that produce excessive noise	PP, CO	D, I	Ongoing	A
Goal 9: Implement environmentally sensitive building techniques that reduce overall energy consumption					
Action 1	Promote environmentally sensitive building techniques as designated by the U.S. Green Building Council	CO, PP	D, I, O	Ongoing	B
Action 2	Require the use of the latest environmental technologies in buildings and site designs	CO, PP	D, I, O	Short-Term, Ongoing	B
Action 3	Encourage the reuse and redesign of existing buildings when redevelopment occurs to incorporate energy and building material efficiencies	CO, PP	D, I, O, B	Short-Term, Ongoing	A
Action 4	Reduce energy consumption through the use of more effective and energy efficient indoor and outdoor lighting and air movement systems	CO	D, I, O	Ongoing	C
Action 5	Establish incentives for new and existing commercial buildings to achieve a LEED Silver rating or an equivalent rating under a comparable green building performance measure	CO, PP	D, O, I	Short-Term, Ongoing	C
Goal 10: Implement land use policies that encourage infill and support transit-oriented development and walkable neighborhoods					
Action 1	Direct development and infill to existing areas rather than greenfields	PP, CO	D, F, I	Ongoing	A
Goal 11: Increase the county's capacity to support sustainable development					
Action 1	Design and construct all new county buildings and public schools in accordance with LEED Silver rating per the Executive Order	CO, PS, PP	D, C	Ongoing	E

(Cont'd)

Table 13-4: Subregion 4 Green Infrastructure—Environment, Public Facilities, and Historic Preservation Strategy Implementation Matrix

Primary Goals And Supporting Action Items		Implementation Lead		Implementation Timing	Estimated Cost
		Public/NP	Private		
Action 2	Ensure that a sufficient number of development and permit review staff possess LEED accreditation and are able to sign-off on tax credits and certifications to assist developers in meeting performance measures	PP, CO		Short-Term, Ongoing	B
Action 3	Implement the recommendations of the county's Green Building Executive Steering Committee and Energy Efficiency Council	CO, PP	I, F, D	Ongoing	B
Goal 12: Ensure that the Chesapeake Bay Critical Area is protected to the maximum extent possible through the implementation of water quality and other related measures					
Action 1	Continue to enhance the county's Critical Area protection plan in response to initiatives and legislative changes	DER, PP, CO	D, O	Ongoing	C
Action 2	Ensure that proper enforcement of the regulations takes place within the critical area	DER, MD, US	O	Ongoing	A
Goal 13: Preserve, restore, and enhance the existing tree canopy					
Action 1	Require a minimum of ten percent tree canopy coverage on all new development and redevelopment projects	PP, DPW, CO	D, O	Short-Term, Ongoing	A
Action 2	Encourage the preservation of existing specimen trees at the time of development review	PP, DPW, CO	O	Short-Term, Ongoing	B
Action 3	Increase the percentage of urban tree canopy by planting trees and other vegetation in public and private open spaces, along roadways, in median strips, and in residential communities	DPW, PP	O	Short-Term, Ongoing	E
Action 4	Ensure that root space is sufficient for long-term survival	DPW, DER, PP	D, O	Ongoing	A
Action 5	Require a diversity of native stock trees when planting street, landscape, and lawn trees to promote ecosystem health and resiliency against disease and insects	DPW, PP	O	Ongoing	A
Goal 14: Improve the county's capacity to increase the tree canopy by using community- and site-based strategies					
Action 1	Establish new tree canopy guidelines to increase planting, reforestation, and afforestation	DPW, PP, CO	C	Short-Term, Ongoing	B
Action 2	Work with municipalities and large civic associations to develop a tree management program to prioritize, schedule, and budget urban tree planting on public land	DPW, PP, CO, CA	O	Short-Term, Ongoing	B
Action 3	Provide information to the public in support of community-based tree planting programs	DPW, PP, DER		Short-Term, Ongoing	A
Action 4	Encourage the development of community-based tree planting programs and utilize county tree planting incentive programs for local community associations and municipalities	DPW, PP, DER	O	Short-Term, Ongoing	B

(Cont'd)

Table 13-4: Subregion 4 Green Infrastructure—Environment, Public Facilities, and Historic Preservation Strategy Implementation Matrix

Primary Goals And Supporting Action Items		Implementation Lead		Implementation Timing	Estimated Cost
		Public/NP	Private		
Action 5	Increase landscape buffers in common areas and along curbs and sidewalks	DPW, PP, DER	D, O	Short-Term, Ongoing	D
Action 6	Establish a tree stewards program to assist county agencies with planting and maintenance of trees in public areas	PP, DER, DPW, CA	O	Short-Term, Ongoing	A
Goal 15: Establish a standard minimum site size for new construction, rehabilitation, and the adaptive reuse of structures for schools within urban settings					
Action 1	Integrate an urban school model into school planning that would satisfy needs of residents and future enrollment	PS, PP		Short-Term, Ongoing	E
Action 2	Review standards for school facilities and sites to identify building footprints that support education programs in multi-story buildings	PS, PP		Short-Term, Ongoing	B
Action 3	Construct urban schools in areas where schools are needed yet available developable land is limited to achieve a school system that operates at 100 percent of capacity or less at every school	PS, PP		Mid-Term, Ongoing	E
Goal 16: Preserve, retain, and support existing public schools, school facilities, school sites, and properties by the Board of Education					
Action 1	Renovate existing school facilities according to the greatest need, based on the facilities condition assessment	PS, PP	D	Mid-Term, Ongoing	A
Action 2	Implement the Board of Education's plan to consolidate, convert, and reprogram designated schools to relieve overcrowding in schools as well as expand enrichment and specialty programs	PS, PP		Short-Term	unknown
Action 3	Review existing school land availability to determine if future schools can be co-located to take advantage of large underutilized parcels	PS, PP		Short-Term	B
Action 4	Replace the existing Fairmount Heights High School with a new school designed to expand to accommodate future growth	PS, PP		Mid-Term	E
Goal 17: Provide safe connections to schools within Subregion 4					
Action 1	Provide continuous sidewalks particularly around schools and public spaces	PP, PS, PK, DPW, SHA, CD	D, O	Short-Term, Ongoing	E
Action 2	Improve pedestrian street crossing to ensure visibility particularly around schools and public spaces	PS, PP, DPW, SHA		Short-Term, Ongoing	B
Action 3	Create attractive, active, pedestrian oriented streetscapes near schools that provide safe pathways and enhanced connectivity for pedestrians and bicyclists	PP, PS, PK, DPW, SHA, CD	D, O	Mid-Term	E
Action 4	Design streetscapes with buffers between sidewalks and heavily trafficked roads	PP, PS, PK, DPW, SHA, CD	D, O	Mid-Term	E

(Cont'd)

Table 13-4: Subregion 4 Green Infrastructure—Environment, Public Facilities, and Historic Preservation Strategy Implementation Matrix

Primary Goals And Supporting Action Items		Implementation Lead		Implementation Timing	Estimated Cost
		Public/NP	Private		
Goal 18: Improve existing library facilities and services to meet the needs of community residents					
Action 1	Continue to improve upon and meet increasing demand for computer and internet technology	LB, PP		Short-Term, Ongoing	A
Goal 19: Locate libraries in close proximity to residential areas					
Action 1	Monitor the need to build an additional library facility in Subregion 4 to support future changes in population, particularly if a library is not built in Landover	LB, PP, CO		Ongoing	A
Action 2	Consider creating library service centers within existing community centers in underserved areas	LB, PP, CO		Short-Term, Ongoing	C
Goal 20: Develop strategies to increase patronage at underutilized libraries					
Action 1	Develop new programs and services to meet the needs of area residents	LB, PP, CO		Short-Term, Ongoing	C
Action 2	Increase marketing and publicity of library offerings events and offerings to the communities they serve	LB, PP, CO		Short-Term, Ongoing	B
Action 3	Create partnerships with local organizations and institutions to offer programs and increase awareness of library offerings	LB, PP, CO		Short-Term, Ongoing	A
Goal 21: Develop and maintain facilities that allow public safety personnel to respond to needs as quickly and efficiently as possible					
Action 1	Relocate the Maryland-National Capital Park Police Headquarters from Riverdale to Walker Mill Regional Park	PD, PP		Short-Term	E
Action 2	Locate an additional police station in or near Capitol Heights to reduce response time and crime	PD, PP		Mid-Term	E
Action 3	Relocate the Office of Public Safety Communications to Bowie	PD, PP		Mid-Term	E
Goal 22: Reduce citizen fear of susceptibility to crime and address public safety issues in neighborhoods					
Action 1	Create crime prevention programs that get the entire communities involved and raise awareness of these programs in neighborhoods	PD, PP, CA, CD	O	Short-Term, Ongoing	B
Action 2	Support volunteer efforts such as neighborhood watch and clean-up/fix up days	PD, PP, CA, CD		Ongoing	B
Action 3	Incorporate Crime Prevention Through Environmental Design (CPTED) measures in all new development and redevelopment to foster eyes on the street	PD, PP, CA, CD	D, O	Short-Term, Ongoing	A
Action 4	Construct sidewalks, bicycle lanes, traffic calming devices, and street lights where appropriate	DPW, SHA, PP, CD	D, O	Mid-Term	E
Goal 23: Create new parks and improve upon existing neighborhood and community parks					
Action 1	Evaluate the creation of urban squares, civic greens, and plazas into portions of Subregion 4 outside of centers to provide more open space	PP, PK	D, O	Short-Term, Ongoing	B

(Cont'd)

Table 13-4: Subregion 4 Green Infrastructure—Environment, Public Facilities, and Historic Preservation Strategy Implementation Matrix

Primary Goals And Supporting Action Items		Implementation Lead		Implementation Timing	Estimated Cost
		Public/NP	Private		
Action 2	Evaluate the acquisition of parcels next to adjacent parks to improve connectivity	PP, PK, CO	O	Short-Term, Ongoing	E
Action 3	Integrate underutilized open space on school properties into the parks network where appropriate	PP, PK, PS		Mid-Term	E
Action 4	Review environmental regulations that limit and add substantial cost to developing park facilities	PP, PK	I, F	Short-Term, Ongoing	A
Action 5	Protect the Ridgeley School's setting by securing the property fronting MD 214 and maintain it as a buffer between the school and the roadway	PP, PK		Short-Term	C
Goal 24: Provide parks and recreational activities that meet the changing needs and interests of the community					
Action 1	Renovate and upgrade older parks to accommodate changing recreational demands in established neighborhoods	PP, PK		Short-Term	C
Action 2	Work with developers to create the most appropriate type of park / open space as Subregion 4 is developed	PP, PK	D, O, I	Short-Term, Ongoing	Unknown
Action 3	Revise the site plan review process to include specific direction for the open space/recreation requirement based on project	PP, PK, DER		Short-Term	A
Action 4	Create partnerships with private entities, where possible, to develop recreational amenities	PP, PK	D, O, I	Short-Term, Ongoing	Unknown
Goal 25: Provide community and recreation centers that are accessible, adequate in size and affordable to the residents they serve					
Action 1	Create programs and provide facility planning for the region's youth	PK, CO		Short-Term, Ongoing	C
Action 2	Evaluate the need for a community center in the vicinity of District Heights	PK, CO		Short-Term	A
Action 3	Undertake the acquisition and adaptive reuse of existing public facilities for recreational purposes as a means of redevelopment or economic revitalization of an emerging area	PK, CO		Mid-Term	Unknown
Goal 26: Utilize existing natural features and the Green Infrastructure network as opportunities to increase parkland and open space					
Action 1	Continue to develop stream valleys as a resource where trail connections can be built to create walkable access to parks	DER, PP, PK		Ongoing	D
Action 2	Review potential location for parks in relation to the Green Infrastructure Plan	PP, DER, PK		Short-Term, Ongoing	A
Action 3	Maintain undeveloped parks as open space or wooded buffers, especially in cases where they are too small for active use or contain natural features such as wetlands or steep slopes that make them undesirable for park development	PK, PP		Ongoing	A

(Cont'd)

Table 13-4: Subregion 4 Green Infrastructure—Environment, Public Facilities, and Historic Preservation Strategy Implementation Matrix

Primary Goals And Supporting Action Items		Implementation Lead		Implementation Timing	Estimated Cost
		Public/NP	Private		
Goal 27: Ensure that environmental regulations support the expansion and function of parkland					
Action 1	Review environmental regulations that limit and add substantial cost to developing park facilities	PP, DER		Short-Term	A
Action 2	Review the requirements for community-wide stormwater management facilities and avoid locating these on parkland	PP, DER		Short-Term, Ongoing	A
Goal 28: Implement measures to reduce solid waste and prolong the life of the existing landfill					
Action 1	Support the development and utilization of solid waste recycling and energy recovery systems	DER, PP		Short-Term, Ongoing	E
Action 2	Develop an educational program to inform the public of the importance of recycling and composting	DER, PP		Short-Term, Ongoing	C
Goal 29: Operate treatment facilities to meet or exceed state effluent standards					
Action 1	Promote countywide water conservation to minimize water and sewer service demands	DER, CO, PP, CA	D, O, I	Short-Term, Ongoing	B
Goal 30: Limit the increase of impervious surfaces without unduly limiting development in accordance with the 2002 General Plan					
Action 1	Complete and implement the recommendation of the countywide water resources functional plan	PP, DER, CO	D, O, I	Short-Term, Ongoing	Unknown
Goal 31: Evaluate resources and survey areas for consideration as historic sites, historic districts, or as architectural conservation districts					
Action 1	Support historic resource and historic community documentation and designation as part of the update to the Prince George's County Historic Sites and Districts Plan	PP, CO	O	Ongoing	A
Action 2	Identify and evaluate all historic resources, documented properties and community survey areas that meet the criteria of the historic preservation ordinance	PP, CO	O	Ongoing	C
Action 3	Evaluate architectural conservation district techniques for potential use in communities that are not eligible for historic district designation	PP, CO	O	Short-Term, Ongoing	B
Action 4	Protect existing and potential historic resources and historic sites from incompatible development	PP, CO	O	Ongoing	Unknown
Action 5	Consider whether portions of these communities merit designation as local historic districts or as local architectural districts or merit listing on the National Register of Historic Places based on recently completed surveys of Fairmount Heights, Seat Pleasant, Glenarden, Bradbury Heights, Boulevard Heights, and District Heights	PP, CO	O	Mid-Term	B
Action 6	Consider listing District Heights apartments on the National Register of Historic Places	PP, CO	O	Short-Term	A

(Cont'd)

Table 13-4: Subregion 4 Green Infrastructure— Environment, Public Facilities, and Historic Preservation Strategy Implementation Matrix					
Primary Goals And Supporting Action Items		**Implementation Lead**		**Implementation Timing**	**Estimated Cost**
		Public/NP	**Private**		
Goal 32: Explore the partnerships and leveraging of resources to maximize the potential of underutilized historic properties					
Action 1	Promote county, state and federal preservation tax incentives for historic sites and National Register properties by distributing information about these programs to owners of these historic properties	PP, CO	O	Short-Term, Ongoing	A
Action 2	Encourage historic property owners to pursue financial support through such mechanisms as the Prince George's County Historic Property Grant Program	PP, CO	O	Short-Term, Ongoing	A
Action 3	Develop a policy to acknowledge shared heritage themes, perhaps through signage and websites in those communities where recognition is desired but historic designations are either unwarranted or not desired by residents			Mid-Term	A
Action 4	Develop a policy to designate conservation areas in communities where historic designations are either unwarranted or not desired by residents	PP, CO	O	Mid-Term	A
Action 5	Protect the Ridgeley School's setting by securing the property fronting MD 214 and maintain it as a buffer between the historic and the roadway	PP, DPW, PP		Short-Term	E
Goal 33: Educate property owners about the history of their community and about appropriate maintenance, conservation, and rehabilitation of their properties to promote the protection of historic sites and resources and the importance of these resources to the community					
Action 1	Educate property owners, realtors and others about available tax credits and grant programs for the rehabilitation and maintenance of historic properties	PP, CO	O, R	Short-Term, Ongoing	B
Action 2	Participate and tie into regional, state, and national programs related to cultural heritage and historic preservation programs	PP, CO	I	Short-Term, Ongoing	A
Action 3	Educate the community on the historic designation process to ensure design review and community input before proposals for alteration or new construction are approved	PP, CO	O, D, R	Short-Term, Ongoing	B
Goal 34: Implement planning recommendations that improve the visibility and access to historic sites and resources					
Action 1	Develop pedestrian and other physical linkages among historic sites to enhance their accessibility and visitation and to promote public awareness about them	PP, DPW	C	Mid-Term	E
Action 2	Incorporate the region's historic, cultural, and recreational assets into land use planning and the local resource-based economy to support a sustainable way of life	PP, CO		Long-Term	A

(Cont'd)

Table 13-4: Subregion 4 Green Infrastructure— Environment, Public Facilities, and Historic Preservation Strategy Implementation Matrix					
Primary Goals And Supporting Action Items		**Implementation Lead**		**Implementation Timing**	**Estimated Cost**
		Public/NP	**Private**		
Action 3	Promote economic development through incorporating historic resources as a heritage tourism opportunity	PP, CO		Mid-Term, Ongoing	B
Goal 35: Assure that the regulatory framework is adequate to protect historic sites and resources					
Action 1	Amend the zoning ordinance to require an archeological survey as an early stage of the development process	PP, CO		Short-Term	A
Action 2	Amend the zoning ordinance to protect viewsheds surrounding historic sites	PP, CO		Short-Term	A
Action 3	Establish density credits or tax credits for retention of open space and viewsheds around historic sites	PP, CO	O	Mid-Term	C
Action 4	Freeze increases in tax assessments following historic restorations	PP, CO		Mid-Term	A

LEGEND

Implementation Leaders

Public/Nonprofit:

PP Maryland-National Capital Park and Planning Commission
ED Prince George's County Economic Development Corporation
HC Prince George's County Housing and Community Development
CO Prince George's County
DER Prince George's County Department of Environmental Resources
PK Prince George's County Department of Parks and Recreation
CH Chambers of Commerce
DPW Prince George's County Department of Public Works and Transportation
PS Prince George's County Public Schools
LB Prince George's County Memorial Library System
PD Prince George's County Police Department
CH Chambers of Commerce
MD State of Maryland
US Federal Government
UV Local Colleges and Universities
CA Community Civic Associations
CD Local Community Development Corporation

Cost Estimate:

A Under $10,000
B $10,000 to $100,000
C $100,000 to $500,000
D $500,000 to $1,000,000
E Over $1,000,000
Unk. Unknown

Private:

D Development Community
F Financial Institutions
I Industry Leaders
O Property Owners
R Realtors/Brokers
C Consultant

Short-term = completed within the next five years
Mid-term = implemented within five to ten years
Long-term = established after ten years
Ongoing = constant interaction between all parties involved

Land Use and Urban Design

Land use and urban design are key components to maintaining a balanced quality of life for the residents, businesses, and employment base of the subregion. They are interrelated in that land use guides the private or public development of parcels and urban design shapes the look of those developments, as well as the public realm environments that provide the framework for development. Given their strong roles in shaping living environments, future land use and urban design must be reflective of what the business and residential communities would like to see the subregion offer and look like as the area continues to develop and mature.

Outlined below are a series of six priority land use and urban design goals with supporting action items identified for follow-up implementation to achieve the future land use and image within Subregion 4. As these items are gradually and strategically implemented, the subregion will continue to gain recognition as one of the leading areas in Prince George's County and the Washington metropolitan area to live, work, and play.

Goal 1

To determine the appropriate development pattern and zoning designation that best addresses each opportunity site identified in the Subregion 4 planning process.

Overall Approach

In an effort to encourage the creation of a sense of place, to promote economic development, and to take advantage of the subregion's living area's vacant or underutilized sites, a series of conceptual development plans were created. For the concept plans to be realized, it is necessary to deliberate further. Specifically, a detailed study entailing a market assessment, urban design plans, recommended development standards, and a transportation plan need to be conducted for each of the nine sites listed below.

Although the development of the plans will be built upon the Subregion 4 Master Plan goals, policies, and strategies and adhere to the basic design principles presented in this document, it will also provide more detailed plans, program elements, and implementation action steps pertinent to the specific market conditions at the time that the study will be conducted.

Action Items

- Preparation of a detailed Martin Luther King Jr Highway/Glenarden City revitalization study and supporting residential and commercial corridor guidelines (short-term).
- Preparation of a detailed FedEx Field parking area redevelopment initiative study and resulting mixed-use residential Development District Overlay Zone (DDOZ) (mid-term).
- Preparation of a detailed Central Avenue between Brightseat Road and Norair Avenue redevelopment study (mid-term).
- Preparation of a detailed Sheriff Road and Eastern Avenue redevelopment study (mid-term).
- Preparation of a detailed Marblewood industrial area redevelopment study guidelines and/or a mixed-use DDOZ (long-term).
- Preparation of a detailed Sheriff Road and Martin Luther King Jr Highway redevelopment study (mid-term).
- Preparation of a detailed Martin Luther King Jr Highway/Seat Pleasant "main street" revitalization study and resulting mixed-use residential DDOZ (mid-term).
- Preparation of a detailed Donnell Drive mixed-use plan with supporting mixed-use regulating plan and illustrative urban design plan for the area (mid-term).
- Preparation of a detailed Forestville/Ritchie Road Business Park development study and supporting guidelines for the area (short-term).

Partners

M-NCPPC, EDC, Prince George's County agencies, DPW&T, the State of Maryland, community associations, property owners, the development community, and selected consultant team members.

Goal 2

To determine the appropriate development pattern and zoning designation that best addresses the

corridor nodes identified in the Subregion 4 plan outside of the centers and opportunity sites.

Overall Approach

The Subregion 4 Master Plan and land use plan identified a series of designated mixed-use residential or mixed-use commercial corridor development nodes that are lacking detailed plans and guidelines to direct the quality of proposed mixed-use land use. Each of the areas identified below should have the proper mixed-use zoning tool put in place with a supporting DDOZ and guidelines to control future development of these key corridor sites. Outlined below are the specific locations and actions needed to fulfill this aspect of the Subregion 4 proposed land use plan.

Action Items

- Prepare a detailed mixed-use commercial DDOZ for the designated mixed-use commercial land use areas on Central Avenue northwest of Hill Road and southeast of Garrett Morgan Boulevard (short-term).
- Prepare a detailed mixed-use residential DDOZ for the designated areas on Suitland Road to the west of Silver Hill Road and the Suitland Metro center (short-term).

Partners

M-NCPPC, Prince George's County agencies, community associations, property owners, the development community, and selected consultant team members.

Goal 3

To work with the local municipalities to further define a detailed urban design vision and a more detailed municipal action plan for each of these urbanizing communities.

Overall Approach

Each of the six municipalities within Subregion 4 participated in the development of the overall land use plan in both the centers and the living areas; the resulting plan is limited in the visioning detail and municipal level actions that may be necessary. The Subregion 4 plan provides a good overall land use and urban design plan with supporting conceptual regulating plans in four municipalities—Cheverly, Capitol Heights, Glenarden, and Seat Pleasant. In addition, some municipalities indicated a need and desire to conduct more detailed follow-up visioning and action plans for their specific municipal boundaries. Outlined below are the municipalities and actions that are necessary to better align and guide municipal and county development efforts and standards.

Action Items

- Partner with the City of Seat Pleasant and the City of Glenarden to prepare a detailed Martin Luther King Jr Highway Corridor Sector Plan and SMA that will incorporate the results of the second bullet under Action Items for Goal 1 listed on page 364 (short-term).
- Partner with the Town of Capitol Heights Council and staff to establish a detailed vision plan and municipal action plan for the Capitol Heights community (short-term).
- Partner with the District of Columbia to establish a joint detailed vision and revitalization plan for the Eastern Avenue and Southern Avenue corridors to reaffirm compatible land uses, development character, corridor site development standards, and public realm guidelines that reinforce the common vision (short-term and ongoing).
- Partner with the City of District Heights to establish a detailed vision plan and municipal action plan for the District Heights community (mid-term).
- Partner with the Town of District Heights Council and staff to establish a detailed vision plan and municipal action plan for the District Heights community (mid-term).
- Partner with the City of Fairmount Heights to prepare a detailed Sheriff Road/Fairmount Heights vision plan and municipal action plan for the Fairmount Heights community (long-term).
- Partner with the City of Glenarden to establish a detailed vision plan and municipal action plan for the Glenarden community (long-term).
- Partner with the City of Fairmount Heights to prepare a detailed Sheriff Road/Fairmount Heights vision plan and municipal action plan

for the Fairmount Heights community (mid-term).

Partners

M-NCPPC, Prince George's County agencies, applicable local municipalities, DPW&T, community associations, property owners, the development community, and selected consultant team members.

Goal 4

To improve the environmental quality, character, and marketable attractions of the subregion's industrial/employment areas to draw higher quality employment development and users to the subregion.

Overall Approach

As cited in the economic implementation section, a review of current industrial park conditions revealed a need for two key actions to be implemented for Subregion 4 to increase its industrial/business park image in the Washington metropolitan area. These actions include, but may not be limited to:

Action Items

- Develop prescriptive industrial/business park development standards and public realm guidelines for the existing and newly designated industrial land use areas prior to their continued development or redevelopment (short-term).
- Prepare and implement roadway and streetscape corridor enhancements for the industrial roadways serving as the entry ways to the Cheverly, Landover, and New Carrollton Metro Stations (short-term and ongoing).

Partners

M-NCPPC, EDC, Prince George's County agencies, DPW&T, and selected consultant team members.

Goal 5

To improve the environmental quality, character, and marketable attraction of the subregion's living areas to draw consistently higher-quality commercial, mixed-use, and residential development and users to the subregion.

Overall Approach

Under the proposed plan for Subregion 4, a number of the special areas identified for redevelopment or development will be controlled by either a regulating plan with supporting form-based code principles or a follow-on DDOZ with supporting site standards and design guidelines. The same can be said for the industrialized sites when industrial standards and guidelines are also developed as a follow-on implementation item.

Unfortunately, this still leaves a large portion of the living areas unprotected from development that may not be compatible with the neighborhoods in which they lie but would otherwise meet all the required land use and zoning criteria. The solution is to expand the general development guidelines presented in this document into prescriptive measures to cover the unique qualities in each of the subregion's six living areas.

Action Item

- Develop a prescriptive set of "living area development standards and public realm guidelines" for the existing and newly designated commercial, mixed-use, and residential land use areas in Subregion 4 and its municipalities, prior to their continued development or redevelopment (short-term).

Partners

M-NCPPC, EDC, Prince George's County agencies, DPW&T, the State of Maryland, and selected consultant team members.

Goal 6

Improve the overall quality and character of the public realm spaces in Subregion 4 including streets, parks, open spaces, recreation facilities, and civic buildings.

Overall Approach

Although Subregion 4 is designated as an identifiable planning area in Prince George's County, it is not recognized this way by the local community. It comprises a wide variety of mature neighborhoods and urbanizing commercial/industrial areas, each with its own identity. Many display signs of deferred maintenance and are in

need of public realm improvements to be more successful.

Throughout the master planning process, the overall quality and image of the subregion's public spaces were raised as key concerns, and improvement of these areas could benefit all residents, businesses, and workers in the subregion. Public spaces can best be improved through planned enhancements in roadways, streetscapeS, gateway treatments, parks, plazas and open spaces, and themed lighting throughout the subregion. Through the efforts listed below, Subregion 4 can establish a consistent quality of environment and a reinforced image as the "Heart of Prince George's County."

Action Items

- Develop typical roadway standards and a hierarchy of approved streetscape treatments for the Subregion 4 roadway network (short-term).
- Develop entry treatments for key gateway intersections along the Eastern Avenue and Southern Avenue corridors (short-term and ongoing).
- Develop a hierarchy of entry treatments for key gateway intersections and interchanges along the MD 50 and Capital Beltway corridors that would complement the character and quality of the environment along Suitland Parkway (short-term).
- Develop urban park and open space standards and guidelines to be applied to new public and private park spaces suggested in the centers, corridor nodes, and infill urban neighborhoods (short-term).
- Develop an overall community lighting initiative and lighting standards intended to convert existing lighting and proposed new lighting to comply with current "dark skies" lighting standards. Increase optimal lighting in public realm spaces that are currently underlit and perceived to have safety issues (short-term and ongoing).

Partners

M-NCPPC, EDC, Prince George's County agencies, DPW&T, the State of Maryland, and selected consultant team members.

Each of the land use and community design goals, actions steps, and key parties involved in implementing these actions are summarized in the matrix below with suggested time frames and budget ranges estimated for implementation. This matrix supports the detailed discussion of the land use and community design goals, policies, and strategies discussed in previous sections of this plan document.

Table 13-5: Subregion 4 Land Use and Urban Design Strategy Implementation Matrix					
Primary Goals And Supporting Action Items		**Implementation Lead**		**Implementation Timing**	**Estimated Cost**
		Public/NP	**Private**		
Goal 1: To determine the appropriate development pattern and zoning designation that best addresses each opportunity site identified in the Subregion 4 planning process					
Action 1	Preparation of a detailed Martin Luther King Jr Highway/Glenarden City revitalization study and supporting residential and commercial corridor guidelines	PP, LM	O, C, CA	Short-term	A
Action 2	Preparation of a detailed FedEx Field Parking Area Redevelopment Initiative Study and resulting Mixed-use Residential Development District Overlay Zone	PP, PG, DPW&T, MD	O, C, D, CA	Mid-term	C
Action 3	Preparation of a detailed redevelopment study for Central Avenue between Brightseat Road and Norair Avenue	PP, PG, DPW&T, MD	O, C, D, CA	Mid-term	B
Action 4	Preparation of detailed redevelopment study for Sheriff Road and Eastern Avenue	PP, PG, DPW&T, MD	O, C, D, CA	Mid-term	B
Action 5	Preparation of a detailed Marblewood Industrial Area redevelopment guidelines or a mixed-use DDOZ	PP, PG, DPW&T, MD	O, C, D, CA	Long-term	B
Action 6	Preparation of a detailed redevelopment study for Sheriff Road and Martin Luther King Jr Highway	PP, PG, DPW&T, MD	O, C, D, CA	Mid-term	B
Action 7	Preparation of a detailed Martin Luther King Jr Highway/Seat Pleasant "main street" revitalization study and resulting mixed-use residential DDOZ	PP, LM	O, C, D, CA	Mid-term	A
Action 8	Preparation of a detailed Donnell Drive mixed-use plan with supporting mixed-use regulating plan and illustrative urban design plan for the area	PP, PG, DPW&T	O,C	Mid-term	C
Action 9	Preparation of a detailed Forestville/Ritchie Road Business Park development study and supporting guidelines for the area	PP, PG, ED, DPW&T	O,C	Short-term	A
Goal 2: To determine the appropriate development pattern and zoning designation that best addresses the corridor nodes identified in the Subregion 4 plan outside of the centers and identified opportunity site plans					
Action 1	Prepare a detailed mixed-use commercial DDOZ for the designated mixed-use commercial land use areas on Central Avenue northwest of Hill Road and southeast of Garrett Morgan Boulevard	PP	O, C, D, CA	Short-term	B
Action 2	Prepare a detailed mixed-use residential DDOZ for the designated areas on Suitland Road to the west of Silver Hill Road and the Suitland Metro center	PP	O, C, D, CA	Short-term	A

(Cont'd)

Table 13-5: Subregion 4 Land Use and Urban Design Strategy Implementation Matrix					
Primary Goals And Supporting Action Items		Implementation Lead		Implementation Timing	Estimated Cost
		Public/NP	Private		
Goal 3: To work with the local municipalities to further define a detailed urban design vision and more detailed municipal action plan for each of these urbanizing communities					
Action 1	Partner with the City of Seat Pleasant and City of Glenarden to prepare a detailed Martin Luther King Jr Highway Corridor Sector Plan and SMA	PP, LM	O, C, D, CA	Short-term	B
Action 2	Partner with the Town of Capitol Heights's Council and staff to establish a detailed vision and municipal action plan for the Capitol Heights community	PP, LM	O, C, D, CA	Short-term	A
Action 3	Partner with the District of Columbia to establish a joint detailed vision and revitalization plan for the Eastern Avenue and Southern Avenue corridors to reaffirm compatible land uses, development character, corridor site development standards, and public realm guidelines that reinforce the common vision	PP, PG, DC	O, C, D, CA	Short-term, ongoing	B
Action 4	Partner with the City of District Heights to establish a detailed vision plan and municipal action plan for the District Heights community	PP, LM	O, C, D, CA	Mid-term	A
Action 5	Partner with the Town of District Heights' Council and staff to establish a detailed vision plan and municipal action plan for the District Heights community	PP, PG, LM		Mid-term	B
Action 6	Partner with the City of Fairmount Heights to prepare a detailed Sheriff Road/Fairmount Heights vision plan and municipal action plan for the Fairmount Heights community	PP, LM	O, C, D, CA	Long-term	A
Action 7	Partner with the City of Glenarden to establish a detailed vision plan and municipal action plan for the Glenarden community	PP, LM	O, C, D, CA	Long-term	A
Action 8	Partner with the City of Seat Pleasant to establish a detailed vision plan and municipal action plan for the Seat Pleasant community	PP, LM	O, C, D, CA	Mid-term	A
Goal 4: To improve the environmental quality, character, and marketable attraction of the subregion's industrial/employment areas to draw higher quality employment development and users to the subregion					
Action 1	Develop prescriptive industrial/business park development standards and public realm guidelines for the existing and newly designated industrial land use areas prior to their continued development or redevelopment	PP, PG, ED, DPW&T	C	Short-term	A

(Cont'd)

Table 13-5: Subregion 4 Land Use and Urban Design Strategy Implementation Matrix					
Primary Goals And Supporting Action Items		Implementation Lead		Implementation Timing	Estimated Cost
		Public/NP	Private		
Action 2	Prepare and implement roadway and streetscape corridor enhancements for the industrial roadways serving as the entry ways to the Cheverly, Landover, and New Carrollton Metro Stations	PP, PG, ED, DPW&T	C	Short-term, ongoing	E
Goal 5: To improve the environmental quality, character, and marketable attraction of the subregion's living areas to draw consistently higher-quality commercial, mixed-use, and residential development and users to the subregion					
Action 1	Develop a prescriptive set of "living area development standards and public realm guidelines" for the existing and newly designated commercial, mixed-use, and residential land use areas in Subregion 4 and its municipalities, prior to their continued development or redevelopment	PP	C	Short-term	A
Goal 6: Improve the overall quality and character of the public realm spaces in Subregion 4 including streets, parks, open spaces, recreation facilities, and civic buildings					
Action 1	Develop typical roadway standards and a hierarchy of approved streetscape treatments for the Subregion 4 roadway network	PP, PG, MD, DPW&T	C	Short-term	B
Action 2	Develop entry treatments for key gateway intersections along the Eastern Avenue and Southern Avenue corridors	PP, PG	C	Short-term, ongoing	A
Action 3	Develop hierarchy of entry treatments for key gateway intersections and interchanges along the MD 50 and Capitol Beltway corridors that would complement the character and quality of the environment along Suitland Parkway	PP, PG, DPW&T	C	Short-term	A
Action 4	Develop urban park and open space standards and guidelines to be applied to new public and private park spaces suggested in the centers, corridor nodes, and infill urban neighborhoods	PP, PG	C	Short-term	B
Action 5	Develop an overall community lighting initiative and lighting standards intended to convert existing lighting and proposed new lighting to comply with current "dark skies" lighting standards. Increase optimal lighting in public realm spaces that are currently under lit and perceived to have safety issues	PP, PG	C	Short-term, ongoing	E

LEGEND

Implementation Leaders

Public/Nonprofit:

PP	Maryland-National Capital Park and Planning Commission
PG	Prince George's County
ED	Prince George's County Economic Development Corporation
HC	Prince George's County Housing and Community Development
DPW&T	Prince George's County Department of Public Works and Transportation
CH	Chambers of Commerce
MD	State of Maryland
US	Federal Government
LM	Local Municipality
BE	Local Boards of Education
UV	Local Colleges and Universities
DC	District of Columbia
CA	Community Civic Associations
CD	Local Community Development Corporation

Cost Estimate:

A	Under $10,000
B	$10,000 to $100,000
C	$100,000 to $500,000
D	$500,000 to $1,000,000
E	Over $1,000,000
Unk.	Unknown

Private:

D	Development Community
F	Financial Institutions
I	Industry Leaders
O	Property Owners
R	Realtors/Brokers
C	Consultant

Short-term = completed within the next five years
Mid-term = implemented within five to ten years
Long-term = established after ten years
Ongoing = constant interaction between all parties involved

Growth Centers

Implementation Strategies

Facilitating transit-supportive development and redevelopment in Subregion 4 growth centers area will require a coordinated plan of action to ensure that the transit areas reach their highest potential while existing small businesses and residents are given strong opportunities to thrive. The following set of tools can be used in developing and enhancing mixed-use, compact, walkable communities within growth centers.

Implementation Work Group

An important first step in the implementation of incentives to facilitate redevelopment is the creation of an implementation work group composed of public and private stakeholders. The work group will be charged with exploring each strategy and ensuring the strategies are implemented. The work group should include representatives of the following groups:

- Prince George's County Planning Department of M-NCPPC, DPW&T, Redevelopment Authority of Prince George's County (RA), EDC, and property and business owners.

With this broad representation of stakeholders and regular monthly meetings, each center will be well-positioned to attract redevelopment facilitated through incentives.

Capital Improvements

Public entities working alone or in partnership with developers may undertake infrastructure improvement projects, such as parking facilities, parks, streetscapes, pedestrian and bicycle enhancements, road reconstruction and extension, park beautification, and signage. In the course of the charrettes and workshops conducted for this plan, traffic and pedestrian issues were commonly cited as impediments to coherent transit-oriented development (TOD). The purpose of capital improvement projects is to set the stage for and encourage transit-supportive development. These activities can also provide early marketing of the station area's identity to prospective residents, employees, and visitors.

A Capital Improvement Program (CIP) should be developed for each Subregion 4 growth center that addresses infrastructure improvements, such as traffic calming and pedestrian linkages, that will enhance each transit area's viability for TOD. The CIP provides for effective allocation of capital resources and includes both continuation of some multiyear projects funded in prior fiscal years and provision for new projects designed to meet both current and anticipated capital needs.

Land Use Policies

Regulations play an important role in determining what uses will be allowed within growth centers. Land use and code change recommendations should be carefully reviewed and considered to ensure that they enhance and encourage desirable transit-supportive development for each growth center. Zoning within the TOD areas should allow for increased densities and reductions in required parking, enable mixed-use development, and discourage uses that would not be transit supportive. Zoning may also be linked to design guidelines for the station area or may provide for a form-based code system or a hybrid code rather than traditional zoning.

Marketing

Increasing visitation to and demand for space in growth centers through marketing efforts is a key aspect to implementing redevelopment and revitalization and to enhancing the odds that businesses will be able to thrive. Efforts to encourage visitation to any given area can help improve retail sales, which in turn would help businesses adjust to higher future rents that may be associated with redevelopment. Increased rents would boost the future income stream needed to justify the cost of redevelopment. Additionally, jurisdictional efforts to attract new businesses (both office and retail based) would help to increase demand for expanded space in the future.

Creating a marketing work group is a key first step in developing marketing strategies to enhance demand. The work group will be charged with the consideration of each strategy and broad oversight of implementation. Since the marketing strategies can enhance demand for existing goods and services, the work groups should be formed as soon

as possible and should include representation of the following groups:

- Property and business owners, RA, EDC, community and ethnic organizations, Prince George's County Planning Department of M-NCPPC, and DPW&T.

Inclusion of these various stakeholders in regularly scheduled meetings will ensure that parties needed to implement marketing packages for the growth centers will be brought together, increasing the odds for a successful, long-term marketing effort.

Business Recruitment and Retention

The focused recruitment and retention of businesses, through marketing and site selection assistance, business retention visits, and technical assistance, is needed to strengthen and expand the Subregion 4 employment sector. Components of recruitment and retention include the following:

1. Marketing and site selection assistance:

- Building relationships with commercial brokers in the region and educating brokers, who serve as the front-line marketers to commercial tenants, about advantages and opportunities offered by specific growth centers.
- Creation of a database of available space in the growth centers. County-level economic development agencies can assist local revitalization organizations and prospective businesses by maintaining an electronic database of available spaces. Such a database is important not only for aiding new prospective businesses to find suitable spaces, but also to help relocate existing businesses within the county as properties redevelop.

2. Business retention visits:

- An annual or bi-annual business retention week can be used to visit a specified number of businesses periodically. The list of businesses changes in each retention week series so that, over time, broad coverage of a variety of businesses is achieved. Retention visits often include economic development organization staff and, at times, local political leaders. The purpose of these visits is to enhance mutual learning and listening for economic development staff and politicians to learn about the business owners' concerns and for business owners to learn about resources available from economic development organizations.

3. Technical assistance:

- Small business development and technical training workshops aimed at both prospective new and existing businesses. Topics could include, but are not limited to, business planning, business permitting, window displays, customer service techniques, and e-marketing.

Involvement of economic development organizations from the local level to the broad county levels is needed to increase potential exposure and marketing resources. Such multi-organizational cooperation has been used with success in the City of Frederick, Maryland, for recruitment and retention of businesses in the city's downtown. The local main street revitalization organization, Downtown Frederick Partnership, works with the City of Frederick's Department of Economic Development and Frederick County's Office of Economic Development. The combined resources of the organizations ensure that a wide range of technical assistance can be provided in site visits and in meetings with prospective new businesses.

Financing and Funding Assistance

Favorable financing for redevelopment through local jurisdictions can lower the overall cost of redevelopment. Low- to no-interest loans provided for projects that have demonstrated market demand for new space could encourage redevelopment.

A variety of sources can be tapped for low- to no-interest loans for redevelopment, particularly when the redevelopment will occur in a low- to moderate-income community and offer affordable housing. Potential sources of low-interest financing for Subregion 4 growth centers include:

- Commercial Building Loan Fund (CBLF): The RA's CBLF can be targeted to commercial construction in Subregion 4 growth centers. A subcomponent of the CBLF, the New Building Loan Program (NBLP) can be used as an incentive for retail and commercial projects in

certain growth centers, such as Inner Beltway communities in which market assessment indicates future demand for space. The program can provide up to 50 percent of the financing of construction costs for the project, with a maximum of $2 million in financing for a single project.

- Revolving Loan Fund (RLF): RLF is a gap financing measure primarily used for development and expansion of small businesses. RLFs operate, in principle, by issuing new loans as old loans are repaid. Largely reliant on a federal grant or long-term or low-interest loan for their initial funding, RLFs are funded through the following sources:
  - U.S. Economic Development Administration (EDA)
  - U.S. Department of Housing and Urban Development (HUD)
  - U.S. Department of Agriculture (USDA)
  - State and local governments
  - Nonprofit philanthropic foundations
- Community Development Financial Institutions (CDFIs) and Micro-Lenders: These national and local financial institutions primarily focus on small businesses and entrepreneurs, but also are interested in affordable housing provision in low- to moderate-income communities.
- New Markets Tax Credits (NMTC): The NMTC Program, structured to support investment in low-income communities, allows investors to claim a 39 percent credit on equity investments to community development entities (CDEs) over a seven-year time frame. The CDEs then use this equity to invest in loans to qualified businesses and commercial and mixed-use real estate development projects in low-income communities that have historically lacked access to traditional sources of equity capital and debt. NMTCs can be leveraged to support investment in most types of commercial real estate, including office and retail space, day care centers, and industrial development, but not rental residential units. Investment may also be made in new and existing businesses.

  Cities can become engaged in the NMTC program by sponsoring the creation of nonprofit organizations, when necessary, to become certified CDEs.
- Streamlined/Fast-Track Development Review: The length of time spent in the review of plans can influence the cost of redevelopment, with speedier time frames for review associated with more cost effective redevelopment. To the extent that jurisdictions can offer "fast track" permitting for growth centers in Subregion 4, such streamlining of review could serve as an indirect incentive for redevelopment.

  The creation of a streamlined process for transit areas would require the establishment of a fast track or green tape zone within which development proposals would receive expedited review. Regional examples of expedited review by zone include Montgomery County's green tape zone in Silver Spring.

  Methods for streamlining permit processes are numerous. The following four best practices are particularly relevant to Subregion 4 growth centers:
  - Single Point of Contact: A single staff person, usually within an existing department, is designated as the "point person" for developers who are shepherding their proposals through the development process. As point person, this staff person should work with developers to explain the development process, fine-tune initial proposals (e.g., site plan, architectural design, requests for public sector participation), and serve as a liaison with other governmental departments. In general, this staff person should serve as an advocate within the government and keep projects moving either toward final approval and construction or resubmission as a workable project. In Silver Spring, a permit technician headed a team of staff that included representatives of the building, electrical, fire, mechanical, accessibility, zoning, signage, sediment and stormwater management, subdivision plan review, and inspection codes and standards.

- ◊ User's Guide to Permitting: A handbook to the local permitting process, in addition to a single point of contact, offers the benefit of serving as a reference for applicants throughout the permit process. The user's guide should include contact information for review entities, an illustration of steps involved in the permit process (e.g., flow charts and checklists), fee schedules, and general time frames for review of each permit. Such a document helps to ensure that all parties are literally "on the same page" with regard to the streamlined review process.
- ◊ Priority Review: A permit application filed for a development project in a fast track zone is given priority over non-fast track permits to expedite review. The single point of contact oversees the review of the permit through the various types of review. In Silver Spring, the goal is a two-week turnaround time for issuance of a permit upon receipt of the application. Of course, the turnaround time could be longer for complex, large projects.
- ◊ Pre-Application Process: Holding a pre-design consultation meeting with the permit point person and review team can help to identify potential issues and avoid costly redesigns. A team consultation usually involves a visit to the site, a discussion of potential obstacles and barriers to redevelopment, and the sharing of ideas and solutions to address obstacles that can be incorporated in the project's design. Also at this informal meeting, the team reviews permits and permissions required and time schedules associated with review. The user's guide to permitting can be used to frame this discussion.

Land Assembly Methods

Since TOD often occurs as infill development in areas with fragmented property ownership, assembly of land for redevelopment may be a necessity for achieving TOD. Direct government and/or transit authority acquisition of land is one alternative; more innovative models include an equity investment approach or special legislation to facilitate private/nonprofit assembly of land.

Selected innovative land assembly methods include:

- Transit Authority/Local Government Acquisition: In situations where the public sector desires a strong role in facilitating redevelopment, the transit authority or local government may purchase parcels outright. Acquisition can also occur via public/private partnerships, in which the transit authority or local government is not the only player taking on risk. Finally, eminent domain is occasionally used as a last resort to achieve land assembly.
- Equity Investment Approach: A new model for land assembly, an equity investment approach turns landowners into pro rata shareholders in a development entity that would acquire unified ownership and the development project. The new development entity could be a limited liability company, a nonprofit organization, or special purpose development corporation (i.e., a quasi public/private organization). Landowners receive shares of the redevelopment based on the proportional "value" of their property/improvement. Shares reflect the market value of the entire development project, not just their parcel, often resulting in higher share values. This market-based strategy allows landowners to participate in the upside of the development project. The equity investment approach is being used in Washington, D.C., around the Anacostia Metro Station area (i.e., the Skyland Shopping Center redevelopment).
- Special Legislation: Another innovative method of land assembly involves the passage of special legislation. Used in Washington, D.C., the "New Town at Capital City Market Revitalization Development and Public/Private Partnership Act of 2006" approved legislation designating one major property owner as the developer through a joint venture. Once the developer obtains control of 50 percent of the land, then the remaining land can be acquired through condemnation, if necessary. The legislation also authorizes use of tax abatement, tax increment

financing, and payment in lieu of taxes as means of funding/financing the redevelopment.

The plan allows for existing property owners or lessees to: invest in the project and become equity owners; become fee simple owners in the new retail and warehouse facility; and participate in like-kind 1031 property exchanges. The plan also allows existing retailers and wholesalers to continue their businesses in a new revitalized market.

- Land Banking: Land banking involves the acquisition, holding, and management of property and may be used as a mechanism to prevent exorbitant land speculation and increasing cost of land. Typically, a public or nonprofit land bank entity, either a new organization or an existing organization that takes on a new function, is established to essentially serve as a property asset manager. Transit agencies can also become de facto land banks when they are owners of large surface park-and-ride lots, which can become future redevelopment sites. In Cleveland's MidTown neighborhood, a local nonprofit economic development organization has taken on the role of land bank specifically for redevelopment of mixed-use TOD projects and urban residences to support revitalization in this urban district.

Joint Development

Joint development guidelines provide a framework for transit authorities to enter partnerships with private developers to redevelop authority-owned land. Prior to 2008, WMATA's joint development program was considered cumbersome, time consuming, expensive, and uncertain. From 2002 through 2006, Metro received an average of 2.1 proposals per solicitation for some of the most valuable property in the Washington region—during one of the hottest markets in recent history.

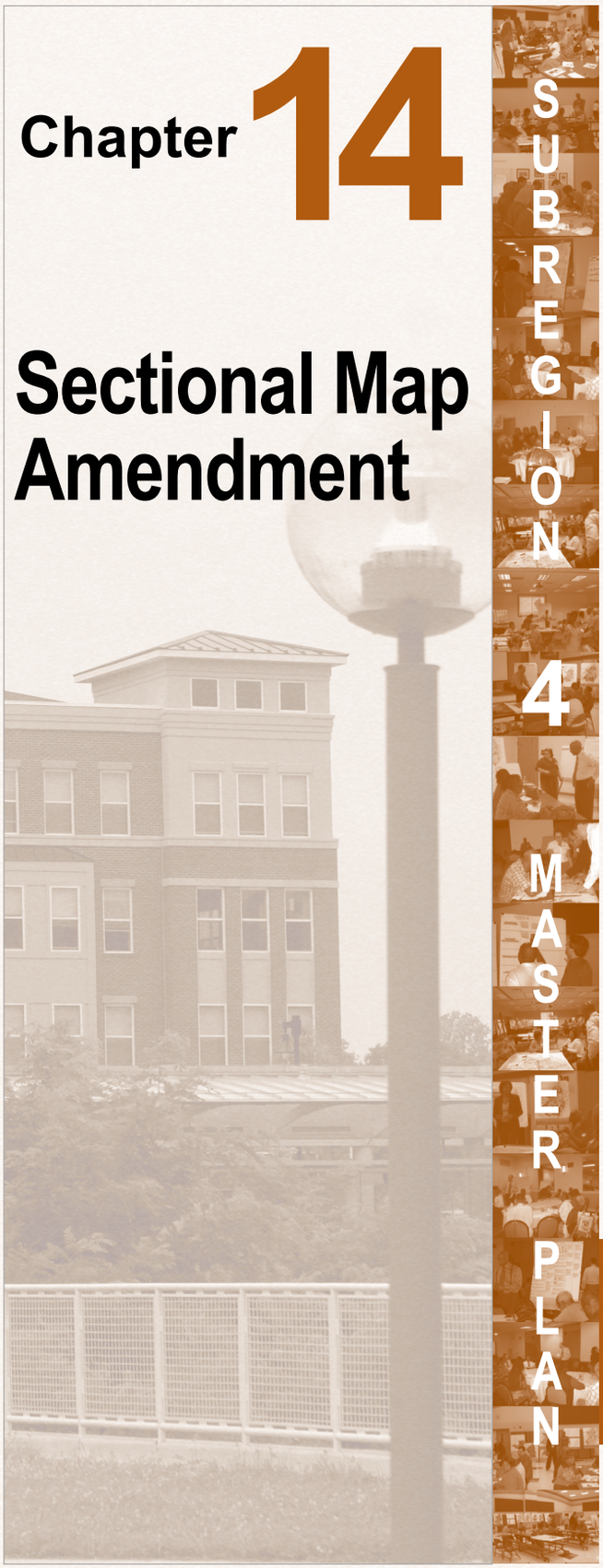
In February 2008, the WMATA Board approved new guidelines for joint development projects proposed for locations at Metrorail stations. The proposed guidelines have been developed based on the findings of the Joint Development Task Force, which included 21 members from outside WMATA and advice from local jurisdictions. The changes in the guidelines include:

- Focus more on the long-term benefits of TOD, rather than any short-term financial return.
- Improve local government and community input, creating better projects that achieve local land use goals.
- Accelerate project delivery by streamlining the process, increasing flexibility for the agency, and creating more certainty for the development community about potential projects.

A key task for the implementation work group will be to create awareness among the private sector development community and potential growth center investors of the less stringent and more TOD-friendly joint development guidelines, in order to generate renewed interest in transit area development opportunities.

Chapter 14

Sectional Map Amendment



Introduction

This chapter presents the sectional map amendment (SMA) necessary to implement the vision of this master plan and to bring the zoning of the master plan area into conformance with the land use plan (See maps 14-1 and 14-2 on pages 379 and 380). It outlines all rezoning recommendations, presents justifications, identifies properties proposed for future mixed-use rezoning, and provides the existing and approved zoning districts for the master plan area.

The District Council initiated the concurrent preparation of this master plan and SMA in September 2008 via CR-80-2008. The procedure followed is in accordance with Council Bill CB-39-2005, which amended the framework for the process, whereby the District Council approves the master plan and SMA simultaneously (originally established in CB-33-1992). The procedural sequence for this concurrent process is illustrated in Appendix D.

Comprehensive rezoning, through the SMA, is a necessary implementation step in the land use planning process. It attempts to ensure that future development will be in conformance with county land use plans and development policies, reflecting the county's ability to accommodate development in the immediate and foreseeable future.

Approval of the SMA results in revisions to the official zoning map for all areas within Planning Areas 75A, 75B, and 72. Future comprehensive examinations of the zoning within the master plan area will occur in accordance with the procedures established for SMAs.

The last comprehensive rezoning for the entire subregion area took place in 1986 and 1993, as part of the *Approved Master Plan and Adopted Sectional Map Amendment for Suitland-District Heights and Vicinity,* Planning Areas 75A and 75B (1985 master plan; 1986 SMA) and *Approved Landover and Vicinity and Sectional Map Amendment*.

Additional study of the master plan's general and conceptual land use recommendations, particularly for the corridors and centers defined by the General Plan, will be necessary as a part of the master plan's implementation process.

Comprehensive Rezoning Policies

The following are comprehensive rezoning policies established by the Prince George's County Planning Board and District Council for preparation of the SMA.

Public Land Policy

The established public land policy states that all public land should be placed in the most restrictive or dominant adjacent zone, whichever bears the closest relationship to the intended character of the area. Therefore, the zoning of public land, just as private land, should be compatible with surrounding zones and provide for appropriate and preferred future uses.

A distinction is made where large parcels of land are set aside specifically as public open space. In these cases the R-O-S (Reserved Open Space) Zone or the O-S (Open Space) Zone is applied as the most appropriate zone, depending on the size of the property.

Although federal and state government property is not subject to the requirements of the Zoning Ordinance, the comprehensive rezoning process is meant to apply a zoning category to all land, including government property. The R-O-S (Reserved Open Space) Zone is generally applied to federal and state properties, unless specific uses or intended character of the property or area should warrant another zoning category. This policy is in compliance with Section 27-113 of the Prince George's County Zoning Ordinance, which states that any land which is conveyed in fee simple by the United States of America or by the State of Maryland shall immediately be placed in the R-O-S Zone until a zoning map amendment for the land has been approved by the District Council.

Zoning in Public Rights-of-Way

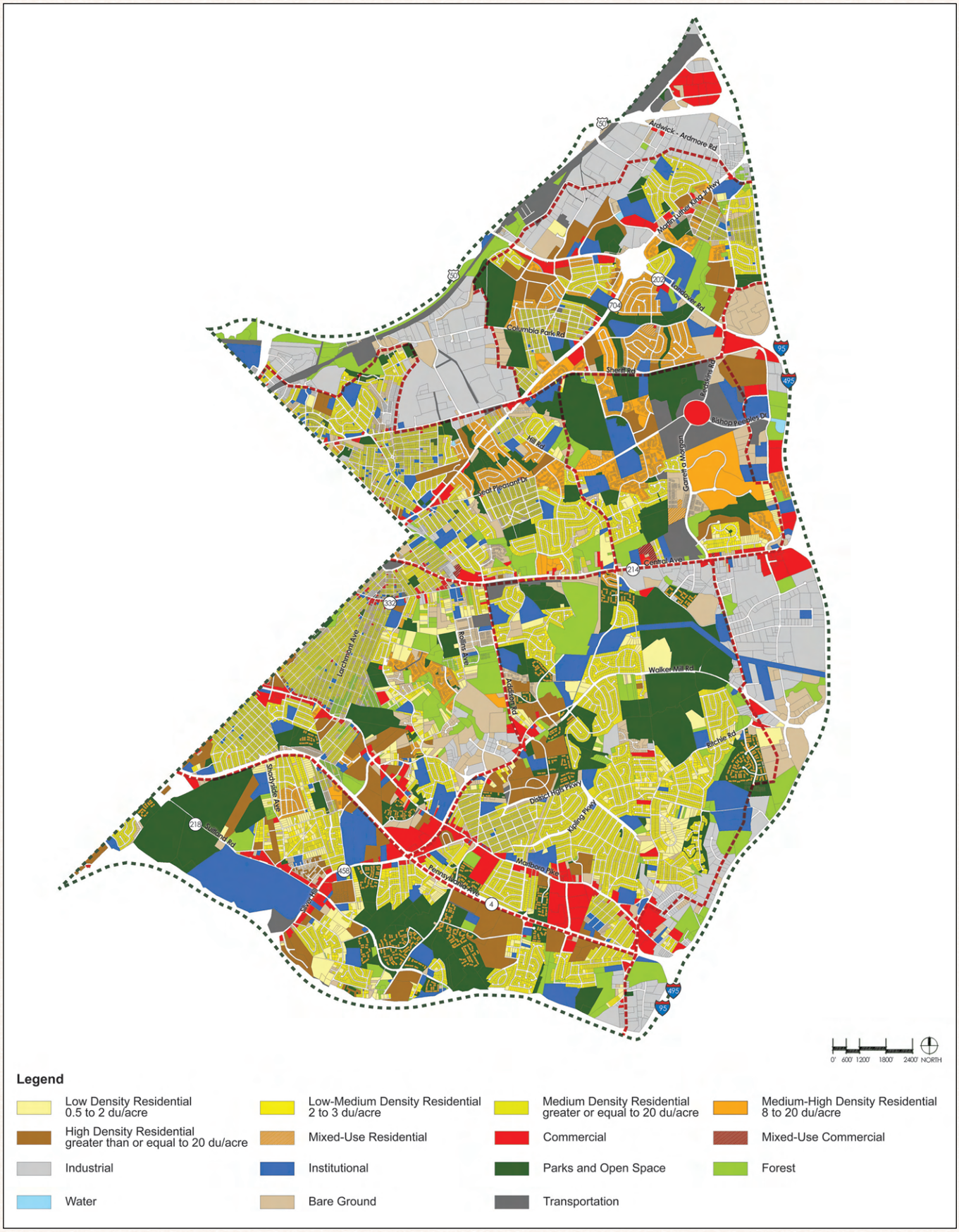
Policies governing the zoning of public street and railroad rights-of-way (both existing and proposed) are contained in Section 27-111 of the Prince George's County Zoning Ordinance. This SMA was prepared in accordance with that section.

Limitations on the Use of Zones

Zoning classifications proposed in the SMA are limited only by the range of zones within the Zoning Ordinance available at the time of final action by the District Council (see Appendix E: Guide to Zoning Categories). However, there are certain restrictions on when these may be applied to properties (Section 27-223 of the Zoning Ordinance). Reclassification of an existing zone to a less intense zone, also known as downzoning, is prohibited where:

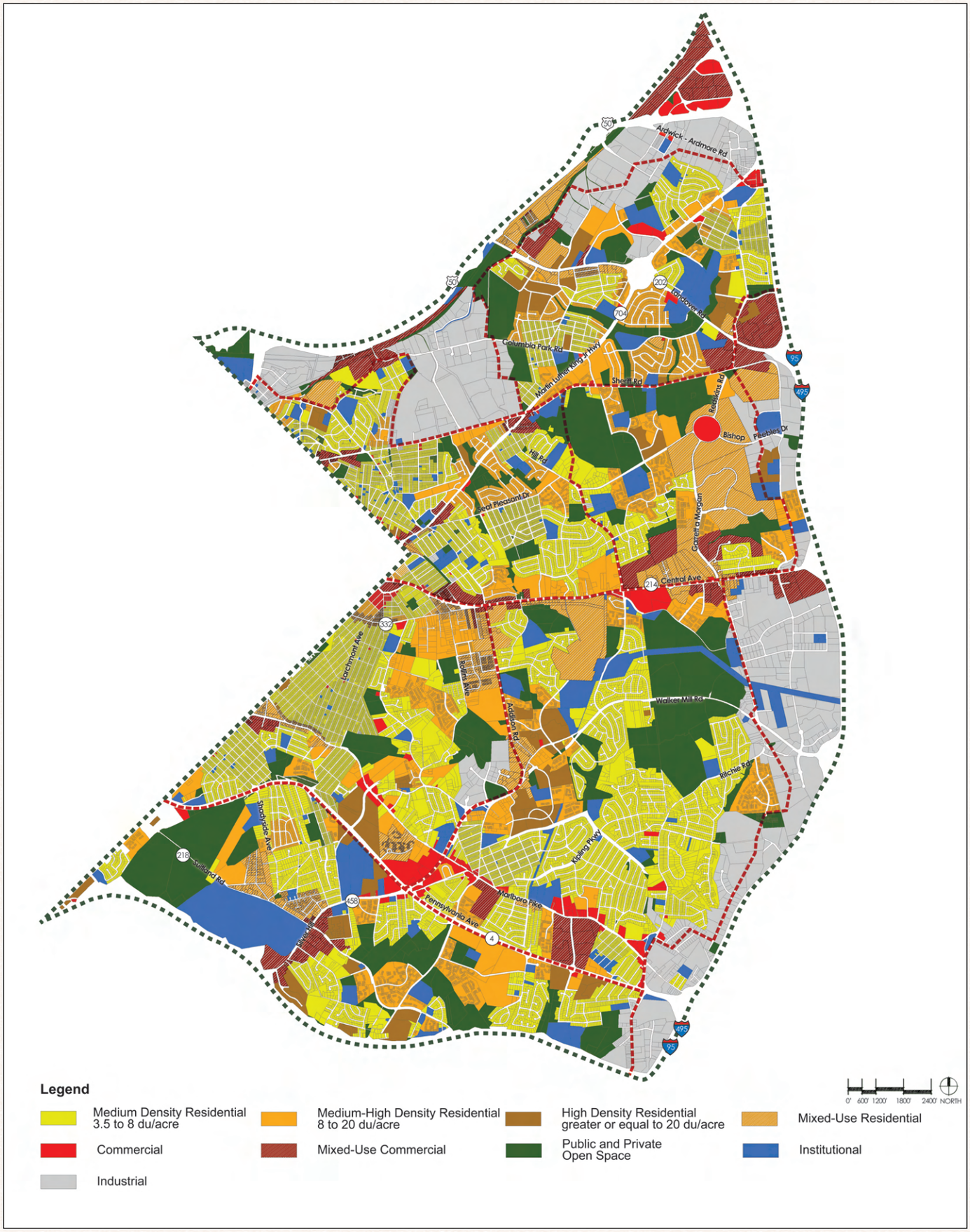
> "(g)(1) The property has been zoned by Zoning Map Amendment within five (5) years prior to the initiation of the Sectional Map Amendment or during the period between initiation and transmittal to the District Council, and the property owner has not consented (in writing) to the zoning; or
>
> "(g)(2) Based on existing physical development at the time of adoption of the Sectional Map Amendment, the zoning would create a nonconforming use. This zoning may be

Map 14-1: Existing Land Use



SECTIONAL MAP AMENDMENT

Map 14-2: Proposed Land Use



approved, however, if there is a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood. In recommending the rezoning, the Planning Board shall identify these properties and provide written justification supporting the zoning at the time of transmittal. The failure of either the Planning Board or property owner to identify these properties, or a failure of the Planning Board to provide the written justification, shall not invalidate any Council action in the approval of the Sectional Map Amendment."

In order to clarify the extent to which a given parcel of land is protected from rezoning to a less intense zone by virtue of existing physical development, the Zoning Ordinance Section 27-223(h) states that:

"The area of the 'property' as that word is used in Subsection (g)(2), above, is the minimum required by the Zoning Ordinance which makes the use legally existing when the Sectional Map Amendment is approved."

The R-T Zone

The Zoning Ordinance Section 27-223(i) states that:

"No property may be zoned R-T if it was not classified in that zone prior to the initiation of the Sectional Map Amendment, except where the most recent Sectional Map Amendment involving the property was approved prior to 1990, unless:

"(1) The proposed development on the property to be rezoned to R-T will consist only of one-family attached metropolitan dwelling units; or

"(2) The property to be rezoned to R-T is located within a mixed-use activity center designated as a 'Transit Village' in the applicable Area Master Plan."

DDOZ M-U-I

The Zoning Ordinance Section 27-223 states that:

"(j) The District Council may not classify property in the Development District Overlay Zone unless the zone is recommended in an approved Master Plan, Master Plan Amendment, or Master Plan. The plan shall be prepared in accordance with Part 13 and Section 27-548.24, and the Development District Overlay Zone shall be implemented by a Sectional Map Amendment.

"(k) The District Council may not classify property in the Mixed-Use Infill Zone unless the property is in the Transit District Overlay Zone or the Development District Overlay Zone and proposed development is subject to site plan review."

Nonconforming Uses

This SMA proposes to rezone several properties to a lower zoning classification in accordance with Section 27-223 (g)(1) of the Zoning Ordinance. In the case where a nonconforming use will be created, the Zoning Ordinance allows nonconforming uses to be continued, repaired, or maintained in accordance with Section 27-240 to Section 27-246 of the Zoning Ordinance. A nonconforming use may continue if a use and occupancy permit is issued in accordance with the certification requirements of Section 27-244 and is not illegal. The following excerpts from the Zoning Ordinance pertain to nonconforming uses:

Sec. 27-107.01. Definitions

"(CB-104-1995)
"(166) Nonconforming Use:

"(A) The 'Use' of any 'Building,' 'Structure,' or land which is not in conformance with a requirement of the Zone in which it is located (as it specifically applies to the 'Use'), provided that:

"(i) The requirement was adopted after the 'Use' was lawfully established; or

"(ii) The 'Use' was established after the requirement was adopted and the District Council has validated a building, use and occupancy, or sign permit issued for it in error.

"(B) The term shall include any 'Building,' 'Structure,' or land used in connection with a 'Nonconforming Use,' regardless of whether

the 'Building,' 'Structure,' or land conforms to the physical requirements of the Zone in which it is located."

"(CB-49-1988)
"(45) Certified Nonconforming Use: A 'Nonconforming Use' for which a use and occupancy permit identifying the 'Use' as nonconforming has been issued."

Sec. 27-241. Continuation (Nonconforming Uses)

"(a) Any nonconforming building, structure, or use may be continued, repaired, or maintained. It may not be altered, enlarged or extended except in accordance with this Division.

"(b) In order for a nonconforming use to continue, a use and occupancy permit must be issued identifying the use as nonconforming, and the use must be certified in accordance with Section 27-244. In addition, a nonconforming surface mining operation located within a Chesapeake Bay Critical Area Overlay Zone may only continue if it meets the criteria set forth in Section 27-410(e).

"(c) Continuous, day-to-day operation of a certified nonconforming use is required to maintain its nonconforming status. Discontinuance of day-to-day operation for a period of one hundred eighty (180) or more consecutive calendar days shall constitute abandonment of the use. No certified nonconforming use may be reestablished unless either:

"(1) The case involves reconstruction, restoration, or reestablishment in accordance with Section 27-243; or

"(2) The Planning Board determines (upon written request) that the conditions of nonoperation were beyond the control of the person who was in control of the property during the period of nonoperation. The Planning Board's determination shall be based on satisfactory evidence presented by the person making the request.

"(d) The provisions of Subsection (c), above, do not apply to:

"(1) Nonconforming buildings and structures occupied by conforming uses;

"(2) Certified nonconforming surface mining operations that are not within a Chesapeake Bay Critical Area Overlay Zone; or

"(3) Mobile home dwellings and trailer camps used in accordance with Section 27-250. (CB-72-1987; CB-57-1989; CB-7-1993; CB-5-1996)."

Conditional Zoning

The inclusion of safeguards, requirements, and conditions beyond the normal provisions of the Zoning Ordinance which can be attached to individual zoning map amendments via "conditional zoning" cannot be utilized in SMAs. In the piecemeal rezoning process, conditions are used to: (1) protect surrounding properties from potential adverse effects that might accrue from a specific zoning map amendment; and/or (2) to enhance coordinated, harmonious, and systematic development of the Regional District. When approved by the District Council, and accepted by the zoning applicant, "conditions" become part of the zoning map requirements applicable to a specific property and are as binding as any provision of the County Zoning Ordinance (see Conditional Zoning Procedures, Section 27-157(b)).

In theory, zoning actions taken as part of the comprehensive zoning (i.e., SMA) process should be compatible with other land uses without the use of conditions. However, it is not the intent of an SMA to repeal the additional requirements determined via "conditional" zoning cases that have been approved prior to the initiation of an SMA. As such, it is appropriate that, when special conditions to development of specific properties have been publicly agreed upon and have become part of the existing zoning map applicable to the site, those same conditions shall be brought forward in the SMA. This is accomplished by continuing the approved zoning with "conditions" and showing the zoning application number on the newly adopted zoning map. This would take place only when it is found that the existing zoning is compatible with the intended zoning pattern or when ordinance limitations preclude a rezoning.

Similarly, findings contained in previously approved SMAs shall be brought forward in the SMA where the previous zoning category has been maintained.

Guidelines for Residential Zoning

To maintain the unique character of established residential neighborhoods, it is recommended that many existing residential zoning patterns be maintained in this SMA as the base density zoning. Comprehensive design zone applications requesting higher density zoning may be approved where compliance with the development policies of this plan can be demonstrated. Residential development proposals in centers, corridors, and mixed-use development areas should be prepared according to the policies and density recommendations for those specific areas.

Guidelines for Commercial Zoning

The comprehensive rezoning recommends the most appropriate of the "use-oriented" commercial zones listed in the Prince George's County Zoning Ordinance. The choice of zone is determined by the commercial needs of the area, the master plan recommendations and the type of use and status of the development on the property and surrounding area.

Guidelines for Industrial Zoning

The comprehensive rezoning recommends the most appropriate industrial zone to facilitate industrial, light industrial, manufacturing, research, and limited commercial uses to generate employment opportunities for the county. The choice of zone is determined by the master plan recommendations and the type of use and status of the development on the property and surrounding area.

Comprehensive Design Zones

Comprehensive Design Zones (CDZs) may be included in an SMA. Normally, the flexible nature of these zones requires a basic plan of development to be submitted through the zoning application process (zoning map amendment) in order to evaluate the comprehensive design proposal. It is only through approval of a basic plan, which identifies land use types, quantities, and relationships, that a CDZ can be recognized. Under this process, an application must be filed, including a basic plan; and the Planning Board must have considered and made a recommendation on the zoning application in order for the CDZ to be included within the SMA. During the comprehensive rezoning, prior to the submission of such proposals, property must be classified in a conventional zone that provides an appropriate "base density" for development. In theory, the "base density" zone allows for an acceptable level of alternative development should the owner choose not to pursue full development potential indicated by the master plan.

Under limited circumstances, CDZs may be approved in an SMA without the filing of a formal rezoning application by an applicant. The recommendations of the master plan and the SMA zoning change, including any design guidelines or standards, may constitute the basic plan for development. In these cases, overall land use types, quantities, and relationships for the recommended development concept should be described in the SMA text. They are subject to further adjustment during the second phase of review, the comprehensive design plan, as more detailed information becomes available. (See CB-76-2006, CB-77-2006, and Sections 27-223(b), 27-225(a)(5), 27-225(b)(1), 27-226(a)(2), 27-226(f)(4), 27-478(a)(1), 27-480(g), and 27-521(a)(1) of the Zoning Ordinance.)

In the Subregion 4 Master Plan, two comprehensive design zones are proposed: the Employment and Industrial Area Zone (E-I-A) and the Local Activity Center (L-A-C) to implement the recommendations of the land use plan.

Employment and Industrial Area Zone (E-I-A)

Sec. 27-499. Purposes.

(1) Establish (in the public interest) a plan implementation zone, in which (among other things):

(A) Development is dependent on providing public benefit features; and

(B) The location of the zone is in accordance with the adopted and approved

General Plan, Master Plan, or public urban renewal plan;

(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, and public urban renewal plans for employment and institutional areas) can serve as the criteria for judging individual physical development proposals;

(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses; and existing and proposed public facilities and services by providing landscaping standards designed to preclude nuisances (such as noise, glare, odor, and pollution), so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;

(4) Provide for a mix of employment, institutional, retail, and office uses in a manner which will retain the dominant employment and institutional character of the area;

(5) Improve the overall quality of employment and institutional centers in Prince George's County; and

(6) Allow, on properties meeting criteria for classification in the M-X-T Zone and satisfying other requirements, development of a mixed-use planned community, with high-quality, well-integrated architecture, site design, and placement of uses. (CB-13-2002)

Local Activity Center (L-A-C)

Sec. 27-494.

(1) Establish (in the public interest) a plan implementation zone, in which (among other things):

(A) Permissible residential density and building intensity are dependent on providing public benefit features and related density/intensity increment factors; and

(B) The location of the zone must be in accordance with the adopted and approved General Plan, Master Plan, Sector Plan, public urban renewal plan, or Sectional Map Amendment Zoning Change;

(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, Sector Plans, public urban renewal plans, and Sectional Map Amendment Zoning Changes for Community, Village, and Neighborhood Centers) can serve as the criteria for judging individual physical development proposals;

(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety and welfare of the present and future inhabitants of the Regional District;

(4) Encourage and stimulate balanced land development;

(5) Group uses serving public, quasi-public, and commercial needs together for the convenience of the populations they serve; and

(6) Encourage dwellings integrated with activity centers in a manner which retains the amenities of the residential environment and provides the convenience of proximity to an activity center. (CB-77-2006)

Overlay Zones

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

The Development District Overlay Zone (DDOZ) and the Transit District Overlay Zone (TDOZ) are two such zones used in this plan.

Development District Overlay Zone (DDOZ)

The DDOZ is intended to ensure that development in a designated district meets the goals established in a master plan, master plan amendment, or sector plan. DDOZs may be designated for town centers, Metro areas, commercial corridors, employment centers,

revitalization areas, historic areas and other special areas as identified in approved plans.

Transit District Overlay Zone (TDOZ)

The TDOZ is intended to ensure that development in a designated district meets the goals established in a Transit District Development Plan. Transit districts may be designated in the vicinity of Metro stations to maximize transit ridership, serve the economic and social goals of the area, and take advantage of the unique development opportunities which mass transit provides. New Carrollton and Capitol Heights have TDOZs and DDOZs.

Map 14-3 shows all of the DDOZs and TDOZs retained and proposed in the plan area.

Mixed-Use Zones

Although there are several mixed-use zoning categories defined in the Prince George's County Zoning Ordinance, none contain an ideal combination of use, design, and administrative regulations necessary to efficiently and effectively implement the mixed-use, pedestrian and transit-oriented development pattern recommended by the 2002 *Prince George's County Approved General Plan* and recent master and sector plans, including this master plan.

The following mixed-use zones are currently available in the Zoning Ordinance: Mixed-Use Transportation Oriented Zone (M-X-T), Mixed-Use Infill Zone (M-U-I), and Mixed-Use Town Center Zone (M-U-TC).

In the Subregion 4 Master Plan, two mixed-use zones are proposed: the Mixed-Use Infill (M-U-I) and the Mixed Use-Transportation Oriented Zone (M-X-T) to implement the recommendations of the land use plan.

Mixed-Use Infill (M-U-I)

The primary purpose of the M-U-I Zone is to encourage residential, commercial, mixed-residential, and mixed-commercial development in established communities. Property in a DDOZ may be reclassified from its underlying zone to the M-U-I Zone as part of the SMA or through the property owner application process (Section 27-548.26(b)) of the Zoning Ordinance. The uses permitted in the M-U-I Zone are the same as those permitted by right or by special exception in the Commercial Shopping Center (C-S-C) Zone. However, for use category (3) Miscellaneous and use category (6) Residential/Lodging, the uses allowed are those permitted in the Multifamily Medium Density Residential (R-18) Zone, except that hotel/motel uses are permitted in the C-S-C Zone. Also, the proposed master plan's DDOZ further amends the uses permitted in the M-U-I Zone to those uses listed as permitted and prohibited in Sections 27-441, 27-461, and 27-473 of the Zoning Ordinance and as modified in the Table of Uses of the Development District Standards Section. (Note: Development district standards may not allow uses prohibited in the underlying zone. Uses which would normally require a special exception in the underlying zone shall be permitted uses if the development district standards so provide, subject to site plan review by the Planning Board).

Mixed Use-Transportation Oriented Zone (M-X-T)

The M-X-T Zone allows design flexibility and a mix of land uses with high densities and intensities and provides for a variety of residential, commercial, and employment uses. It also mandates at least two out of the following three use categories: (1) retail businesses; (2) office/research/industrial; and (3) dwellings, hotel/motel. The M-X-T Zone also encourages a 24-hour functional environment and builds on existing public infrastructure investments by limiting application of the zone to properties located near a major intersection, major transit stop/station, or at a location for which the master plan recommends a mix of uses.

Industrial Zones

Industrial zones available include: I-3, Planned Industrial/Employment Park; I-4, Limited Intensity Industrial; I-1, Light Industrial; and I-2, Heavy Industrial.

Planned Industrial/Employment Park Zone (I-3)

Sec. 27-471.

(A) To provide increased and enhanced employment opportunities for the residents of the County and areas for industries, research

facilities, and offices which have common characteristics with respect to site requirements, desired amenities, compatibility of operations, general functional classifications, and access;

(B) To provide for a mixture of industrial, research, office, and in certain instances specific retail commercial uses (along with compatible institutional, recreational, and service uses) in a manner which will retain the dominant industrial/employment character of the area, while also providing for the enhanced viability of the zone by providing for the location of certain retail commercial uses on the periphery of the area, specifically when the periphery fronts on, and is adjacent to, arterial roadways;

(C) To permit uses which, when compared to the uses permitted in other Industrial Zones, will minimize detrimental effects on uses of adjacent land, especially where adjacent land is being used commercially; and

(D) To provide development standards which assure the compatibility of proposed land uses with surrounding land uses, maximize open space so as to create a park-like setting, and improve the overall quality of industrial/employment areas in Prince George's County.

Limited Intensity Industrial Zone (I-4)

Sec. 27-472.

(A) To provide for limited industrial and commercial development;

(B) To provide for uses limiting employee and patron occupancy levels and floor area ratios; and

(C) To provide development standards which assure limited intensity industrial development and the compatibility of proposed land uses with surrounding existing and proposed land uses (those proposed in the Master Plan) and zoning.

Light Industrial Zone (I-1)

Sec. 27-469.

(A) To attract a variety of labor-intensive light industrial uses;

(B) To apply site development standards which will result in an attractive, conventional light industrial environment;

(C) To create a distinct light industrial character, setting it apart from both the more intense Industrial Zones and the high-traffic-generating Commercial Zones; and

(D) To provide for a land use mix which is designed to sustain a light industrial character.

Heavy Industrial Zone (I-2)

Sec. 27-470.

(A) To accommodate a mix of intense industrial uses which require larger tracts of land;

(B) To accommodate industrial uses that may impact adjoining properties, but are essential to the County's economic well-being; and

(C) To apply site development standards which will generate an attractive, conventional heavy industrial environment.

Zoning Requests

The pending applications and requests for rezoning were reviewed in the context of the master plan land use policies.

Comprehensive Rezoning Changes Proposed

To implement the Subregion 4 Master Plan policies and land use recommendations contained in the preceding chapters, many parcels of land were rezoned to bring the zoning into conformance with the master plan. A summary of the zoning changes is provided below. A detailed description of the changes can be found in the SMA zoning change tables and maps. The Subregion 4 Master Plan zoning changes map (Map 14-5) identifies the location of zoning changes in the Subregion 4 Master Plan area. Specific changes to existing zoning are shown and described on individual page-sized maps and their corresponding tables. These maps are included for illustrative purposes only. To view approved zoning of specific parcels, please refer to PGAtlas.com or the Planning and Information Services Section of the Planning

Department in the County Administration Building.

Mixed-Use Zoning Recommendations

Mixed-use zoning can be used as a tool to help Subregion 4 Master Plan neighborhoods become safe, pedestrian-oriented areas for increased quality of life. The M-U-I and M-X-T Zones were used to implement the land use recommendations of this master plan.

Mixed-Use Infill Zone (M-U-I) and the Development District Overlay Zone (DDOZ)

The plan recommends the M-U-I Zone in six areas in the subregion. These areas are included in a Development District Overlay Zone (DDOZ) to achieve the plan's goal of establishing neighborhoods serving mixed-use areas to help to establish a sense of place for the municipalities and communities in which they are located. The DDOZ is a mapped zone that is superimposed by the SMA over the other zones in the designated development district and may modify development requirements and/or standards within the underlying zones.

To implement the plan's vision, the SMA recommends two character areas (1) mixed-use residential, and (2) mixed-use commercial. Each character area offers unique functions and opportunities as described in the Urban Design chapter of this plan.

In the Subregion 4 DDOZ, new development plans and/or redevelopment plans are reviewed for compliance with development standards approved in the master plan and SMA.

Mixed Use-Transportation Oriented Zone (M-X-T)

The Subregion 4 Master plan recommends the M-X-T Zone in two locations as shown on the approved zoning map. The areas proposed for M-X-T are (1) along the south side of Central Avenue from Hampton Park Boulevard and the Capital Beltway, and (2) on the properties southeast of the New Carrollton Metro Station.

Commercial Rezoning Recommendations

In order to implement the plan's recommendation to focus new commercial activity in the priority areas, encourage redevelopment of priority areas, improve property values, eliminate excessive commercial zoning, and improve pedestrian safety by reducing commercial driveway curb cuts, the plan recommends converting isolated areas of existing commercially zoned properties to residential uses in several areas. The commercial zones are recommended in areas with groupings of existing commercial uses and locations of neighborhood-serving, convenience retail located at key intersections in the communities they serve.

Residential and Open Space Rezoning Recommendations

The master plan recommends changing the intensity of several residentially zoned properties to better complement the existing neighborhood development pattern. Isolated areas of high-density residential land uses were rezoned to lower density zones to discourage further high-density development away from identified centers and nodes. In addition, a number of areas are rezoned to the Residential Townhouse (R-T) and Multifamily Medium Density (R-18) residential zones to complement adjacent medium-density residential neighborhoods. R-18 and Multifamily Medium Density Condominium (R-18C) are designated along major corridors in the plan area or adjacent to the designated centers.

In order to protect publicly owned open space, a number of parcels were rezoned to Reserved Open Space (ROS).

Industrial Rezoning Recommendations

In order to implement the goal of the plan to minimize the negative impact of industrial uses on neighboring residential areas and further the industrial development in the subregion, a number of industrial properties were rezoned to less intense industrial uses.

Map 14-3: Development District Overlay Zones and Transit District Overlay Zones

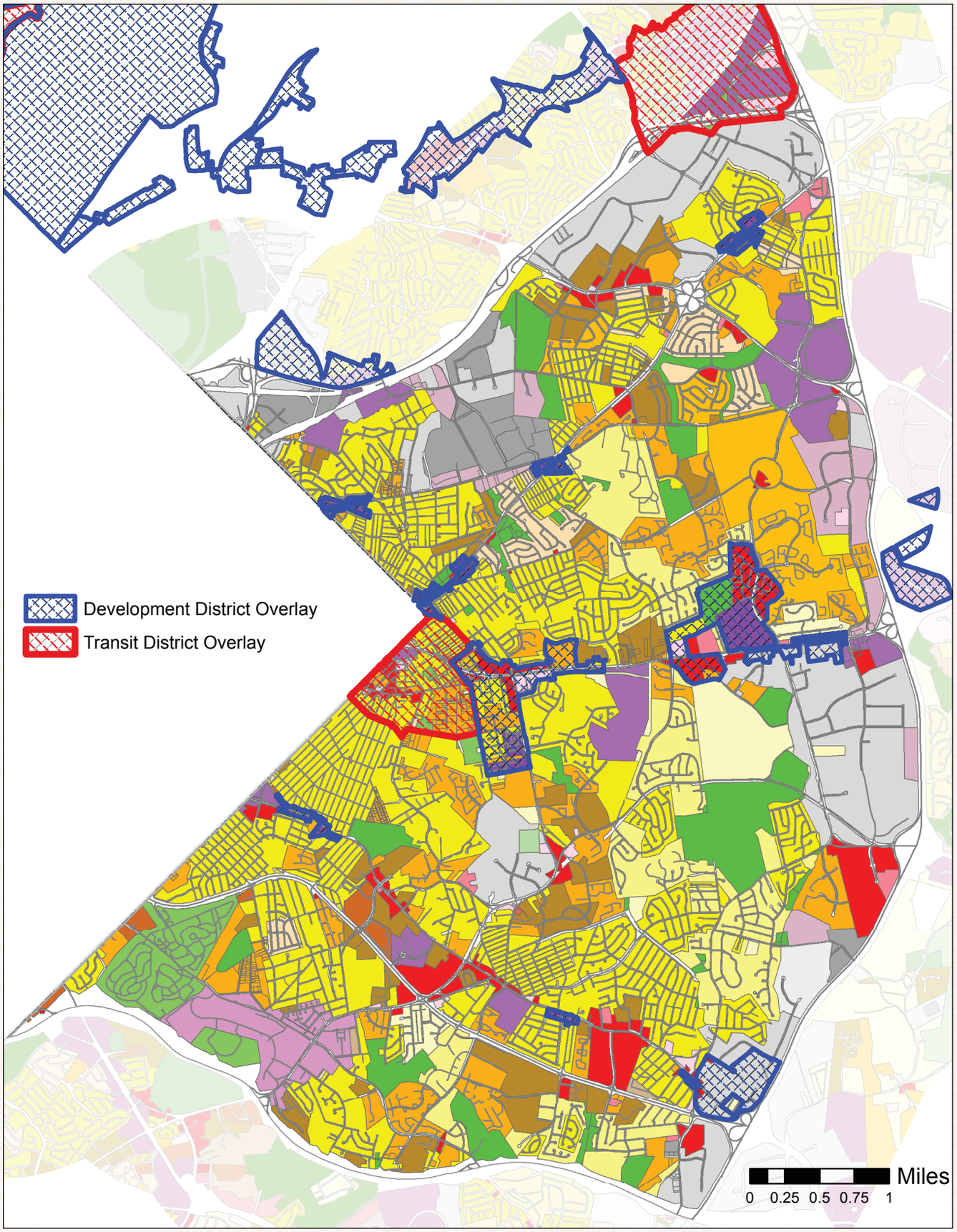
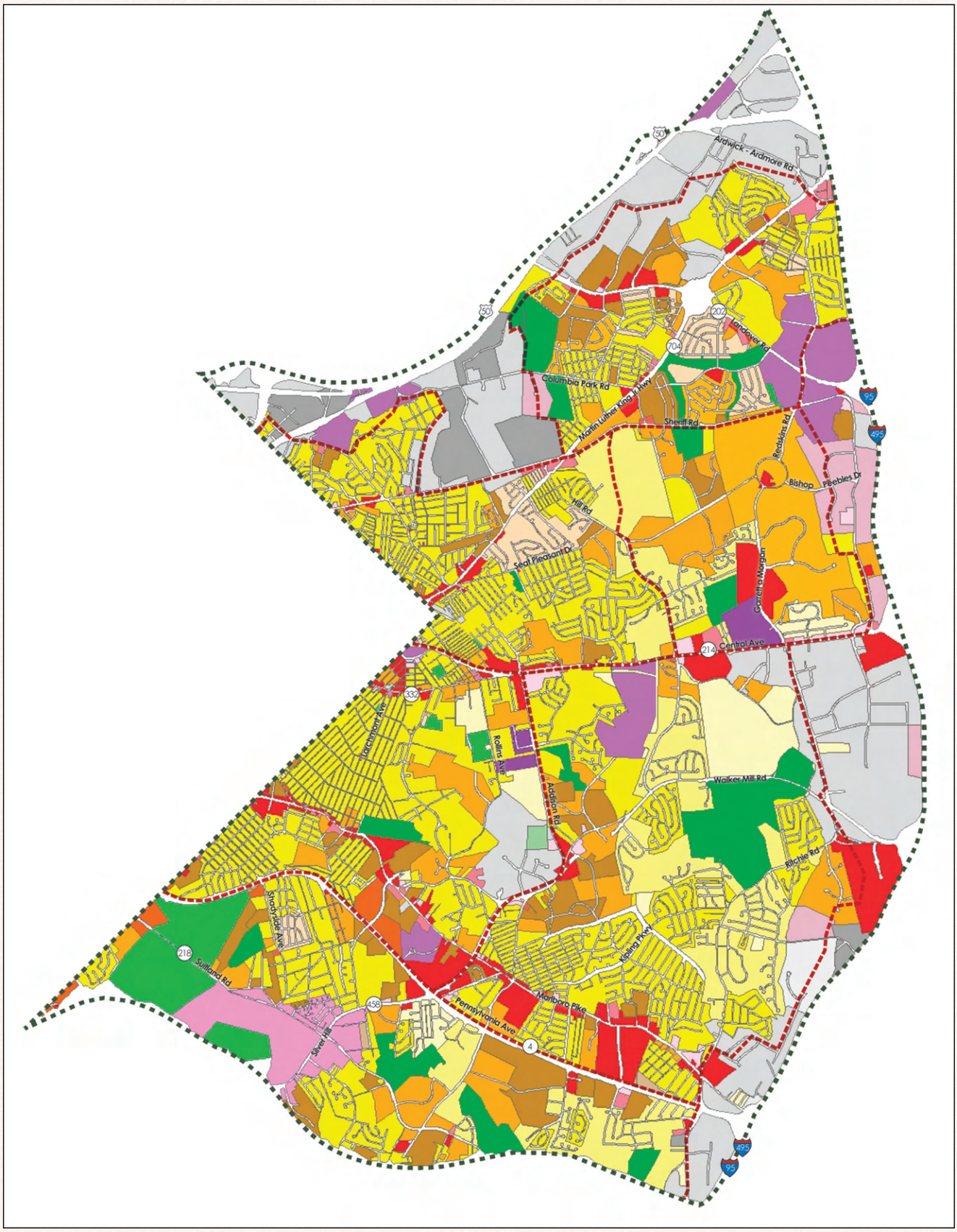


Table 14-1: Existing and Approved Zoning Inventory (in acres)			
Zone	Existing Zone (Acres)	Net Change (Acres)	Proposed Zone (Acres)
C-1	1.63	-0.90	0.73
C-2	0.89	-0.52	0.37
C-A	8.65	-6.87	1.78
C-C	1.43	-1.43	0
C-G	5.32	-5.32	0
C-H	0.35	-0.35	0
C-M	138.79	-59.34	79.45
C-O	115.17	-16.91	98.26
C-S-C	832.38	-279.02	553.36
E-I-A	36.05	0.31	36.36
I-1	2276.54	-323.66	1952.88
I-2	346.58	52.83	399.41
I-3	261.87	62.71	324.58
I-4	103.63	-4.04	99.59
L-A-C	74.78	-0.11	74.67
M-U-I	92.58	103.99	196.57
M-X-T	256.31	455.33	711.64
MU-TC	308.32	-0.03	308.29
O-S	395.26	3.22	398.48
R-10	82.43	-2.67	79.76
R-10A	4.76	-0.01	4.75
R-18	95.27	712.52	807.79
R-18C	35.10	53.03	88.13
R-20	104.63	-0.04	104.59
R-30	7.99	-1.11	6.88
R-30C	9.11	0.78	9.89
R-35	320.09	-33.32	286.77
R-55	4450.21	-137.11	4313.10
R-80	1405.07	-111.32	1293.75
R-A	15.63	0.03	15.66
R-M	479.36	-0.06	479.30
R-O-S	756.74	153.00	909.74
R-R	506.05	-52.09	453.96
R-T	1306.50	262.13	1568.63

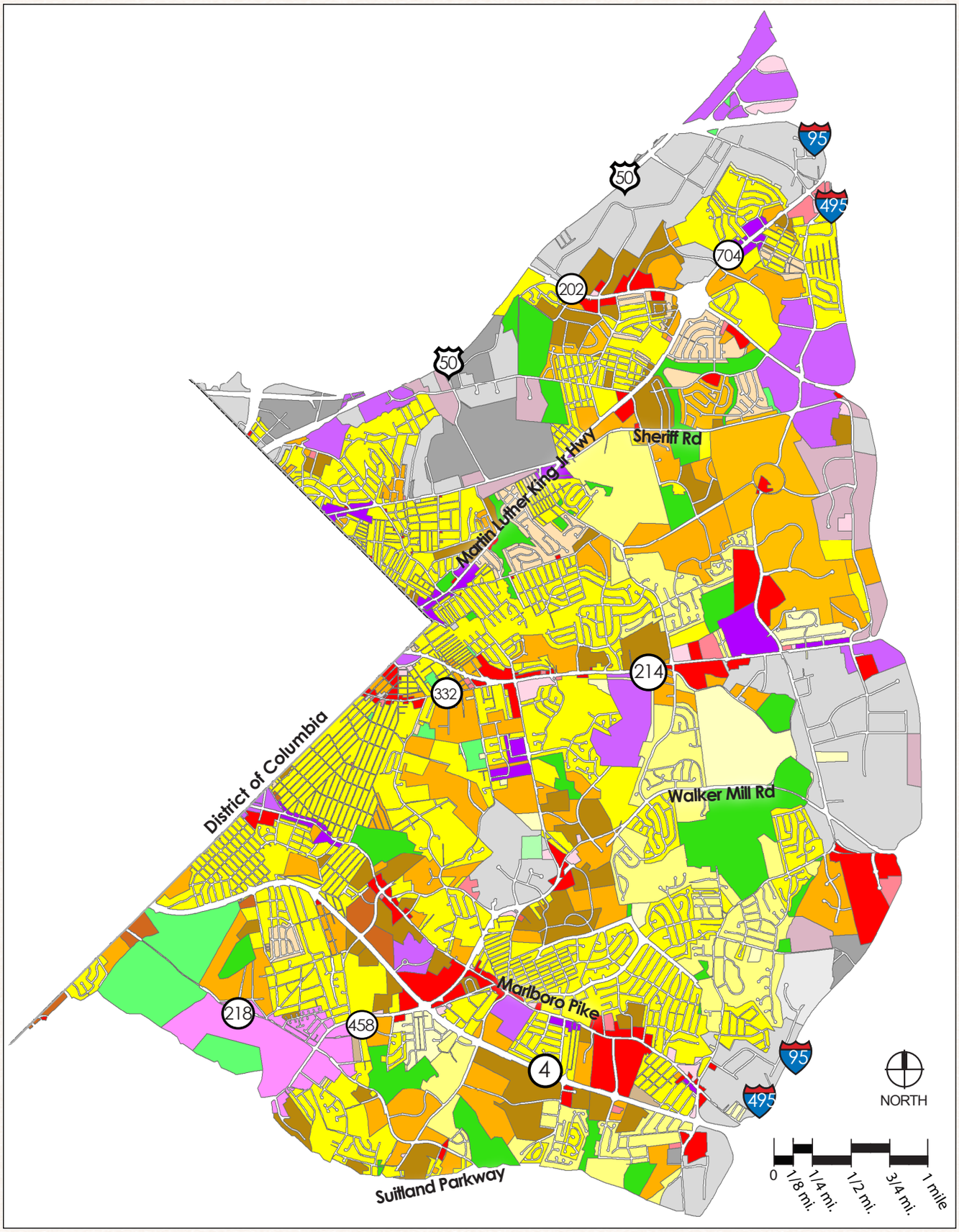
Map 14-4: Existing Zoning



Legend

- C-1 (Local Commercial, Existing)
- C-2 (General Commercial, Existing)
- C-C (Community Commercial, Existing)
- C-G (General Commercial, Existing)
- C-H (Highway Commercial, Existing)
- C-M (Commercial Miscellaneous)
- C-O (Commercial Office)
- C-R-C (Commercial Regional Center)
- C-S-C (Commercial Shopping Center)
- C-W (Commercial Waterfront)
- E-I-A (Employment and Institutional Area)
- I-1 (Light Industrial)
- U-L-I (Urban Light Industrial)
- I-2 (Heavy Industrial)
- I-3 (Planned Industrial/Employment Park)
- I-4 (Limited Industrial)
- L-A-C (Local Activity Center)
- M-A-C (Majot Activity Center)
- M-U-I (Mixed-Use Infill)
- M-X-C(Mixed-Use Community)
- M-X-T (Mixed-Use Transportation Oriented)
- M-U-TC (Mixed-Use Town Center)
- O-S (Open Space)
- R-10 (Multifamily High Density Residential)
- R-10A (Multifamily High Density Residential-Efficiency)
- R-18 (Multifamily Medium Density Residential)
- R-18C (Multifamily Medium Density Residential-Condominium)
- R-20 (One-Family Triple-Attached Residential)
- V-L (Village-Low)
- R-30 (Multifamily Low Density Residential)
- R-30C (Multifamily Low Density Residential-Condominium)
- R-35 (One-Family Semidetached and Two-Family Detached)
- R-55 (One-Family Detached Residential)
- R-80 (One-Family Detached Residential)
- R-A (Residential-Agricultural)
- R-E (Residential-Estate)
- R-H (Multifamily High-Rise Residential)
- R-L (Residential Low Development)
- R-M (Residential Medium Development)
- R-M-H (Planned Mobile Home Community)
- R-O-S (Reserved Open Space)
- R-R (Rural Residential)
- R-S (Residential Suburban Development)
- R-T (Townhouse)
- R-U (Residential Urban Development)
- V-M (Village Medium)

Map 14-5: Approved Zoning

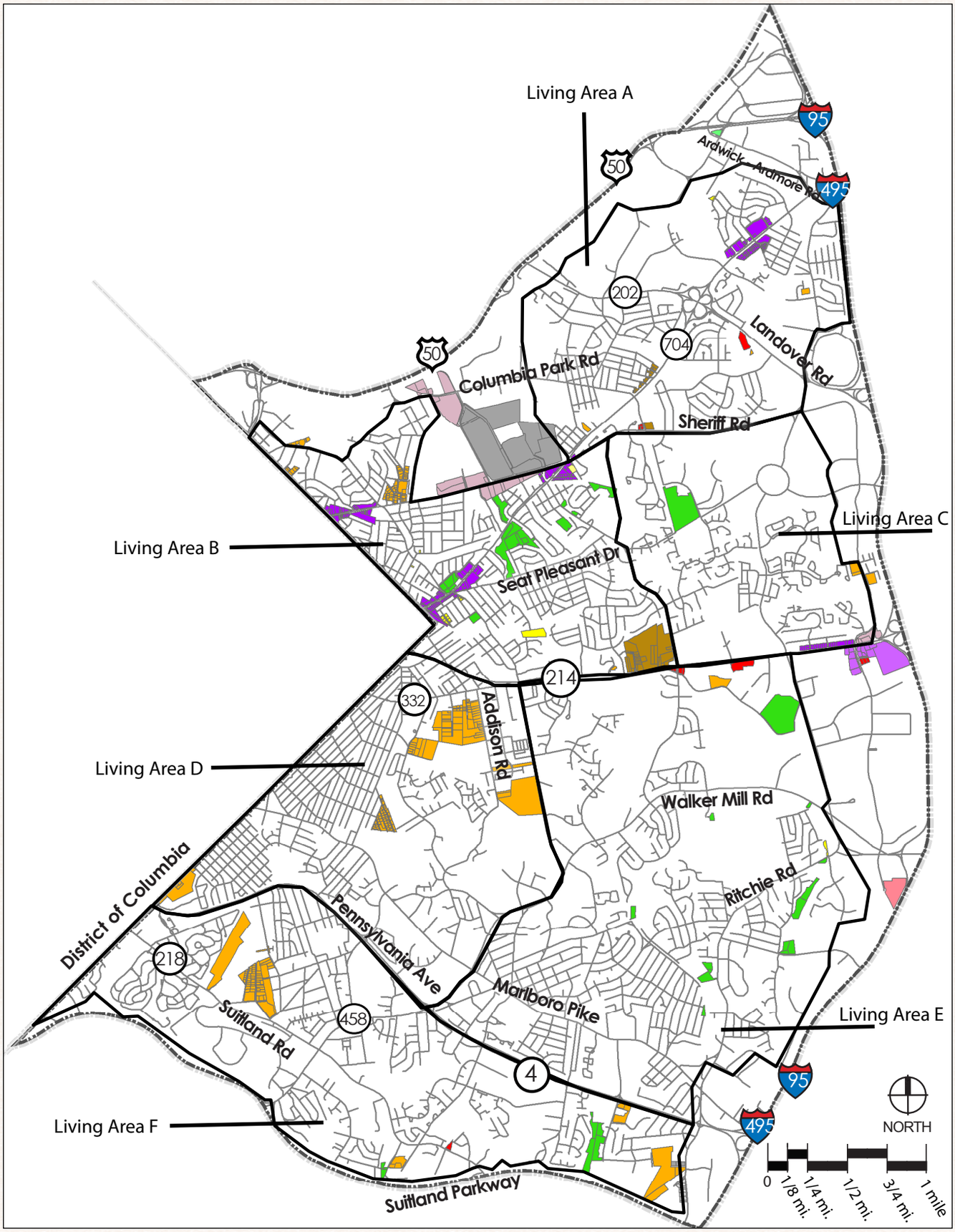


LEGEND

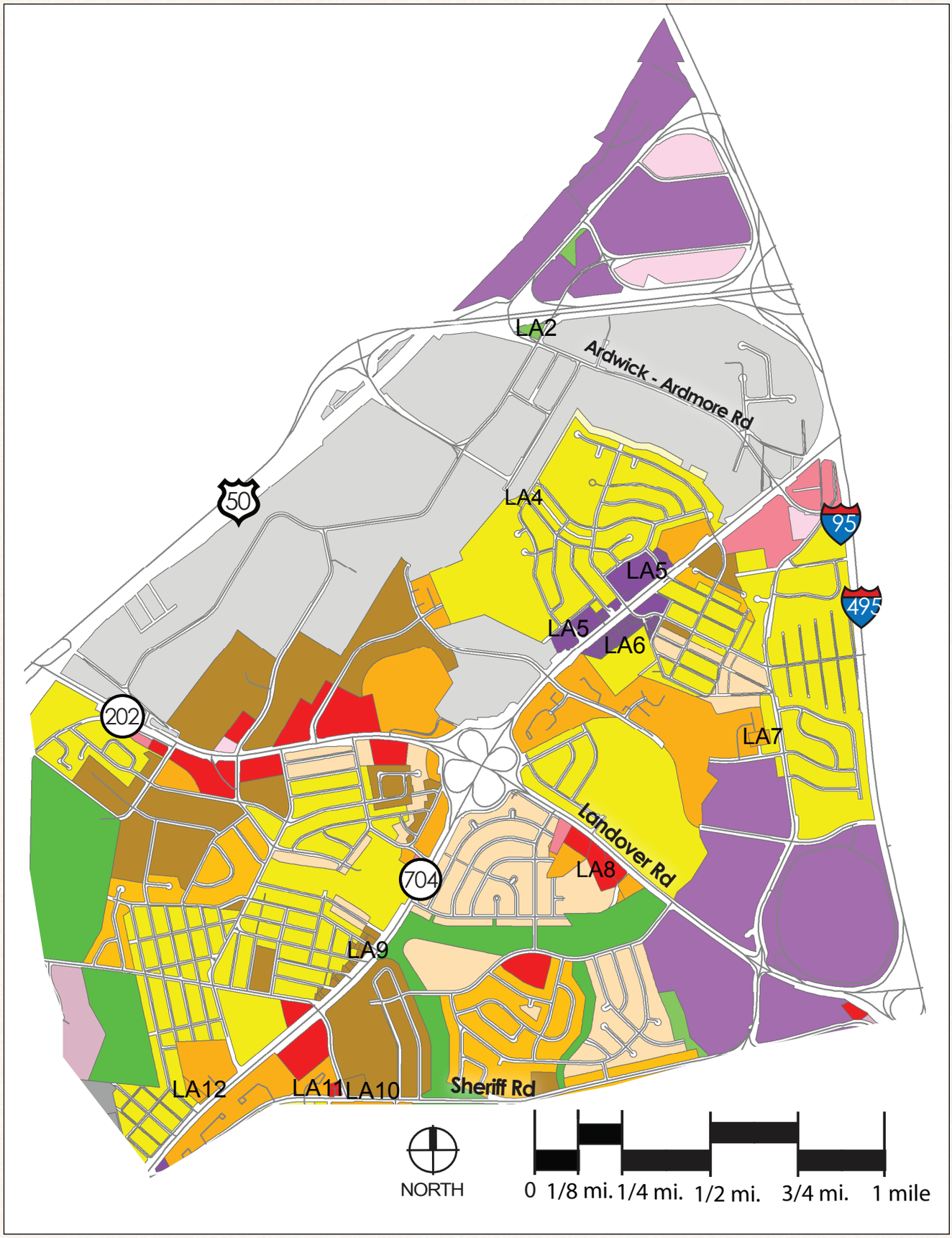
Zoning

- C-1 (Local Commercial, Existing)
- C-2 (General Commercial, Existing)
- C-A (Ancillary Commercial)
- C-M (Commercial Miscellaneous)
- C-O (Commercial Office)
- C-S-C (Commercial Shopping Center)
- E-I-A (Employment and Institutional Area)
- I-1 (Light Industrial)
- I-2 (Heavy Industrial)
- I-3 (Planned Industrial/Employment Park)
- I-4 (Limited Industrial)
- L-A-C (Local Activity Center)
- M-U-I (Mixed Use Infill)
- M-X-T (Mixed Use Transportation Oriented)
- MU-TC (Mixed Use Town Center)
- O-S (Open Space)
- R-10 (Multifamily High Density Residential)
- R-10A (Multifamily High Density Residential-Efficiency)
- R-18 (Multifamily Medium Density Residential)
- R-18C (Multifamily Medium Density Residential-Condominium)
- R-20 (One-Family Triple-Attached Residential)
- R-30 (Multifamily Low Density Residential)
- R-30C (Multifamily Low Density Residential-Condominium)
- R-35 (One-Family Semidetached, and Two-Family Detached, Residential)
- R-55 (One-Family Detached Residential)
- R-80 (One-Family Detached Residential)
- R-A (Residential-Agricultural)
- R-M (Residential Medium Development)
- R-O-S (Reserved Open Space)
- R-R (Rural Residential)
- R-T (Townhouse)
- Transit District Overlay
- Development District Overlay

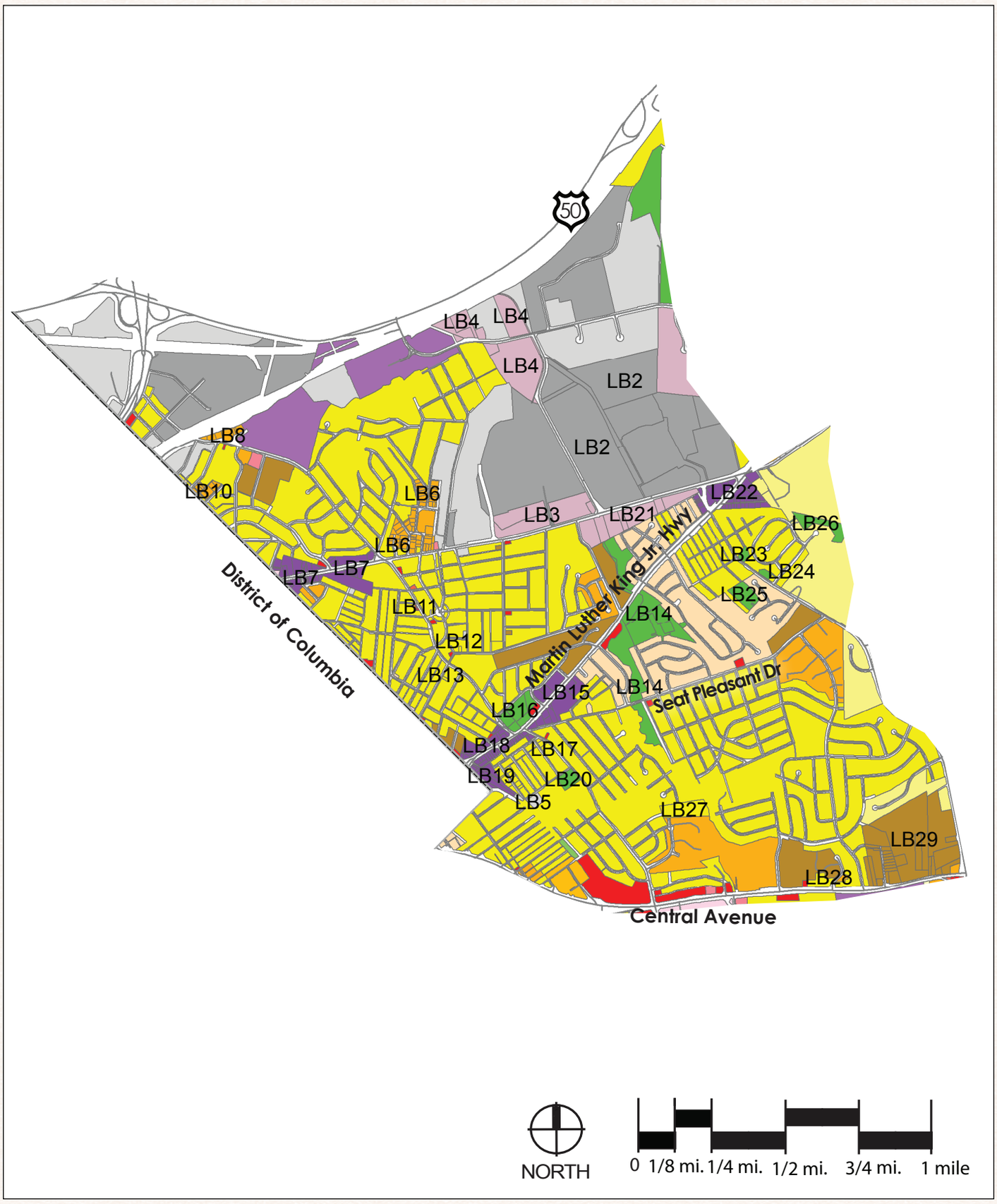
Map 14-6: Approved Zoning Changes

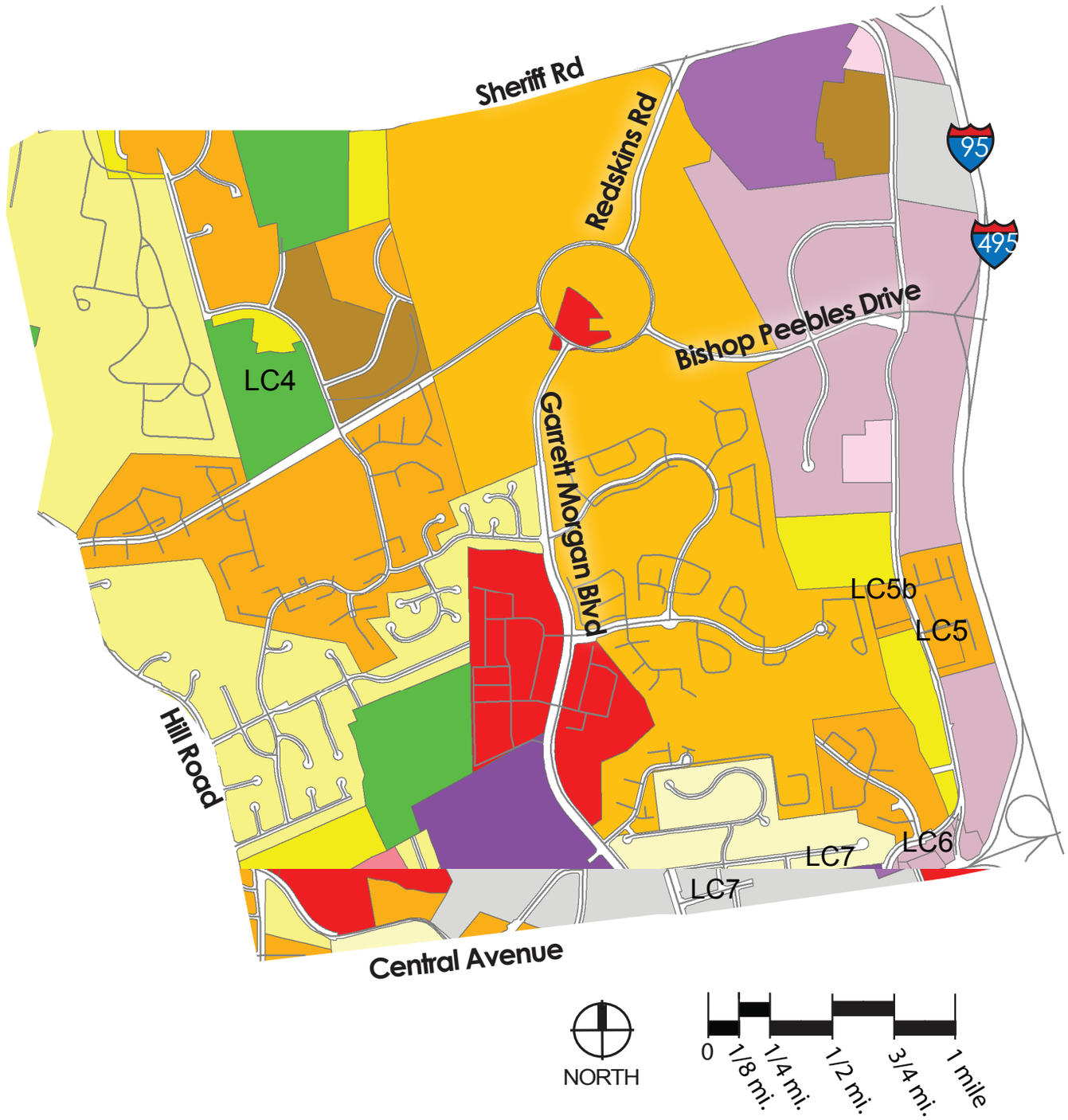


Map 14-7: Approved Zoning Living Area A

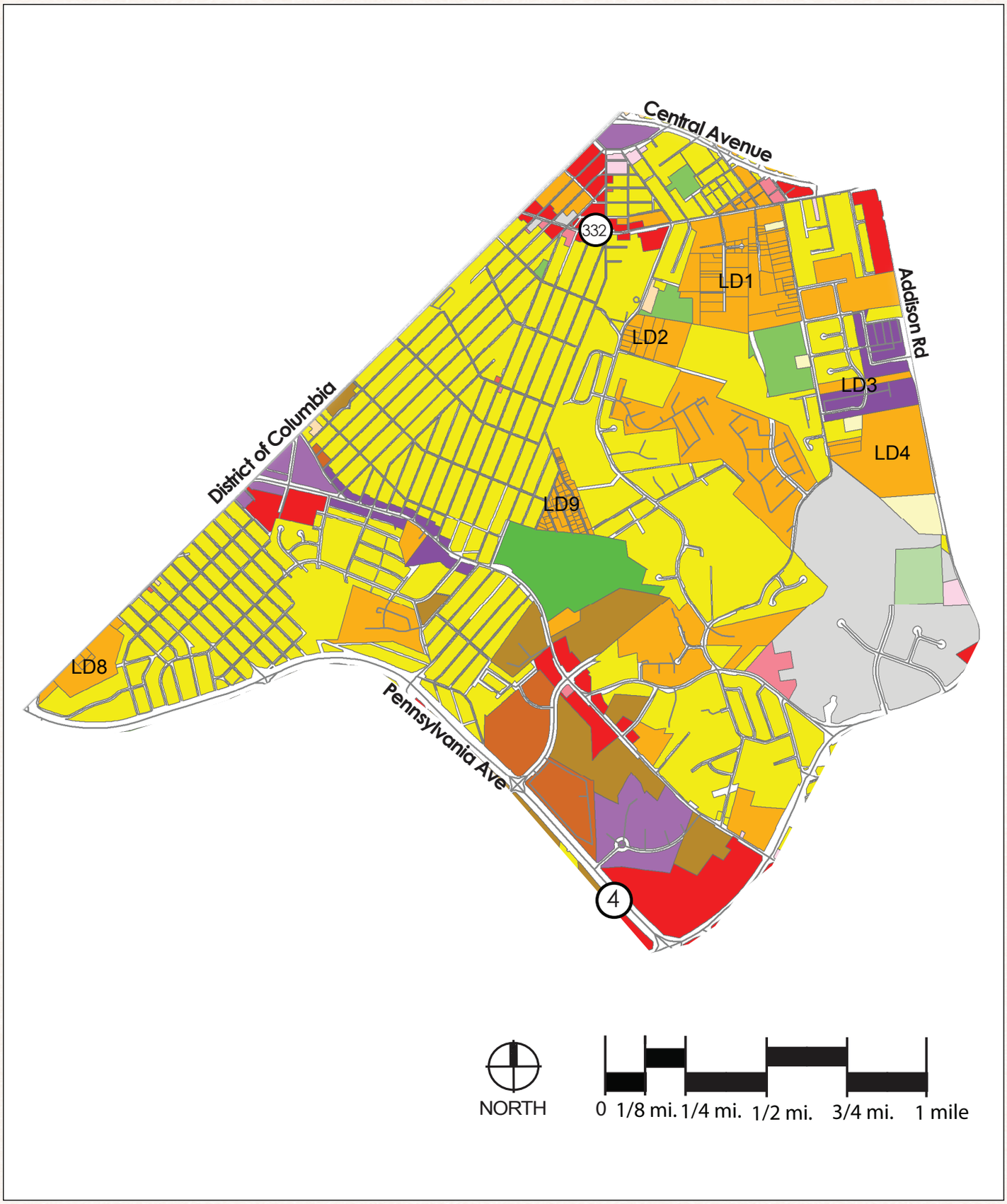


Map 14–8: Approved Zoning Living Area B

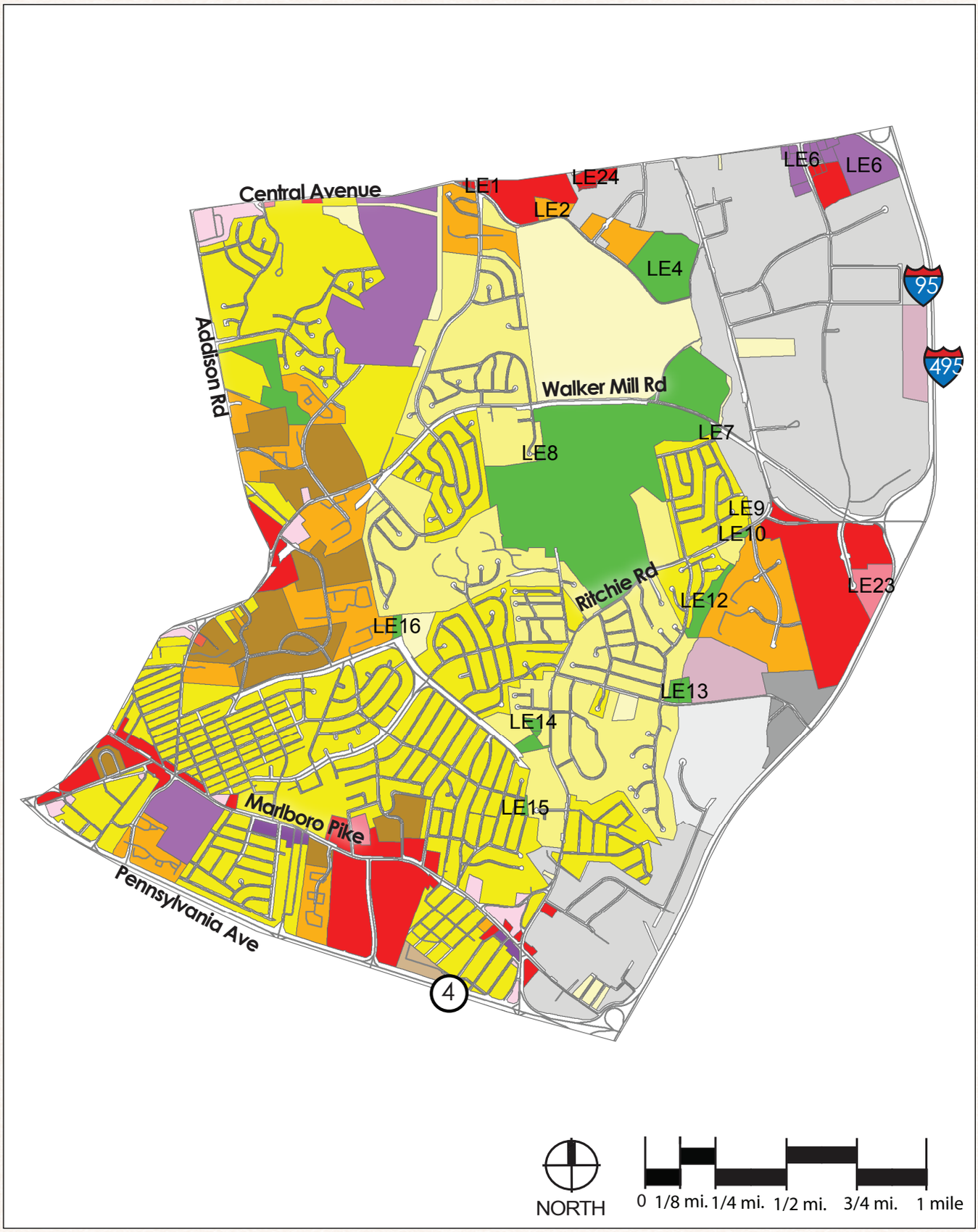



Sheriff Rd
Redskins Rd
95
495
Bishop Peebles Drive
LC4
Garrett Morgan Blvd
LC5b
LC5
Hill Road
LC7
LC6
LC7
Central Avenue
NORTH
0
1/8 mi.
1/4 mi.
1/2 mi.
3/4 mi.
1 mile

Map 14–10: Approved Zoning Living Area D

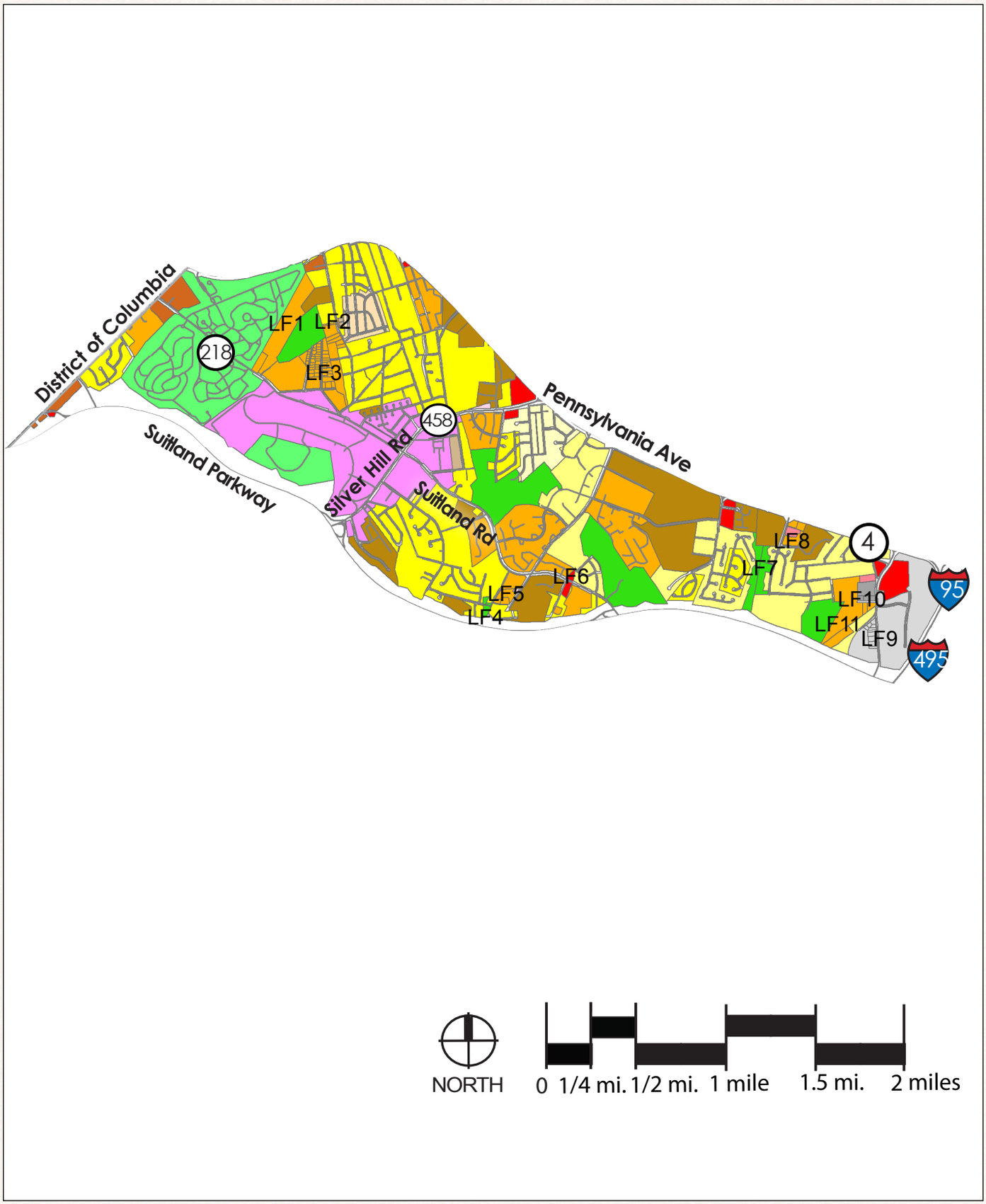


Map 14-11: Approved Zoning Living Area E



SECTIONAL MAP AMENDMENT

Map 14-12: Approved Zoning Living Area F



Zoning Change Maps



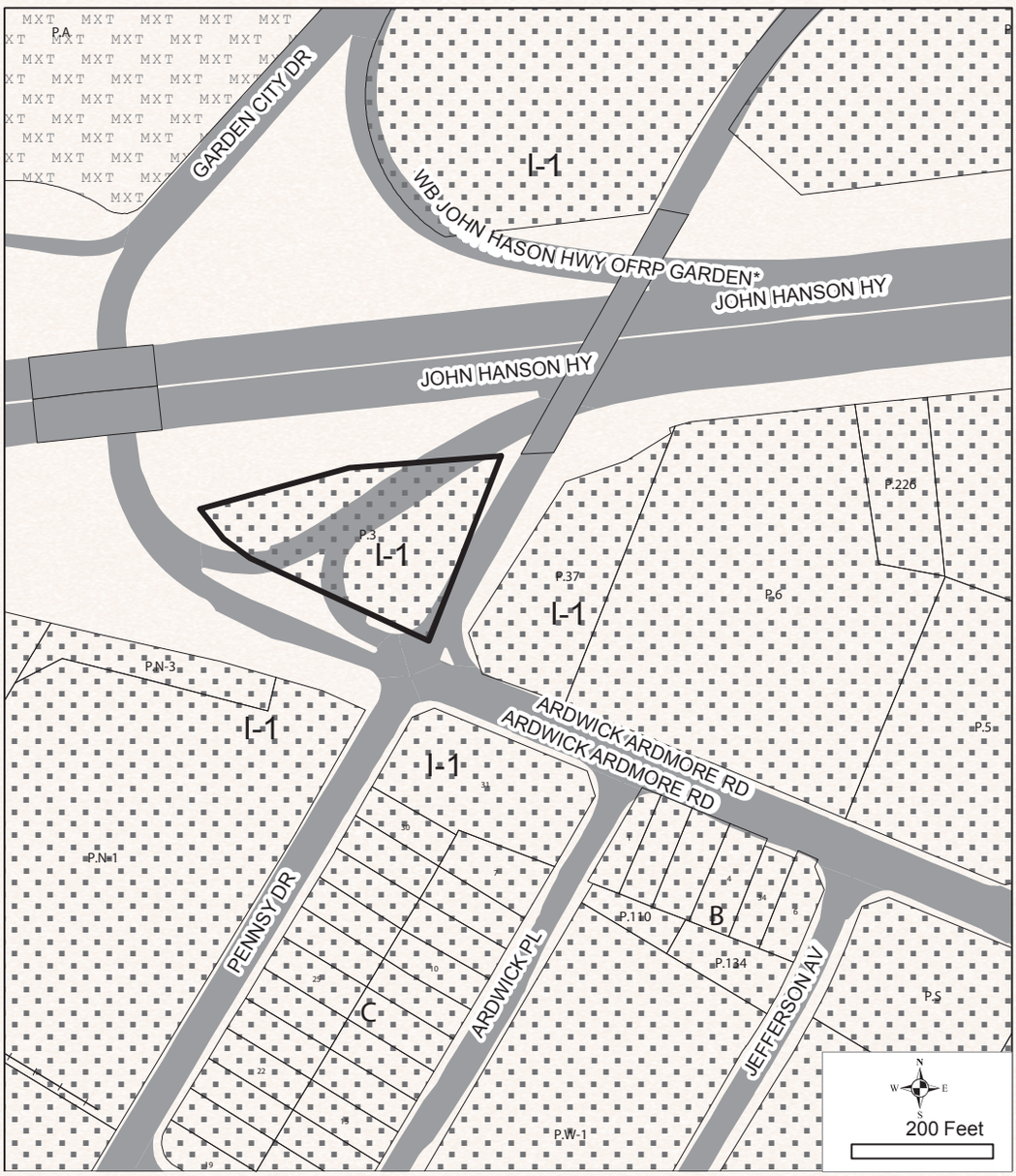
SECTIONAL MAP AMENDMENT

Living Area A

Note: There is no LA1.

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LA2	I-1 to O-S	1.46	205NE07	SMA
Property Description	**Tax Map** 52, Grid A2, Parcel 3 Ardmore-Ardwick Industrial Park			
Use and Description	Right of way, undeveloped			
Discussion	This property is in a highway ramp right-of-way and rezoning it from I-1 to O-S (Open Space) will ensure that no development occurs on this property.			

LA2: I-1 to O-S

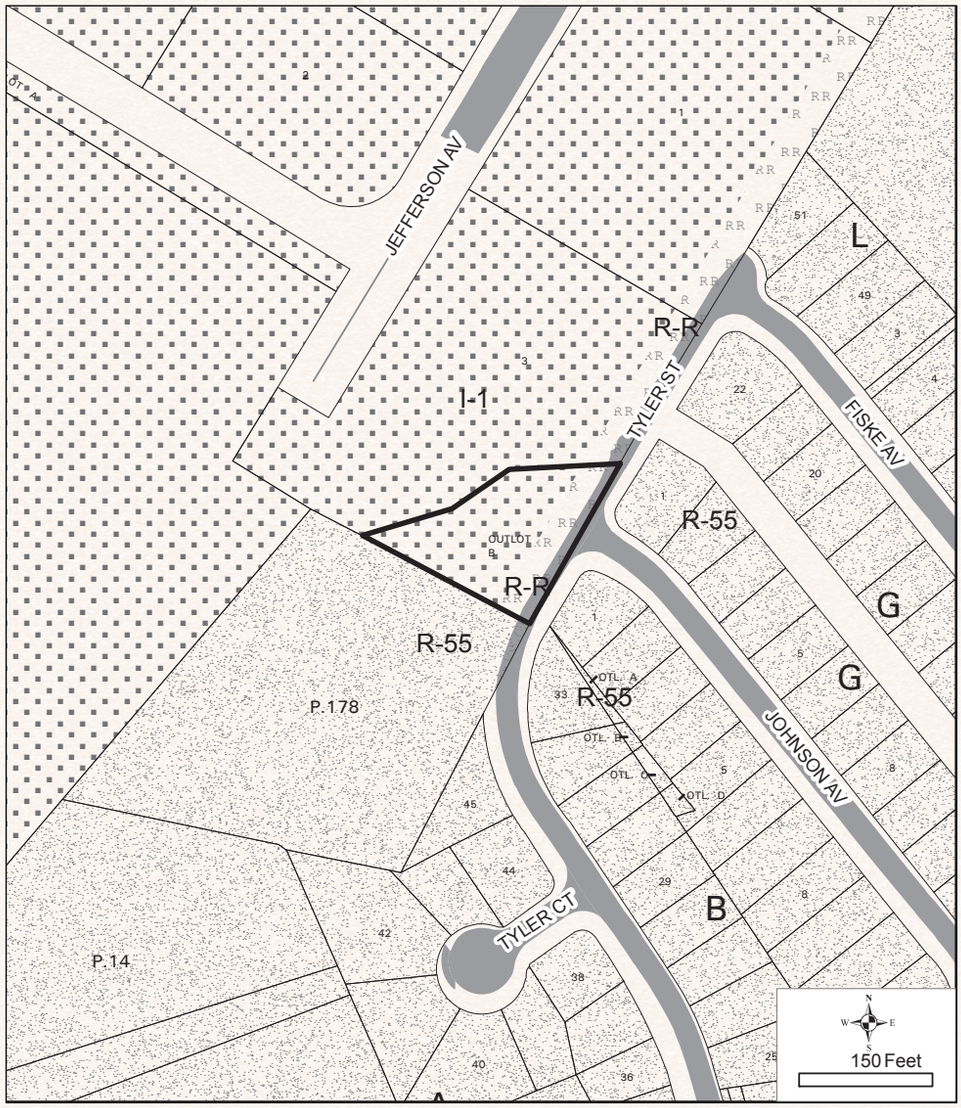


Living Area A

Note: There is no LA3.

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LA4	I-1 to R-55 R-R to R-55	0.014 0.010	205NE07	SMA
Property Description	**Tax Map** 52, Grid A3, Outlot B TAO			
Use and Description	Undeveloped			
Discussion	Rezoning this property from I-1/R-R (Rural Residential) to R-55 (One-Family Detached Residential) will remove the split zoning that exists on this property and is consistent with the Subregion 4 goals to support the Green Infrastructure Plan and discourage heavy development near sensitive environmental resources and residential areas.			

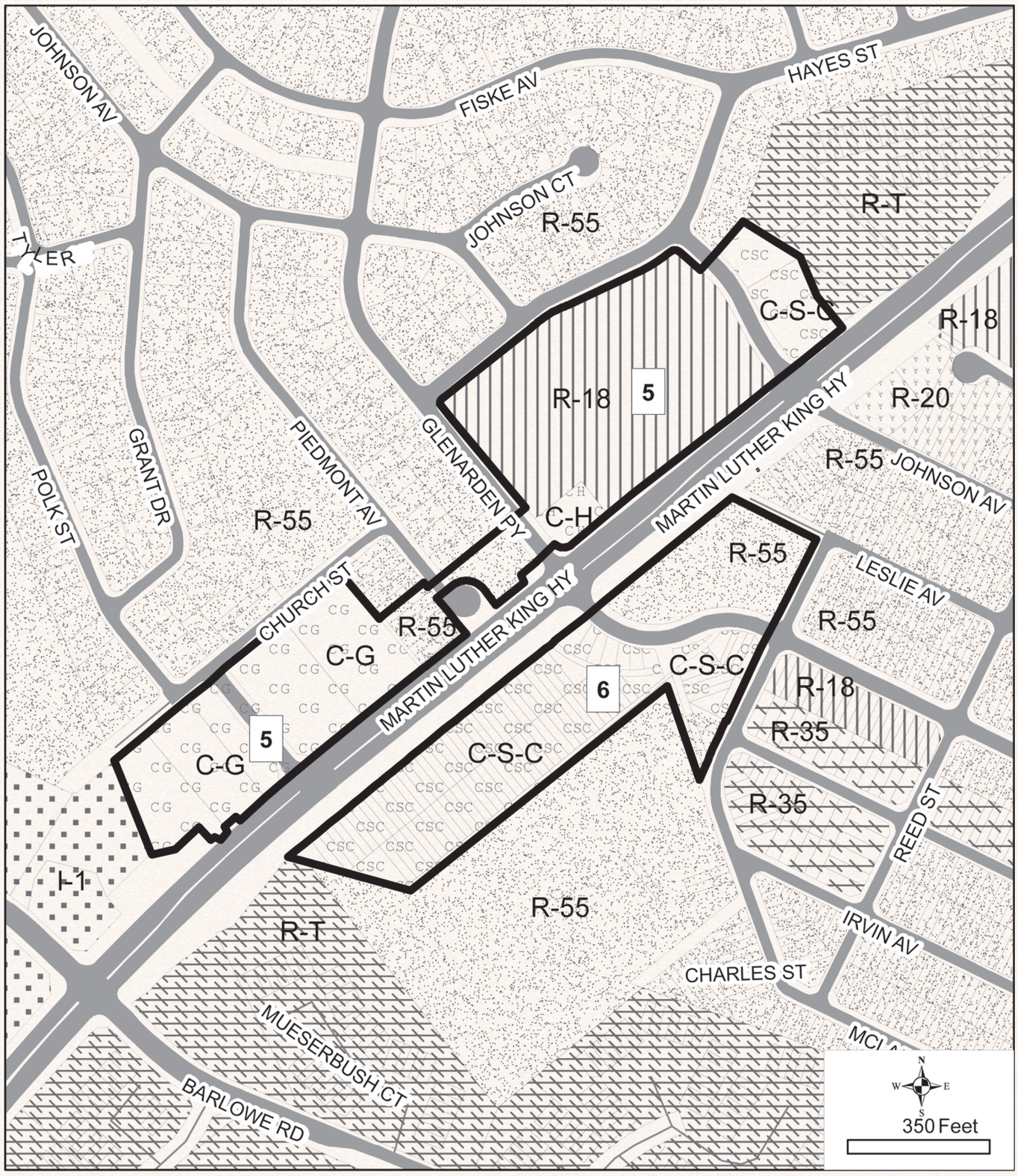
LA4: I-1, R-R to R-55



Living Area A

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LA5	R-55 to M-U-I C-S-C -to M-U-I C-G to M-U-I R-18 to M-U-I C-H to M-U-I	0.985 1.1 5.65 6.939 0.353	204NE07 205NE07	SMA
Property Description	**Tax Map 52**, Grid B4, Block R, Lots 21, 23, and 24, **Tax Map 52**, Grid A4, Block S, Lots 12 and 13 Glenarden Woods, **Tax Map 52**, Grid A4, Parcel 69 Glenarden Woods, **Tax Map 60**, Grid A1, Block P, Lots 58–63 Ardwick Park, **Tax Map** 52, Grid A4, Block T, Lot 1, **Tax Map** 60, Grid A1, Block T, Lots 2–5			
Use and Description	Atlantic Carryout; Barbershop; Supreme Care Pharmacy; Cleaners; Glenarden Medical Center; Glenarden Woods Apartment; Auto Man Automotive/ Electrical Services; Glenarden Church of God in Christ; Undeveloped; Vacant; Masjid Taqwa An Nur (Shopping Center) - laundry service; Chinese restaurant; Dollar Store (closed); Church; A-One Liquor Store and Restaurant			
Discussion	Rezoning these properties to M-U-I (Mixed Use Infill) is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan for the Developed Tier to strengthen neighborhoods by encouraging appropriate infill development and providing pedestrian-oriented neighborhoods. This zoning change supports the opportunity site concept for the Glenarden Gateway.			
LA6	C-S-C to M-U-I R-55 to M-U-I	5.986 2.291	204NE07	SMA
Property Description	**Tax Map** 52, Grid A4, Block H, Lot 72 Glenarden, **Tax Map** 52, Grid B4, Block G Glenarden, **Tax Map** 60, Grid B1, Block G Glenarden, **Tax Map** 52, Grid B4, Block G, Lots 5–9 and Lots 60–66, **Tax Map** 60, Grid B1, Parcel 82, **Tax Map** 60, Grid B1, Parcel 88, **Tax Map** 60, Grid B1, Block F, **Tax Map** 60, Grid B1, Parcel 268, **Tax Map** 60, Grid A1, Parcel 84, **Tax Map** 60, Grid A1, Parcel 85, **Tax Map** 60, Grid B1, Block A, Lot 46, **Tax Map** 60, Grid A1, Block A, Lots 1, 8–33, 41, 43, 45, 46, 51-84, **Tax Map** 52, Grid A4, Lots 2–7, 34–40, 42, 44 47–50, Parcel 274, **Tax Map** 52, Grid A4, Parcel 50, **Tax Map** 60, Grid A1, Parcel 83, **Tax Map** 52, Grid A4, Parcel 274			
Use and Description	Undeveloped; Parking Lot; Barbershop/Hair Salon; The Lord's Church of Transformation; Glenarden City Hall			
Discussion	Rezoning these properties to M-U-I (Mixed Use Infill) is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan for the Developed Tier to strengthen neighborhoods by encouraging appropriate infill development and providing pedestrian-oriented neighborhoods. This zoning change supports the opportunity site concept for the Glenarden Gateway.			

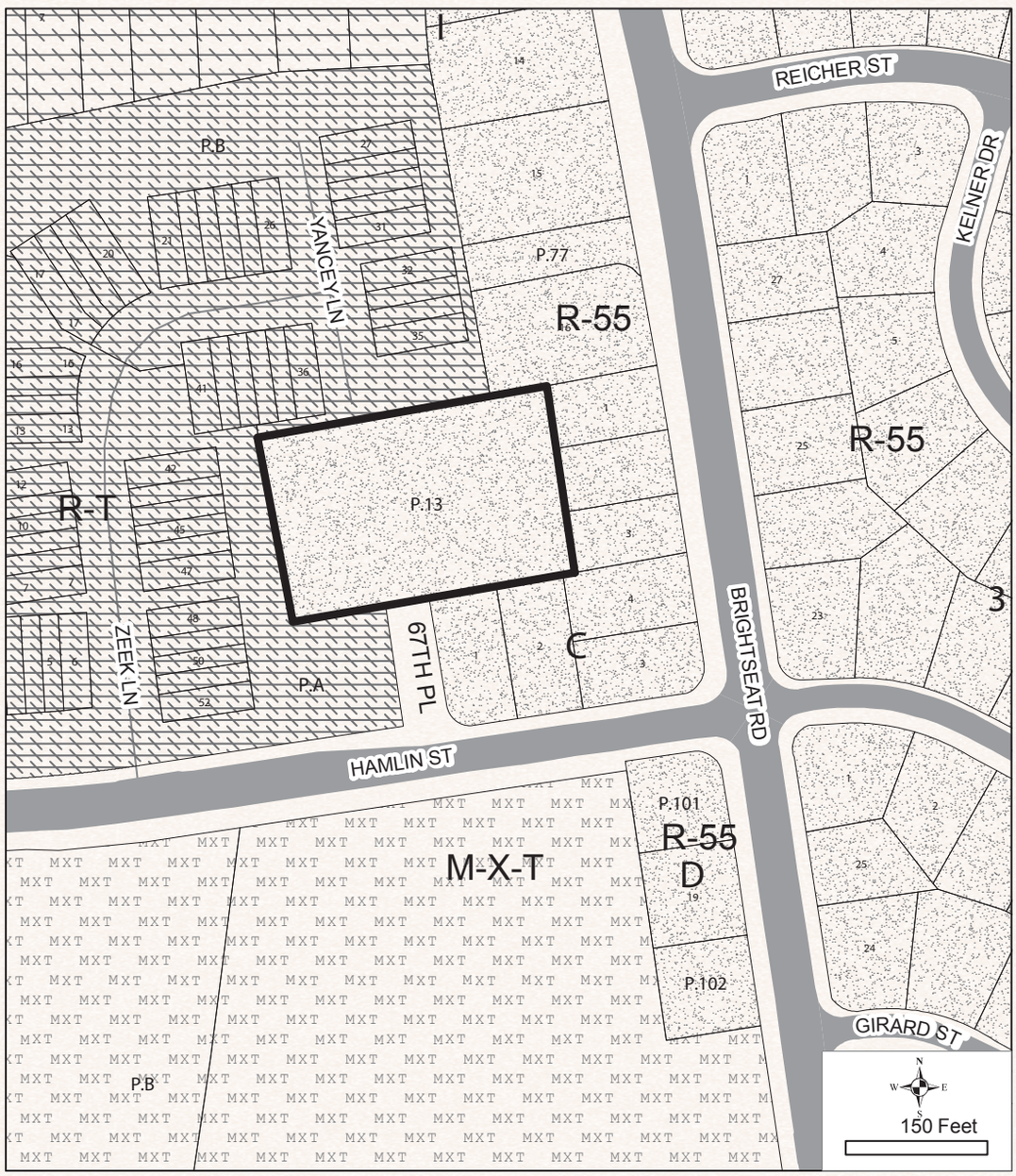
LA5: R-55, C-S-C, C-G, R-18, C-H to M-U-I; L 6: C-S-C, R-55 to M-U-I



Living Area A

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LA7	R-55 to R-T	1.403	204NE08	SMA
Property Description	**Tax Map** 60, Grid B1, Parcel 13			
Use and Description	Undeveloped			
Discussion	Rezoning from R-55 to R-T (Townhouse) will allow for improved access to the adjacent townhouse community and will allow for the development of compatible housing types.			

LA7: R-55 to R-T

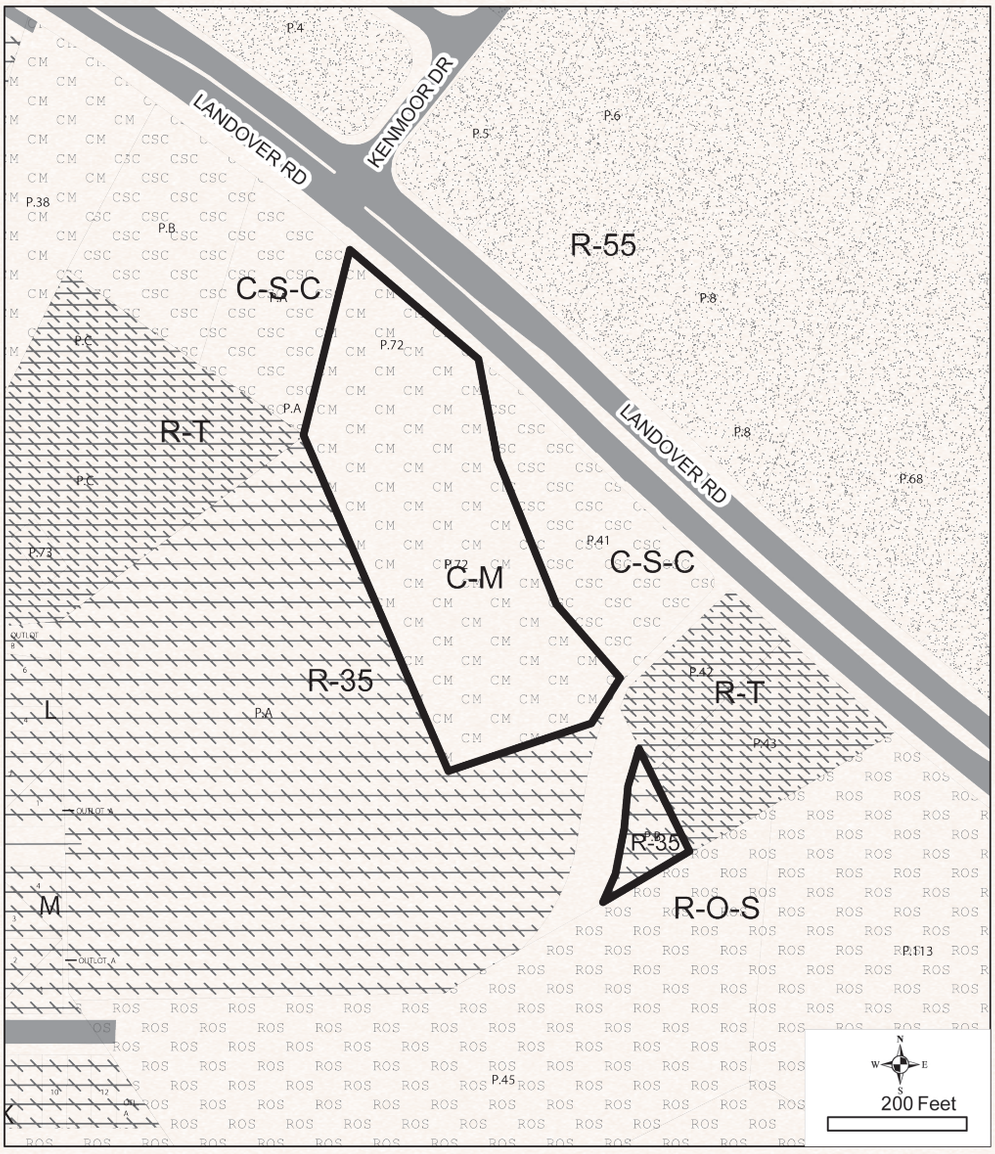


Living Area A

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LA8	C-M to C-S-C R-35 to R-T	3.714 0.267	203NE07	SMA
Property Description	**Tax Map** 60, Grid A2, Parcel 72 **Tax Map** 60, Grid A2, Parcel B			
Use and Description	Undeveloped			
Discussion	Rezoning to R-T and C-S-C is consistent with the goals, policies and strategies of the General Plan, the Subregion 4 Master Plan, and the Landover Gateway Sector Plan. Townhome densities are complementary to the surrounding uses and the environmental character of the site. Expansion of existing commercial zoning along a major roadway.			

LA8: C-M to C-S-C

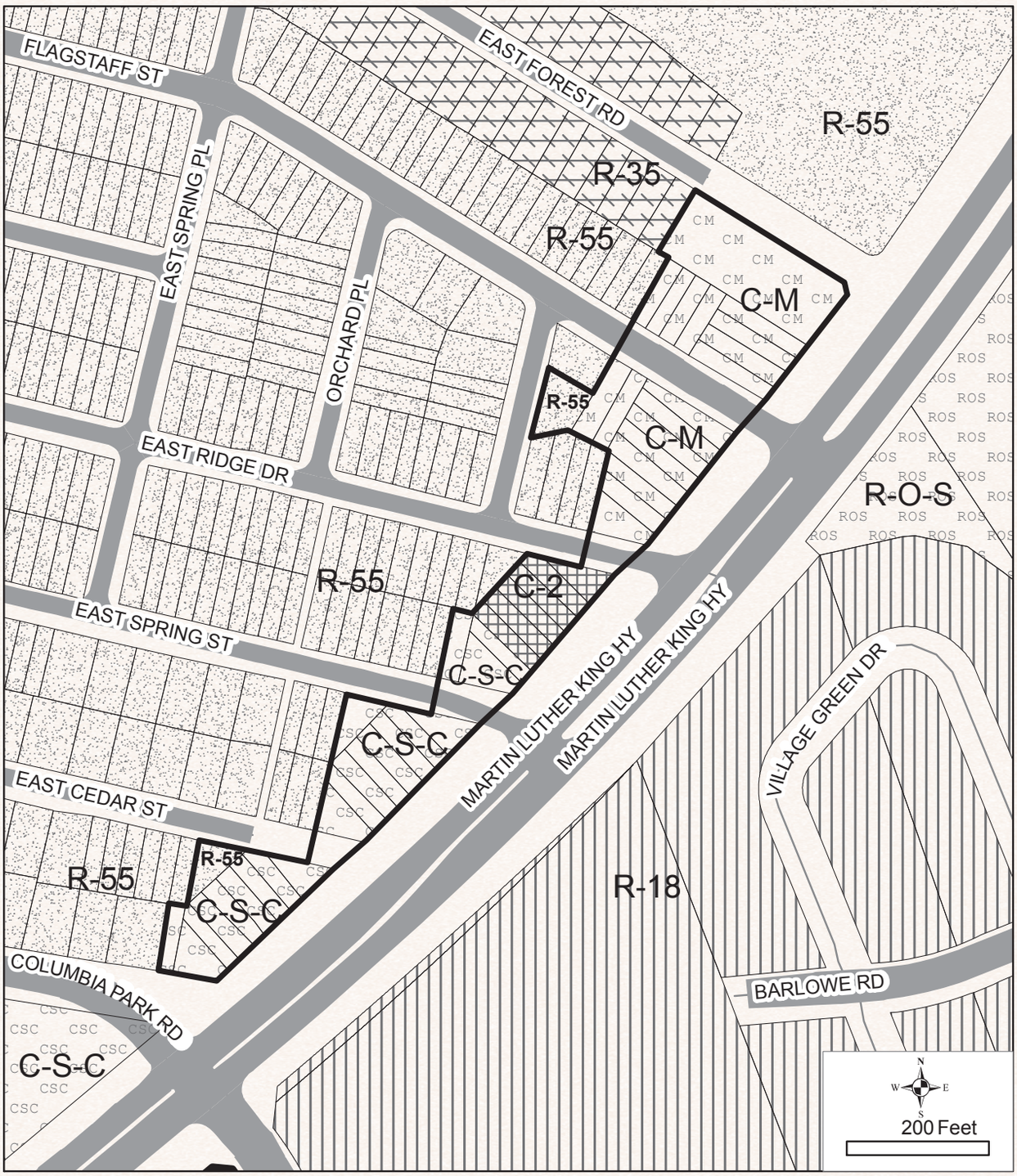
R-35 to R-T



Living Area A

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LA9	C-M to R-18 C-2 to R-18 C-S-C to R-18 R-R to R-18	2.150 0.393 1.430 0.173	203NE06 203NE07	SMA
Property Description	**Tax Map 59**, Grid F3, Block C, Parcel 1 Kentland, **Tax Map 59**, Grid E3, Block U, Lots 1-8 East Columbia Park, **Tax Map 59**, Grid E3, Block A, Lots 1–8, 16, 17, and 19 East Columbia Park, **Tax Map 59**, Grid E3, Block B, Lots 1–9 East Columbia Park, **Tax Map 59**, Grid E3, Block B, Lots 1-9 East Columbia Park, **Tax Map 59**, Grid E3, Block C, Lots 1–8 and 35 East Columbia Park, **Tax Map 59**, Grid E3, Block D, Lots 1–9 and 23 East Columbia Park			
Use and Description	Wooded; Vacant/developed; J & J Transmission; Shear Glory Hair Designs; Parking Lot; Liquor Store; Carryout; Cox's Liquor & Carryout			
Discussion	Rezoning from commercial zones to R-18 (Multifamily Medium-Density Residential) is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan to strengthen existing neighborhoods, encourage appropriate infill development, and provide pedestrian-oriented neighborhoods. This rezoning will reduce excessive commercial zoning in this market area, direct commercial development to centers and corridor nodes, and encourage residential development that is consistent with the adjacent land uses.			

LA9: C-M, C-2, C-S-C, R-R to R-18

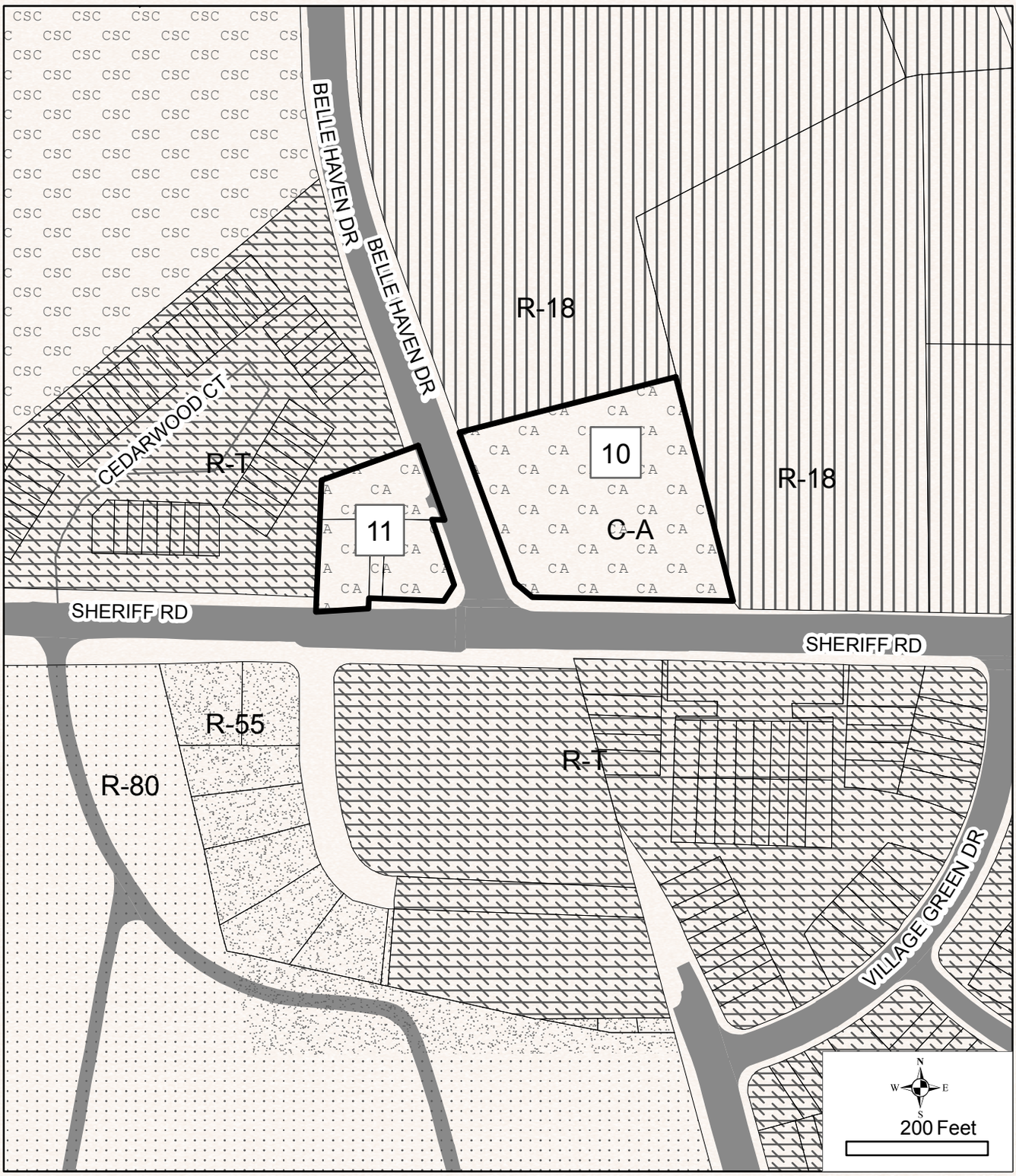


Living Area A

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LA10	C-A to R-18	1.967	203NE07	SMA
Property Description	**Tax Map** 59, Grid E4, Parcel B (zoned CA per plat 12202085) Belle Haven.			
Use and Description	Undeveloped			
Discussion	Rezoning from C-A to R-18 (Multifamily Medium-Density Residential) is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan to strengthen existing neighborhoods, encourage appropriate infill development, and provide pedestrian-oriented neighborhoods. This rezoning will reduce excessive commercial zoning in this market area, direct commercial development to centers and corridor nodes, and encourage residential development that is consistent with the adjacent land uses.			
LA11	C-A to C-S-C	0.782	203NE07	SMA
Property Description	**Tax Map** 59, Grid E4, Parcel 166 **Tax Map** 59, Grid E4, Parcel 188 **Tax Map** 59, Grid E4, Parcel E, Palmer Park-Kline Addition			
Use and Description	7 Eleven; Wooded; Undeveloped			
Discussion	This zoning change from C-A (Commercial Ancillary) to C-S-C (Commercial Shopping Center) will update the zoning to reflect current zoning categories.			

LA10: C-A to R-18

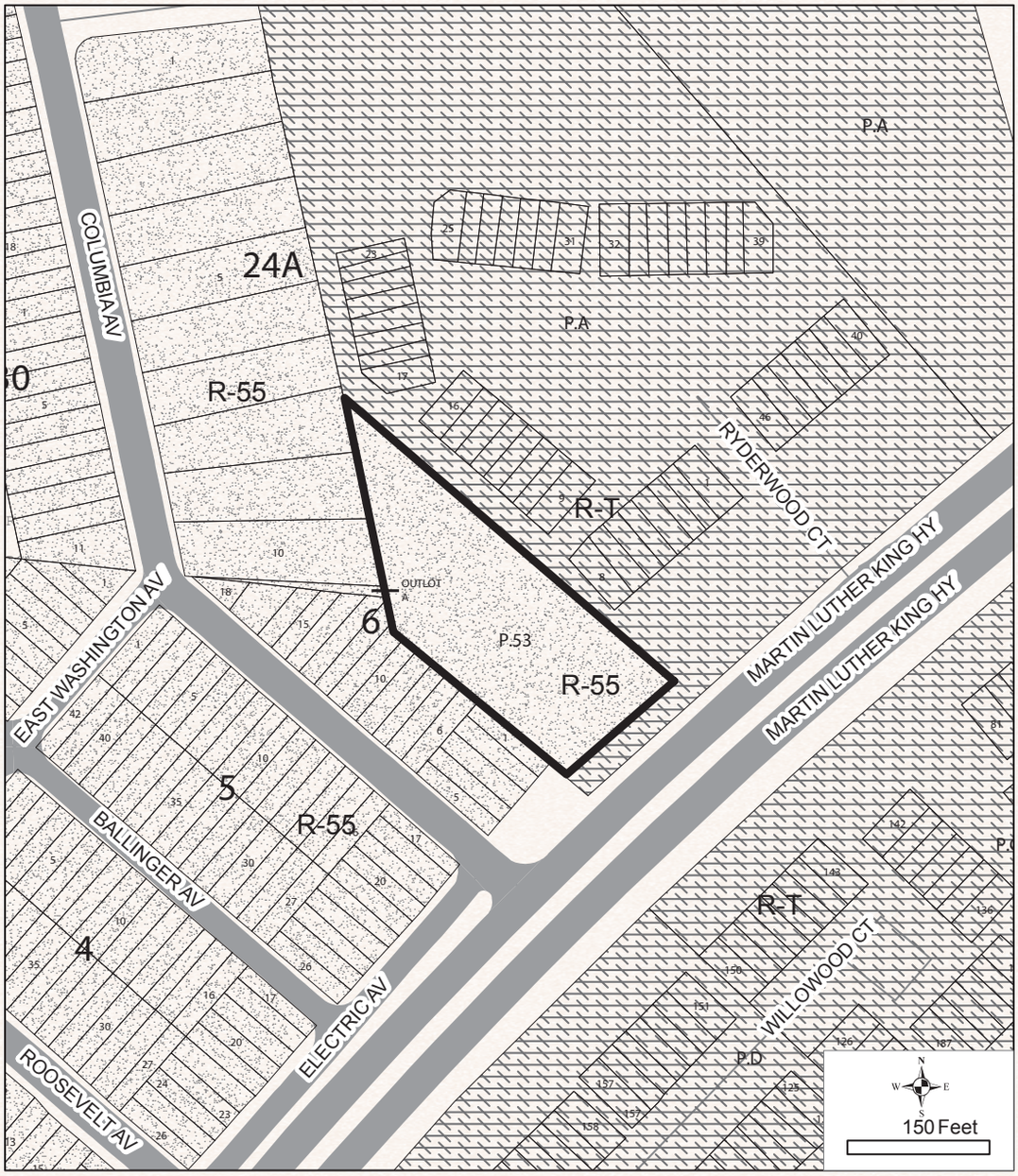
LA11: C-A to C-S-C



Living Area A

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LA12	R-55 to R-T	1.224	203NE06	SMA
Property Description	**Tax Map** 59, Grid D4, Parcel 53			
Use and Description	Undeveloped			
Discussion	Rezoning from R-55 to R-T will allow for improved access to the adjacent townhouse community and will allow for the development of compatible housing types.			

LA12: R-55 to R-T

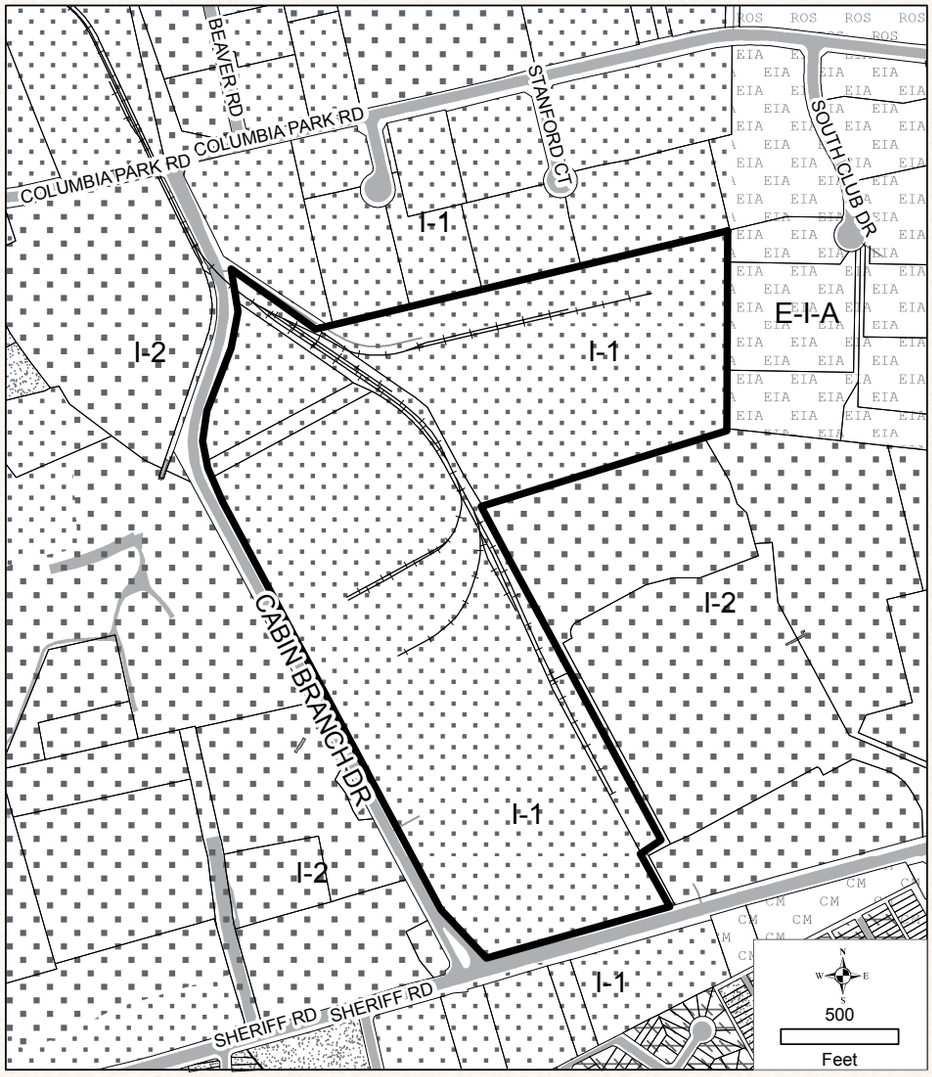


Living Area B

Note: There is no LB1.

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB2	I-1 to I-2	88.586	202NE06 203NE05 203NE06	SMA
Property Description	**Tax Map** 59, Grid B4, Parcel A and 145, **Tax Map** 59, Grid C4, Parcel 50, **Tax Map** 59, Grid B4, Parcel 40, **Tax Map** 59, Grid B4, Parcel 56			
Use and Description	Warehouse/storage (working facility); Merchants Terminal Corporation; Kelly Press; Buffer Green; Service Road			
Discussion	Rezoning from I-1 to I-2 is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan and will allow for heavier industrial uses that are in appropriate areas buffered by lower intensity industrial uses and separated from residential uses.			

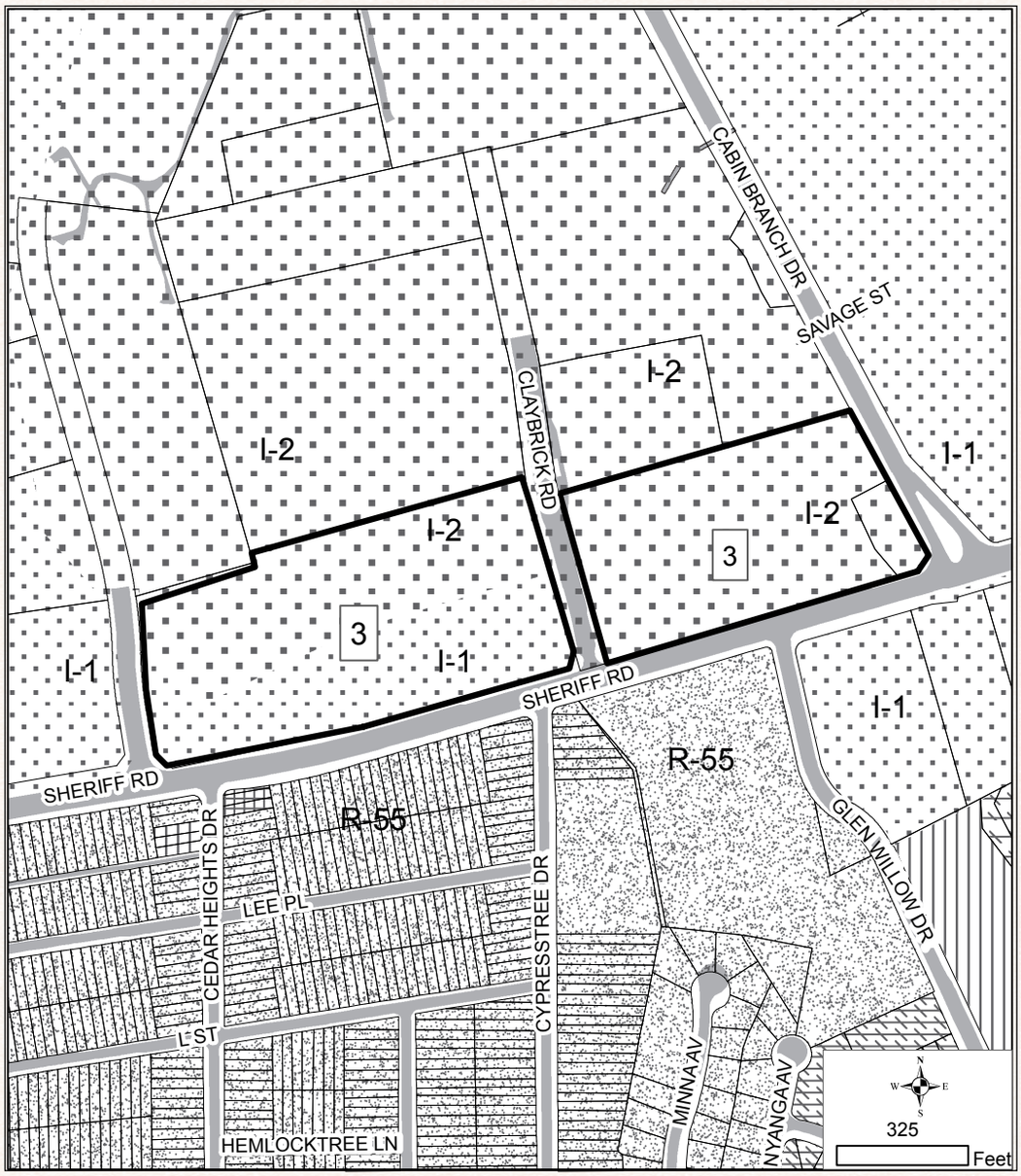
LB2: I-1 to I-2



Living Area B

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB3	I-1/I-2 to I-1 I-2 to I-3	11.122 7.590	202NE05 202NE06	SMA
Property Description	**Tax Map** 66, Grid B1, Parcel 312, 333, **Tax Map** 66, Grid B1, Lot 1. Prince George's Business Center			
Use and Description	Billboard/undeveloped; Aggregates; Vacant			
Discussion	Rezoning from I-2 to I-3 and I-2 to I-1 (Planned Industrial/Employment Park) supports the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan to allow for lighter intensity industrial uses adjacent to residential areas and at gateway locations.			

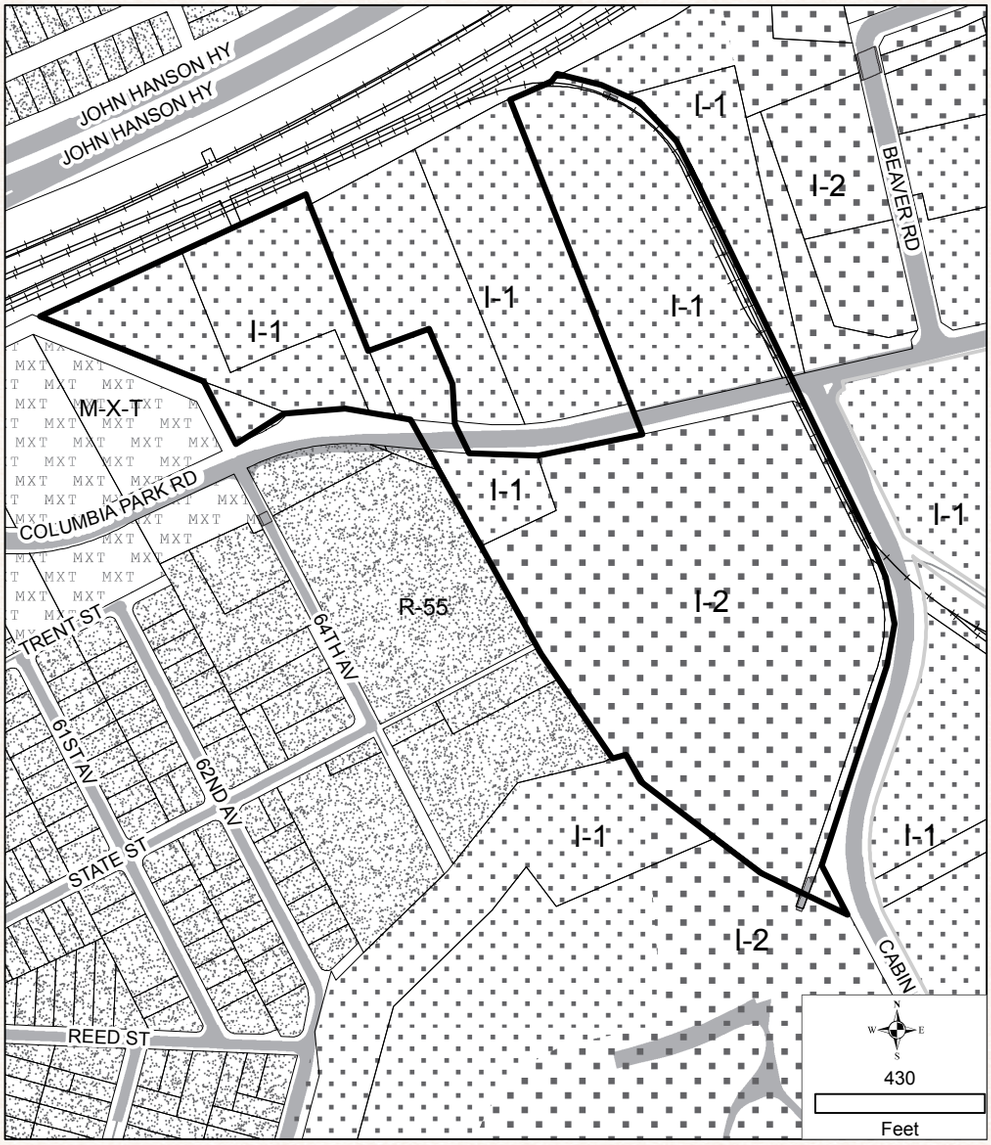
LB3: I-1, I-2 to I-1, I-2 to I-3



Living Area B

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB4	I-1 to I-3 I-2 to I-3	15.381 18.686	203NE05	SMA
Property Description	**Tax Map** 59, Grid B4, Parcel 37, Outlot A, **Tax Map** 59, Grid B3, Parcel A, 14, 34, Outlot B, **Tax Map** 59, Grid A3, Parcel 35, 70, F-1, F-2, **Tax Map** 59, Grid A3, Block A, Lot 1.			
Use and Description	World Recycling; Vacant Industrial Building; Washington Wimelson Co. (Plumbing and Heating Supplies); Fanelli's Deli and Tire Shop; ABC Roofing; Smithfield; Undeveloped Green			
Discussion	Rezoning from I-1 and I-2 to I-3 supports the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan to allow for lighter intensity industrial uses adjacent to residential areas and at gateway locations.			

LB4: I-1, I-2 to I-3

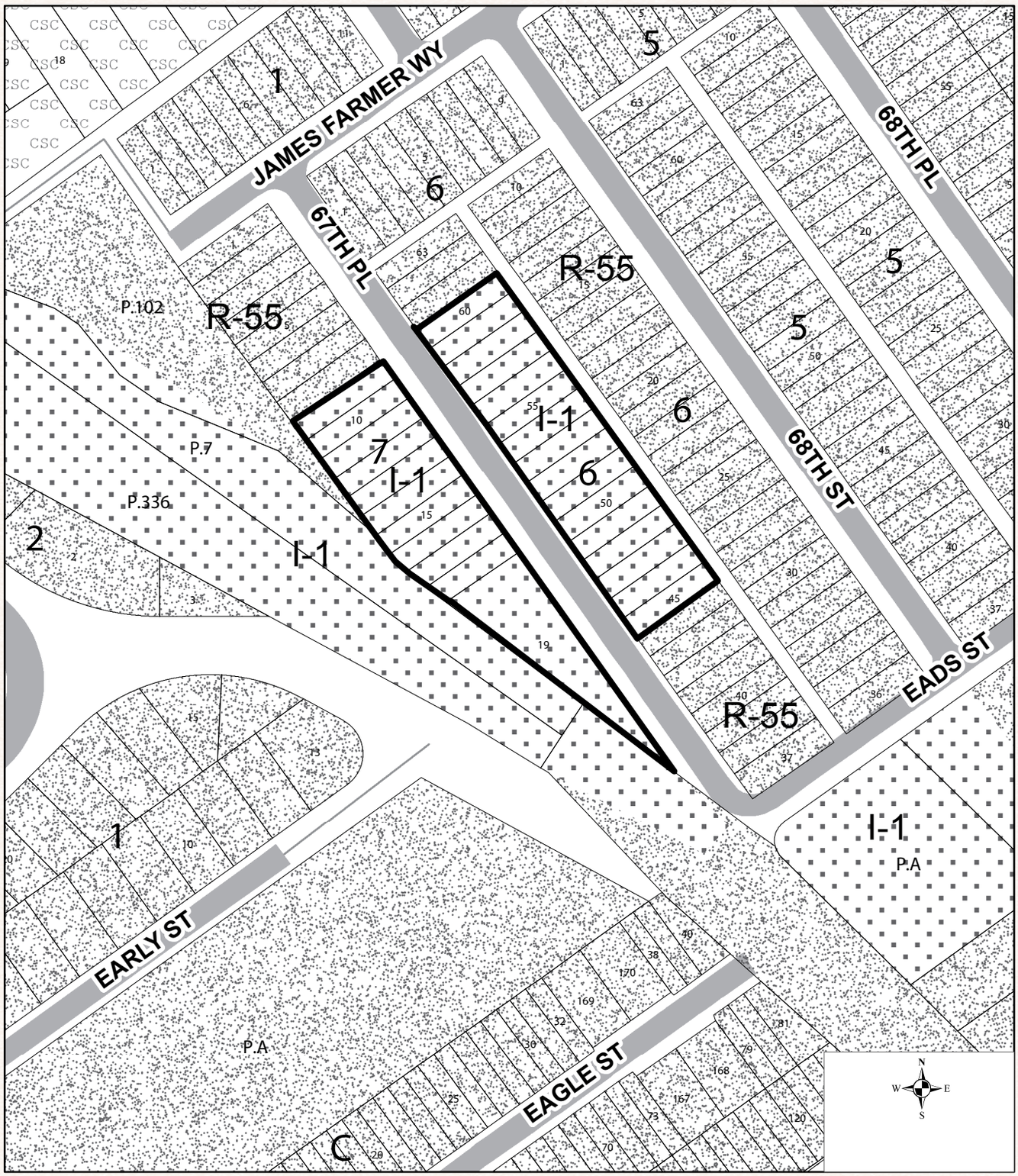


SECTIONAL MAP AMENDMENT

Living Area B

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB5	I-1 to R-55	1.779	201NE05 207NE09	SMA
Property Description	**Tax Map** 66, Grid A3, Block 7, Lot 9, **Tax Map** 66, Grid B3, Block 7, Lots 10–18, **Tax Map** 66, Grid B3, Block 6, Lot 51–60, **Tax Map** 66, Grid B4, Block 6, Lots 19, 45–50			
Use and Description	Perkins Trucking Company; Construction Equipment/Storage Site			
Discussion	Rezoning from I-1 to R-55 will eliminate incompatible industrial uses from residential areas.			

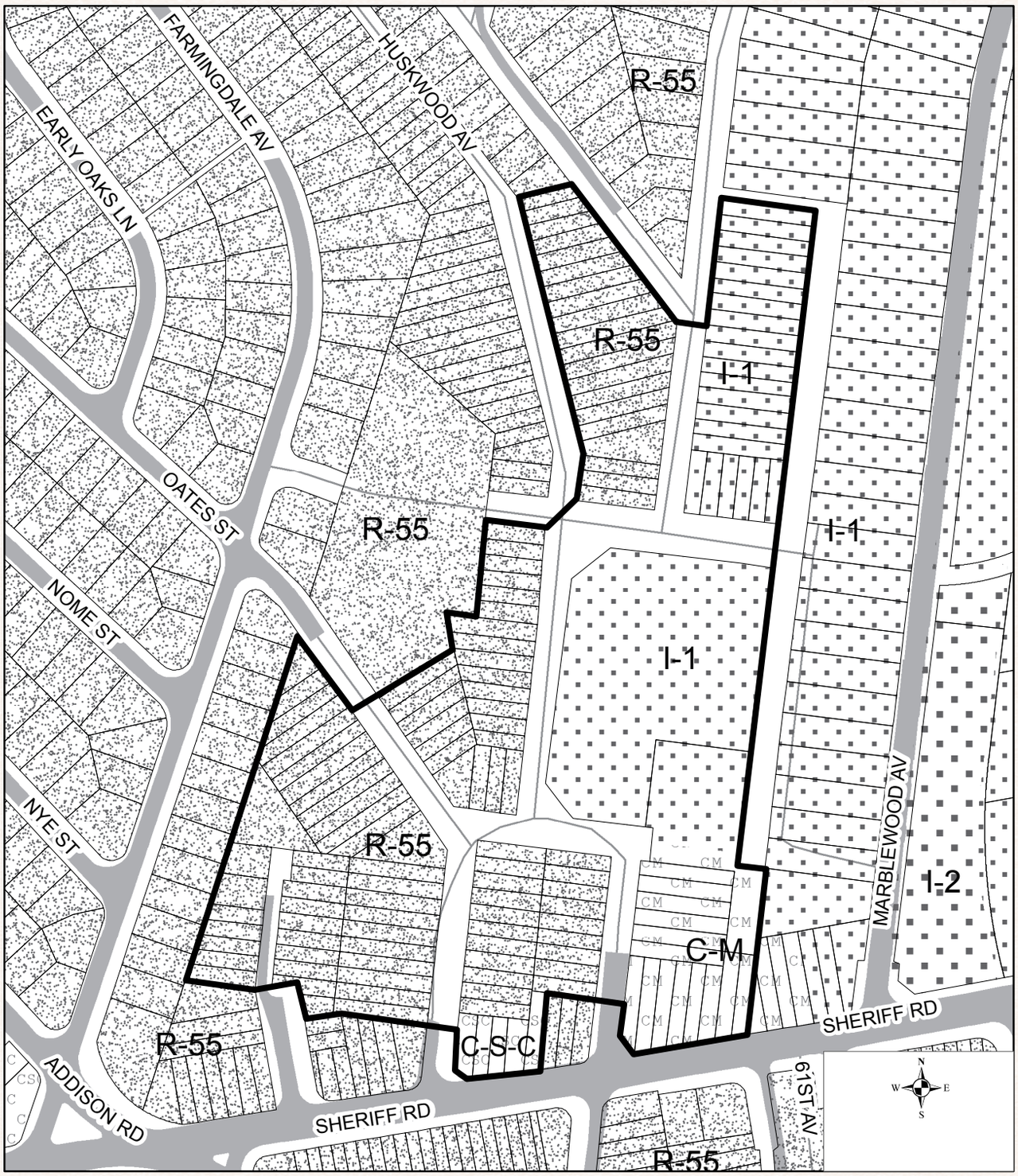
LB5: I-1 to R-55


JAMES FARMER WY
67TH PL
68TH PL
68TH ST
EADS ST
EARLY ST
EAGLE ST
R-55
I-1
P.102
P.7
P.336
P.A
N
W
E
S

Living Area B

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB6	R-55 to R-T C-S-C to R-T C-M to R-T I-1 to R-T	8.846 0.333 1.336 5.125	202NE05	SMA
Property Description	**Tax Map** 66, Grid A1, Block 8, Lots 1–14, **Tax Map** 66, Grid A1, Block 2, Lots 4–9, **Tax Map** 66, Grid A1, Block 2, Lots 10–29, **Tax Map** 66, Grid A1, Block 1, Lots 11–18, 26–28, 52–56, and 59–61, **Tax Map** 65, Grid F1, Block 1, Lots 19–25, 29–41, 57 and 58, **Tax Map** 66, Grid A1, Block 3, Lots 1–9 and 27–41, **Tax Map** 66, Grid A1, Parcel 39, **Tax Map** 66, Grid A1, Parcel 40, **Tax Map** 66, Grid A1, Block 7, Lots 1–22, **Tax Map** 66, Grid A1, Block 6, Lots 1–20			
Use and Description	Construction Equipment/Storage Site; Car Junk Yard; Learning World; Christ Apostolic Church parking; Vacant/wooded; Vacant/coffee shop; Single-family residential.			
Discussion	Rezoning these properties to R-T supports the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan which refers to this area as the Marblewood Avenue opportunity area. This concept plan encourages medium-density residential development to serve as a buffer to existing residential neighborhoods.			

LB6: R-55, C-S-C, C-M, I-1 to R-T

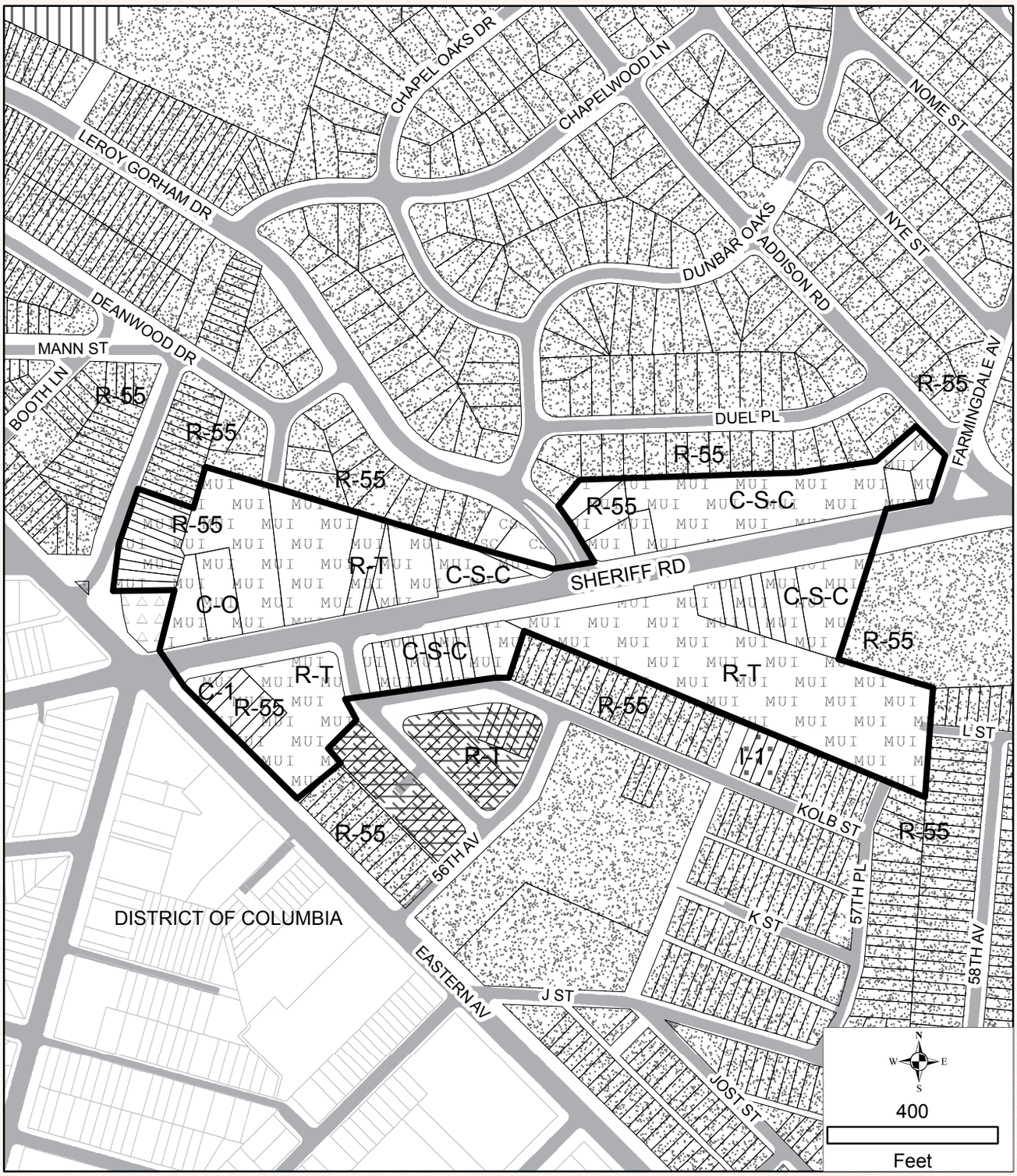


SECTIONAL MAP AMENDMENT

Living Area B

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB7	C-S-C to M-U-I R-55 to M-U-I R-T to M-U-I C-1 to M-U-I C-O to M-U-I	5.339 2.467 7.336 0.181 0.733	202NE05	SMA
Property Description	**Tax Map** 65, Grid F1, Block K, Lots 18–20, 33–36, Parcel A Chapel Oak, **Tax Map** 65, Grid F1 Parcels 10, 12–14, **Tax Map** 65, Grid F2, Parcel A, Lots 1–5, **Tax Map** 65, Grid F2, Block 9, Lot 23, **Tax Map** 65, Grid F2, Block 11, Lots 1–11, **Tax Map** 65, Grid, E2, Block 12, Parcel A, Lots 21–23, 27, 28, 59, 60, **Tax Map** 65, Grid F1, Parcels 5–9, **Tax Map** 65, Grid F1, Block L, Parcel A, **Tax Map** 65, Grid E1, Parcel 1–3, **Tax Map** 65, Grid E1, Block A, Lots 7–17.			
Use and Description	Church of Deliverance; Single-Family Residential; Rising Star Holy Temple Church; Wooded; Open Space; Lowest Price Gas Station & Food Mart; Vacant/Church; Cathedral of Christ; Sunoco; Vet, grooming, boarding; Ebony Inn Barbershop; Bail Bond Jack's Liquor; Vacant/Wonderful Carry-Out; Hamilton Bonding Service; Sheriff Carryout			
Discussion	Rezoning these properties to M-U-I is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan for the Developed Tier to strengthen neighborhoods by encouraging appropriate infill development and providing pedestrian-oriented neighborhoods. This zoning change supports the opportunity site concept for the Eastern Avenue/Sheriff Road Gateway, which is a major gateway from the District of Columbia into Prince George's County.			

LB7: C-S-C, R-55, R-T, C-1, C-O to M-U-I



SECTIONAL MAP AMENDMENT

Living Area B

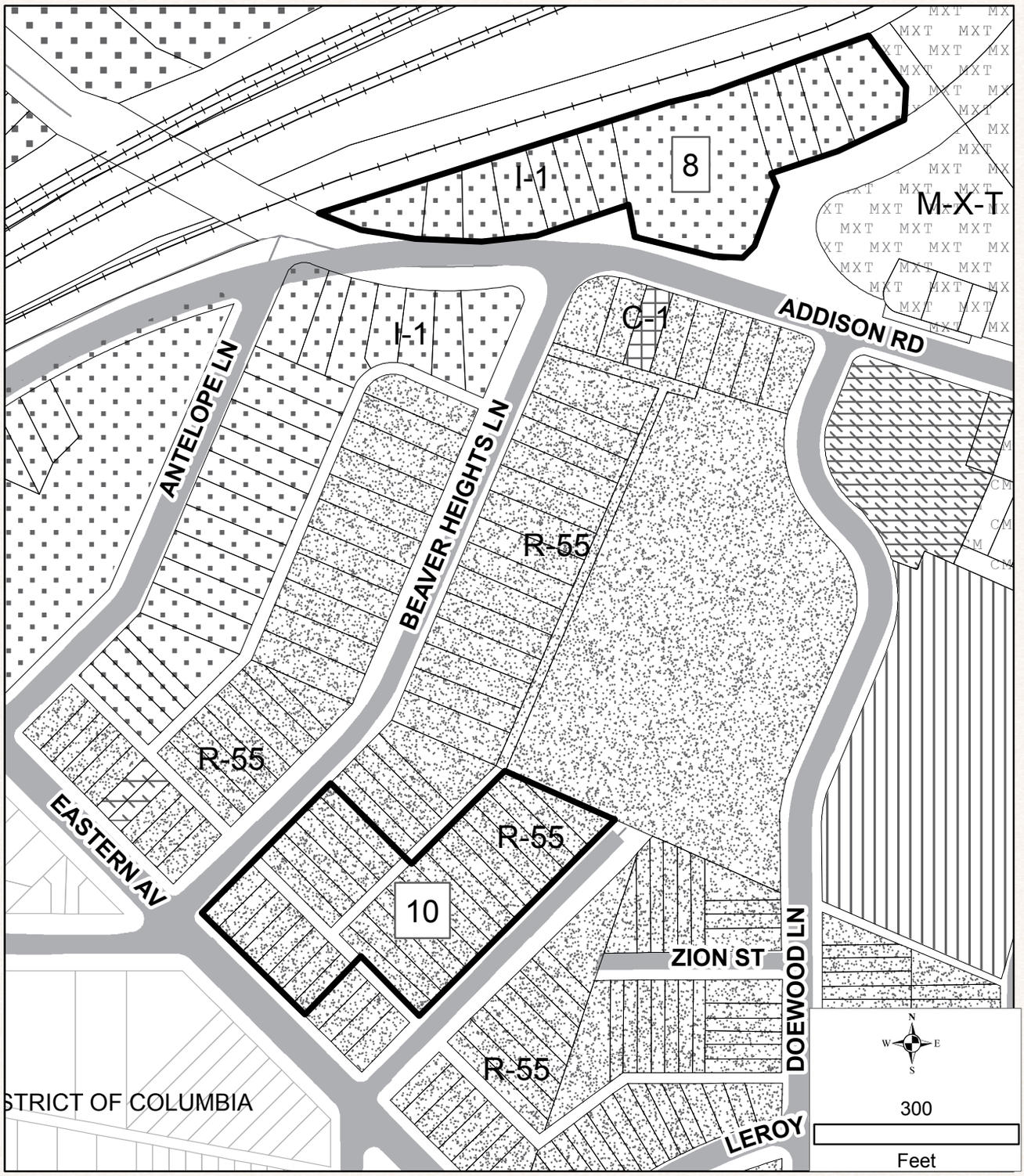
Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB8	I-1 to R-T	2.725	202NE04 203NE04	SMA
Property Description	**Tax Map 58**, Grid E4, Block P, Lots 1–7 and 13–17 Beaver Heights.			
Use and Description	Horkle Construction Company; Mid-Atlantic Furnishings; Construction vehicle storage; Wooded			
Discussion	Rezoning these properties to R-T supports the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan. This rezoning encourages medium-density residential development to serve as a buffer to existing residential neighborhoods and supports the adjacent M-X-T site.			

Note: There is no LB9.

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB10	R-55 to R-T	2.633	202NE04	SMA
Property Description	**Tax Map** 65, Grid E1, Block 14, Lots 5–18, Lots 24–38 Kenilworth			
Use and Description	Kiddies College			
Discussion	Rezoning from R-55 to R-T creates an opportunity for medium-density housing to support nearby mixed-use development.			

LB8: I-1 to R-T

LB10: R-55 to R-T



SECTIONAL MAP AMENDMENT

Living Area B

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB11	C-1 to C-S-C R-55 to C-S-C	0.121 0.086	202NE05	SMA
Property Description	**Tax Map 66**, Grid A2, Block E, Lots 16–18 North Fairmount Heights			
Use and Description	Single-Family Residential			
Discussion	The zoning change from C-1 (Local Commercial, Existing) to C-S-C will update the zoning to reflect current zoning categories. These parcels are currently occupied by commercial uses. Rezoning from R-55 to C-S-C will rezone the parcel to reflect the current use of the site.			

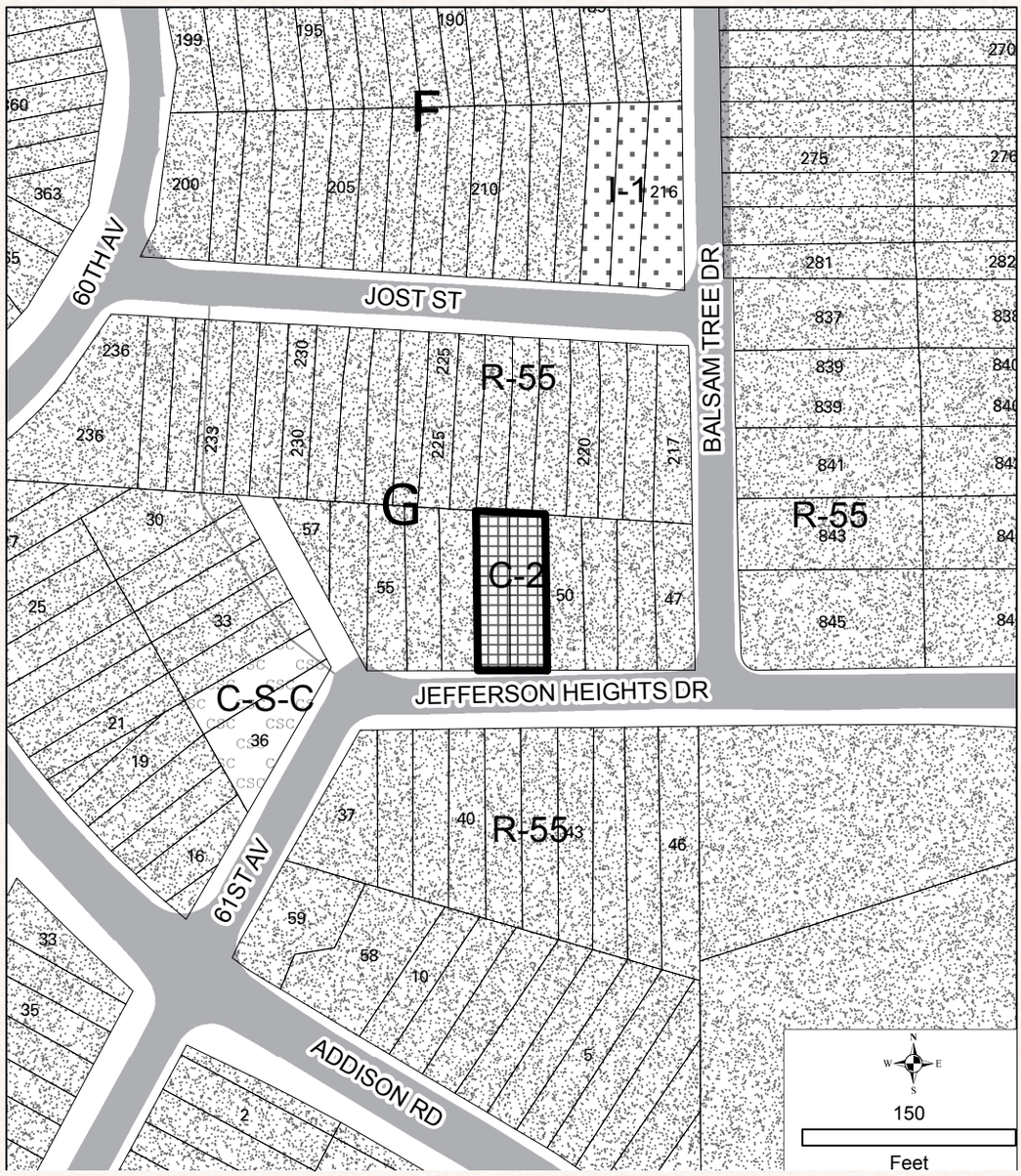
LB11: C-1, R-55 to C-S-C



Living Area B

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB12	C-2 to R-55	0.123	220NE08	SMA
Property Description	**Tax Map 66**, Grid A2, Lots 51 and 52 Waterford.			
Use and Description	Vacant land			
Discussion	The zoning change from C-2 (General Commercial, Existing) to R-55 will update the zoning to reflect current zoning categories and remove the commercial zoning to be compatible with adjacent residential land uses.			

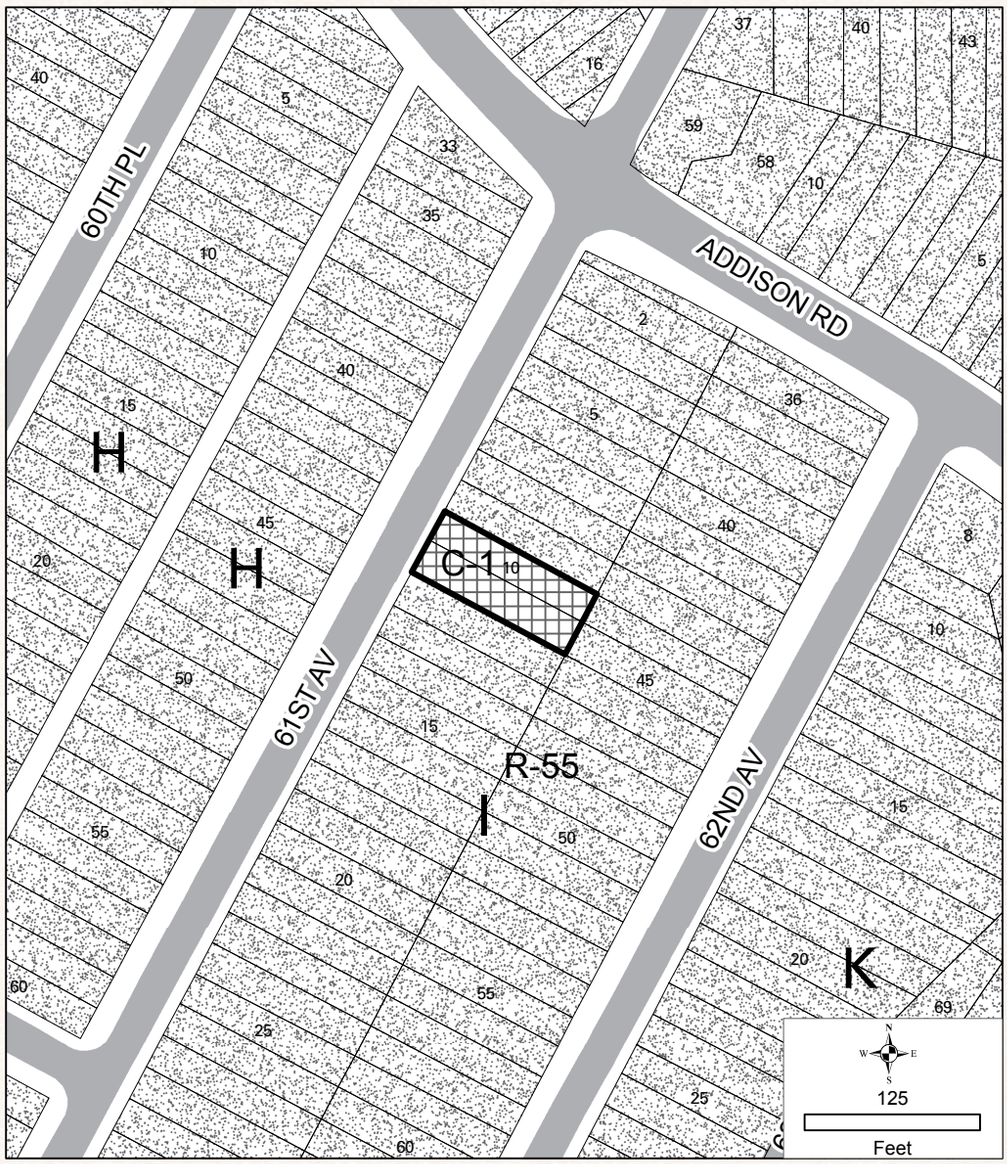
LB12: C-2 to R-55



Living Area B

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB13	C-1 to R-55	0.139	215NE07	SMA
Property Description	**Tax Map 66**, Grid A3, Block I, Lots 10 and 11.			
Use and Description	Vacant building			
Discussion	The zoning change from C-1 to R-55 will update the zoning to reflect current zoning categories and remove the commercial zoning to be compatible with adjacent residential land uses.			

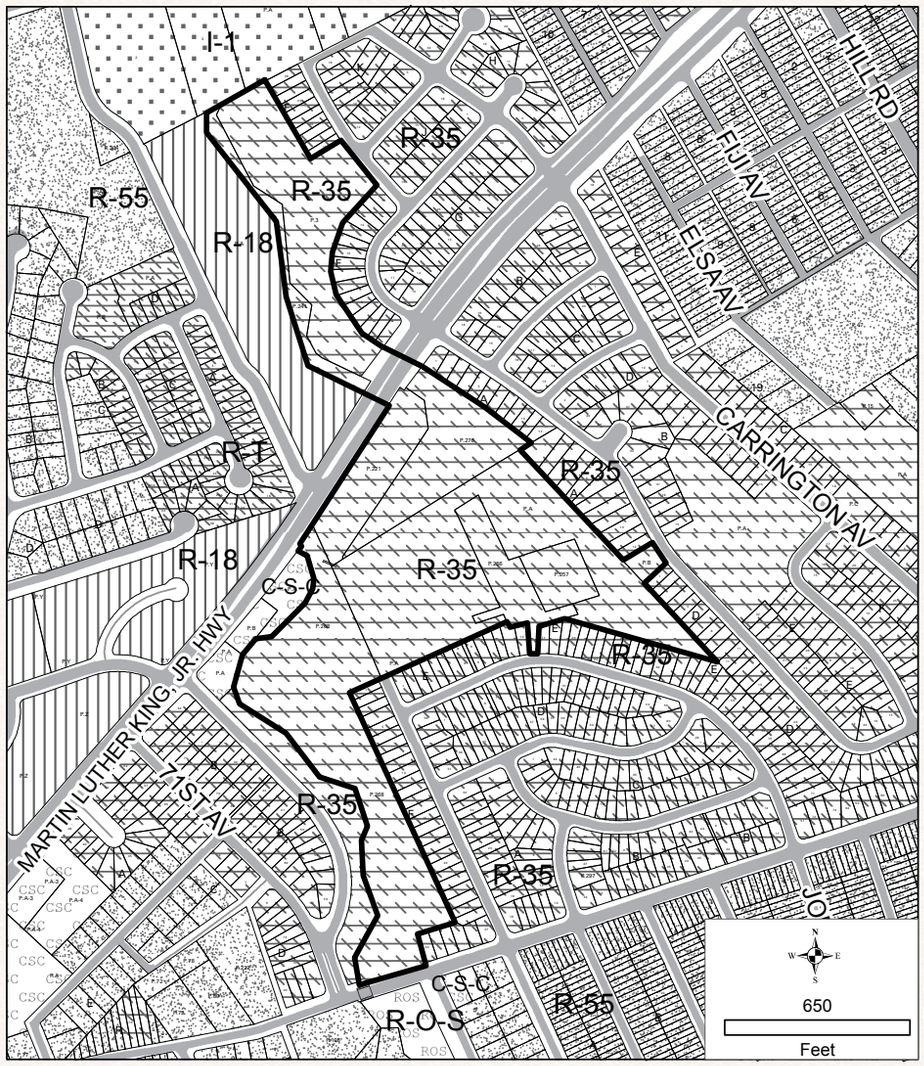
LB13: C-1 to R-55



Living Area B

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB14	R-35 to R-O-S	31.989	201NE06 202NE06	SMA
Property Description	**Tax Map** 66, Grid C1, Block F, Parcel 2 (3), **Tax Map** 66, Grid B1, Parcel 241, **Tax Map** 66, Grid C2, Parcels 221, 256, 257, 268, 276, Recreation Center Parcel A, **Tax Map** 66, Grid C2, Block D, Parcel B.			
Use and Description	Playfield; Vacant Lot; Wooded			
Discussion	This zoning change to R-O-S (Reserved Open Space) is required in order to enforce the current development pattern and protect environmental features. It reinforces the existing policy to protect county-owned land, especially those parcels used as floodplain, flood control, and open space.			

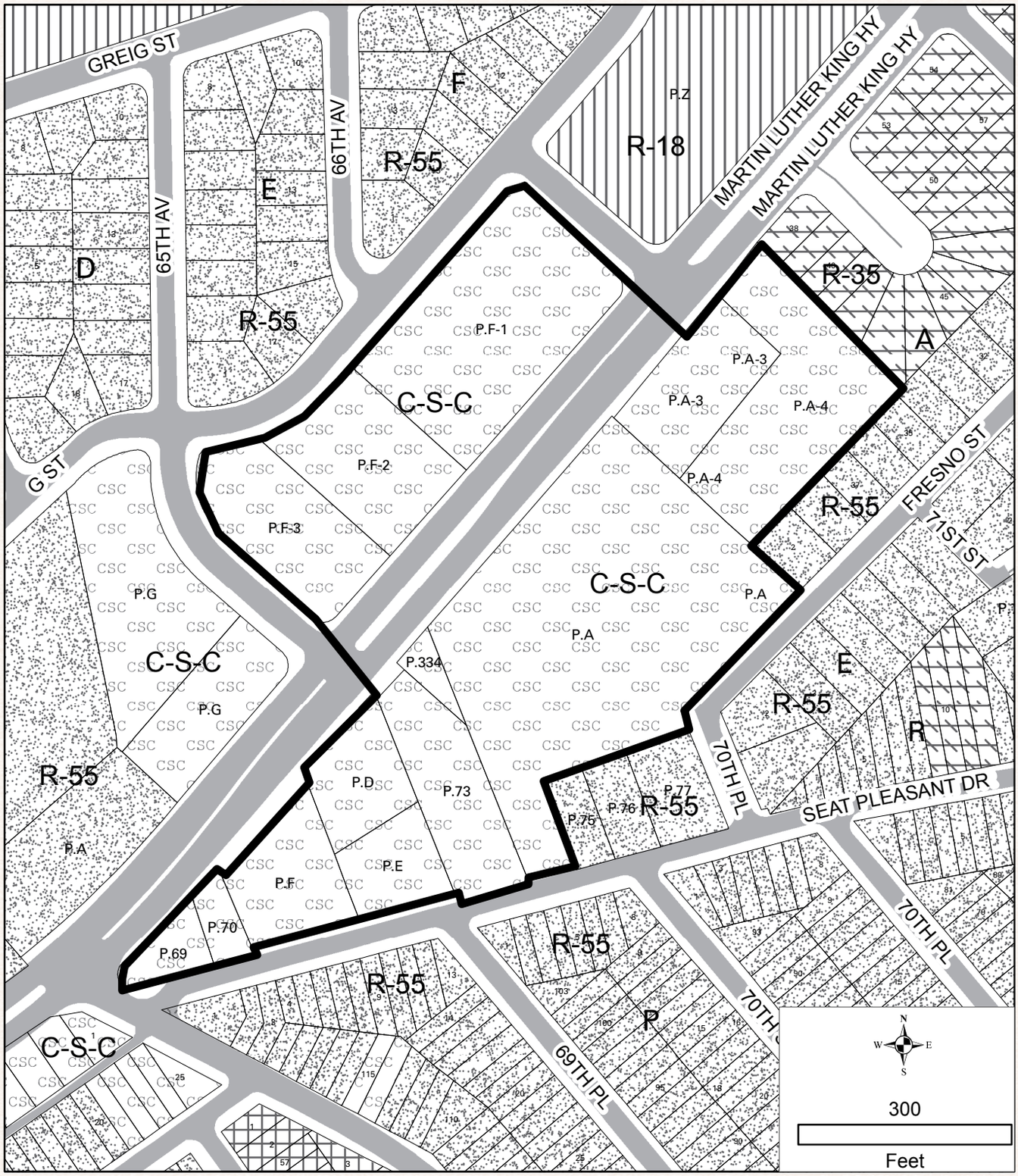
LB14: R-35 to R-O-S



Living Area B

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB15	C-S-C to M-U-I	12.093	201NE05 201NE06 212NE13	SMA
Property Description	**Tax Map** 66, Grid B3, Parcels F1, F2, and F3, **Tax Map** 66, Grid B3, Block A, Parcels A, A-3, A-4, **Tax Map** 66, Grid B3, D, E, F, 69, 70, 73, 334.			
Use and Description	Auto Zone; Convenience Store, Soul Food Restaurant, Cleaner, Laundry, Vacant Store; Strip mall (Family Dollar, Murray's Steaks, King Pawn Shop/Vacant, China Chef's Carryout); CVS; Undeveloped; Church King Restaurant; Checks' Cashed; Food Store; Church King Restaurant; Shell Gas Station			
Discussion	Rezoning these properties to M-U-I (Mixed Use Infill) is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan for the Developed Tier to strengthen neighborhoods by encouraging appropriate infill development and providing pedestrian-oriented neighborhoods. This zoning change supports the MLK/Seat Pleasant/Fairmount Heights main street opportunity site, which is a major gateway from the District of Columbia into Prince George's County.			

LB15: C-S-C- to M-U-I

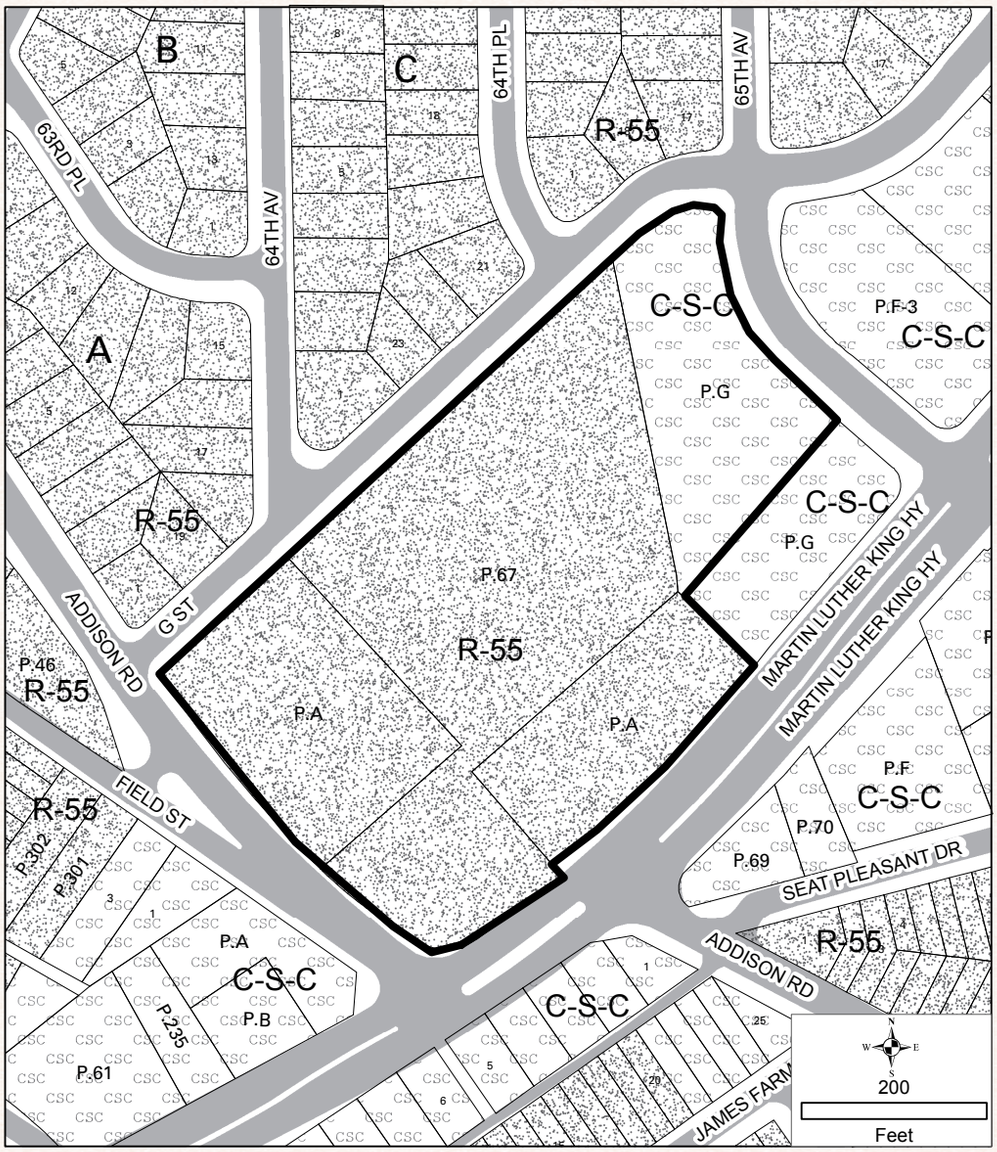


SECTIONAL MAP AMENDMENT

Living Area B

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB16	C-S-C to R-O-S R-55 to R-O-S	1.164 5.571	201NE05	SMA
Property Description	**Tax Map** 66, Grid A3, Activity Center Parcel A, **Tax Map** 66, Grid B3, Parcels A, Activity Center Parcel A, G, and 67.			
Use and Description	Seat Pleasant Elementary School			
Discussion	Rezoning these properties to R-O-S will reinforce the county policy to protect county-owned land.			

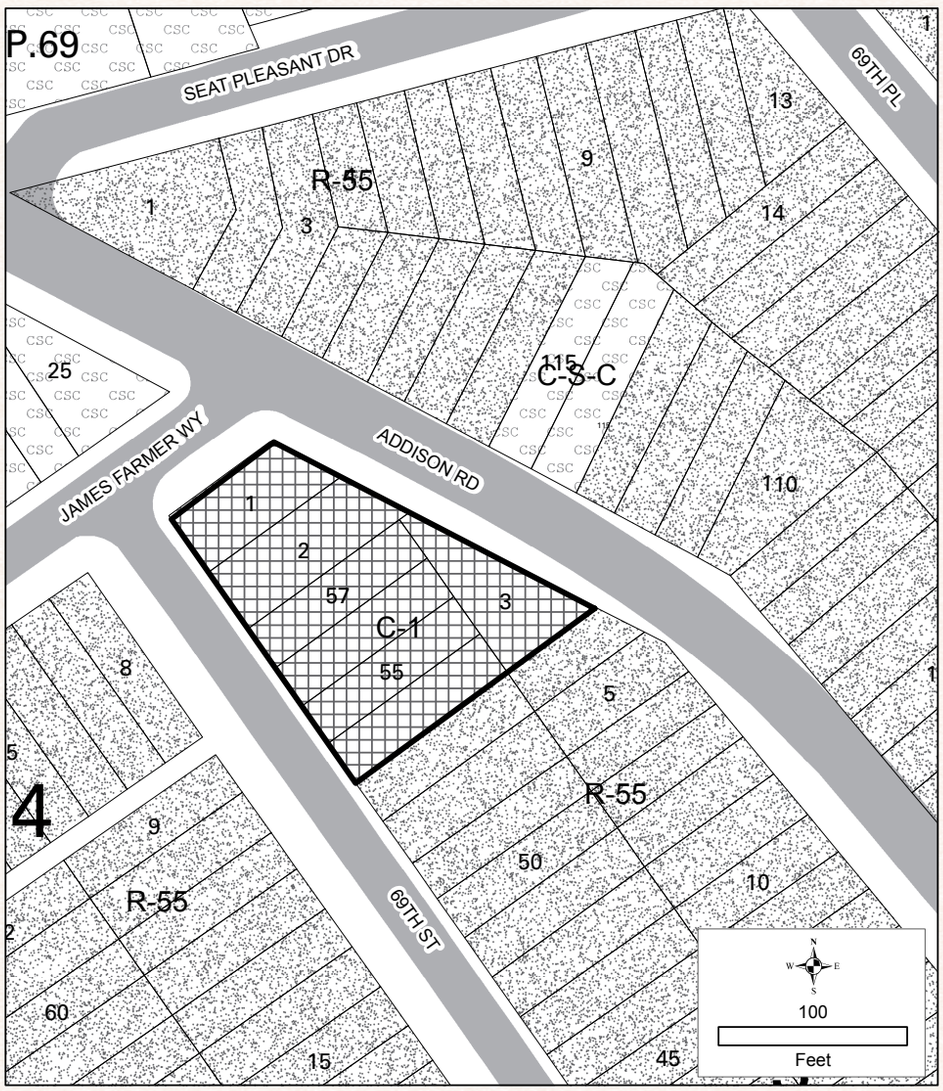
LB16: C-S-C, R-55 to R-O-S



Living Area B

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB17	C-1 to R-55	0.444	201NE05	SMA
Property Description	**Tax Map** 66, Grid B3, Block 3, Lots 1–3 and 54–57 Oakmont.			
Use and Description	Vacant			
Discussion	Rezoning from C-1 to R-55 will update the zoning to reflect current zoning categories and is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan. It will reduce spot commercial zoning and encourage commercial zoning in centers and corridor nodes.			

LB17: C-1 to R-55



Living Area B

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB18	C-S-C to M-U-I R-55 to M-U-I	8.894 0.913	201NE05 210NE12 209NE15 210NE04 207NE04 210NE03 209NE02 210NE05	SMA
Property Description	**Tax Map** 66, Grid B3, Block 2, Lots 21–25, **Tax Map** 66, Grid B3, Lots 1–9, **Tax Map** 66, Grid A3, Lots 1, 3, 10–23, Parcel A, B, 55, 56, 58, 61, 235, and 303, **Tax Map** 66, Grid A3, Block A, Lot 10.			
Use and Description	Shirley's Corner 4 Stores; Price's Barbershop; Vacant/Church; Single-Family Residential; Wooded; Faith Center; Church; Barbershop/Church; Vacant restaurant/ office; Chinese restaurant; Liquor Store; Barbershop/Church; Bank of America; BP Gas Station; Vacant			
Discussion	Rezoning these properties to M-U-I (Mixed Use Infill) is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan for the Developed Tier to strengthen neighborhoods by encouraging appropriate infill development and providing pedestrian-oriented neighborhoods. This zoning change supports the MLK/Seat Pleasant/Fairmount Heights main street opportunity site which is a major gateway from the District of Columbia into Prince George's County.			

LB18: C-S-C, R-55 to M-U-I

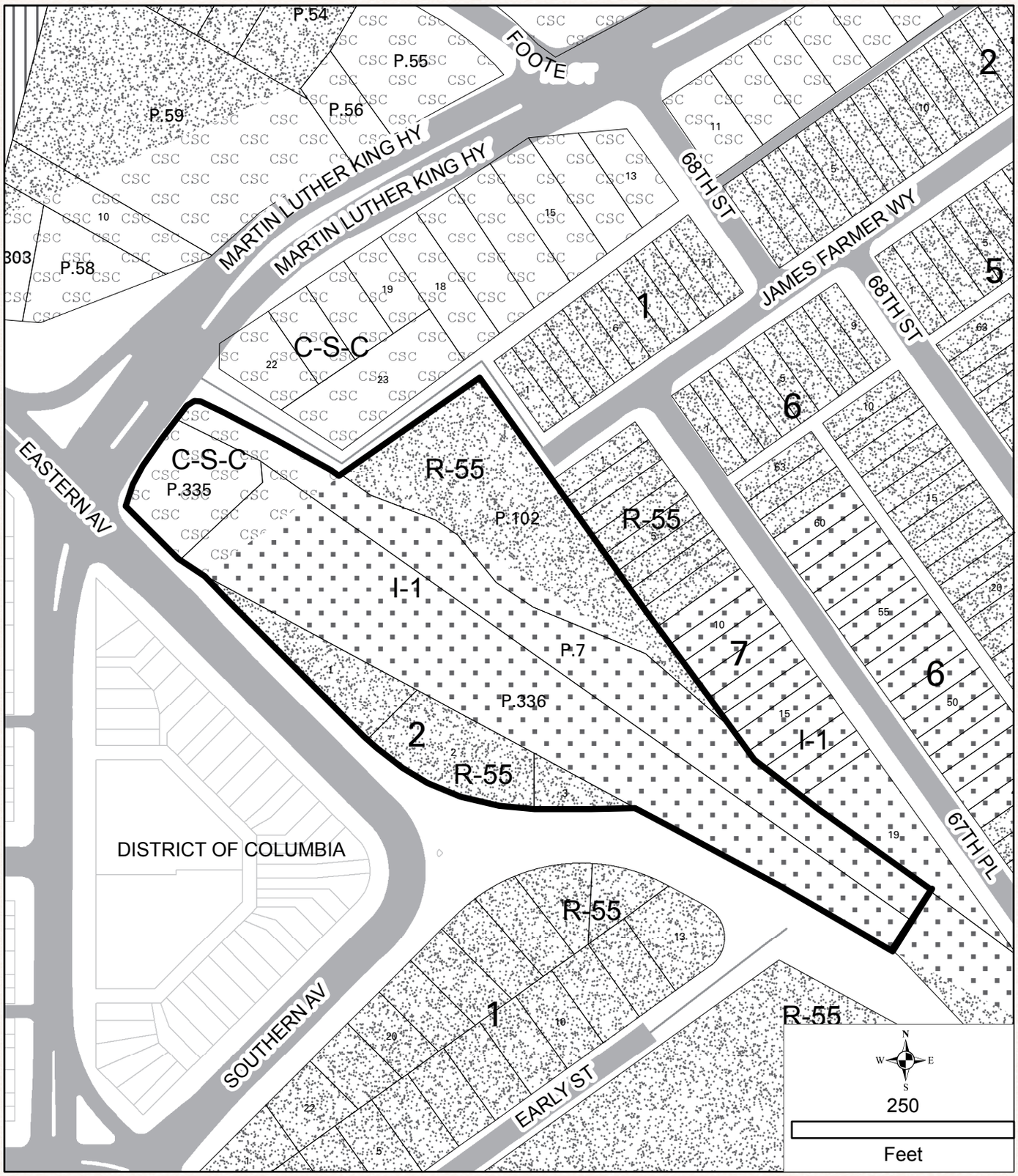


SECTIONAL MAP AMENDMENT

Living Area B

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB19	I-1 to M-U-I R-55 to M-U-I C-S-C to M-U-I	2.680 1.583 0.616	201NE05 207NE09	SMA
Property Description	**Tax Map** 66, Grid A3, Parcels 7, 102, 335, and 336, **Tax Map** 66, Grid A4, Block 2, Lots 1–3.			
Use and Description	MNK Inc. (Parking and Storage); Lowest Price Gas; Wooded			
Discussion	Rezoning these properties to M-U-I (Mixed Use Infill) is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan for the Developed Tier to strengthen neighborhoods by encouraging appropriate infill development and providing pedestrian-oriented neighborhoods. This zoning change supports the MLK/Seat Pleasant/Fairmount Heights main street opportunity site, which is a major gateway from the District of Columbia into Prince George's County.			

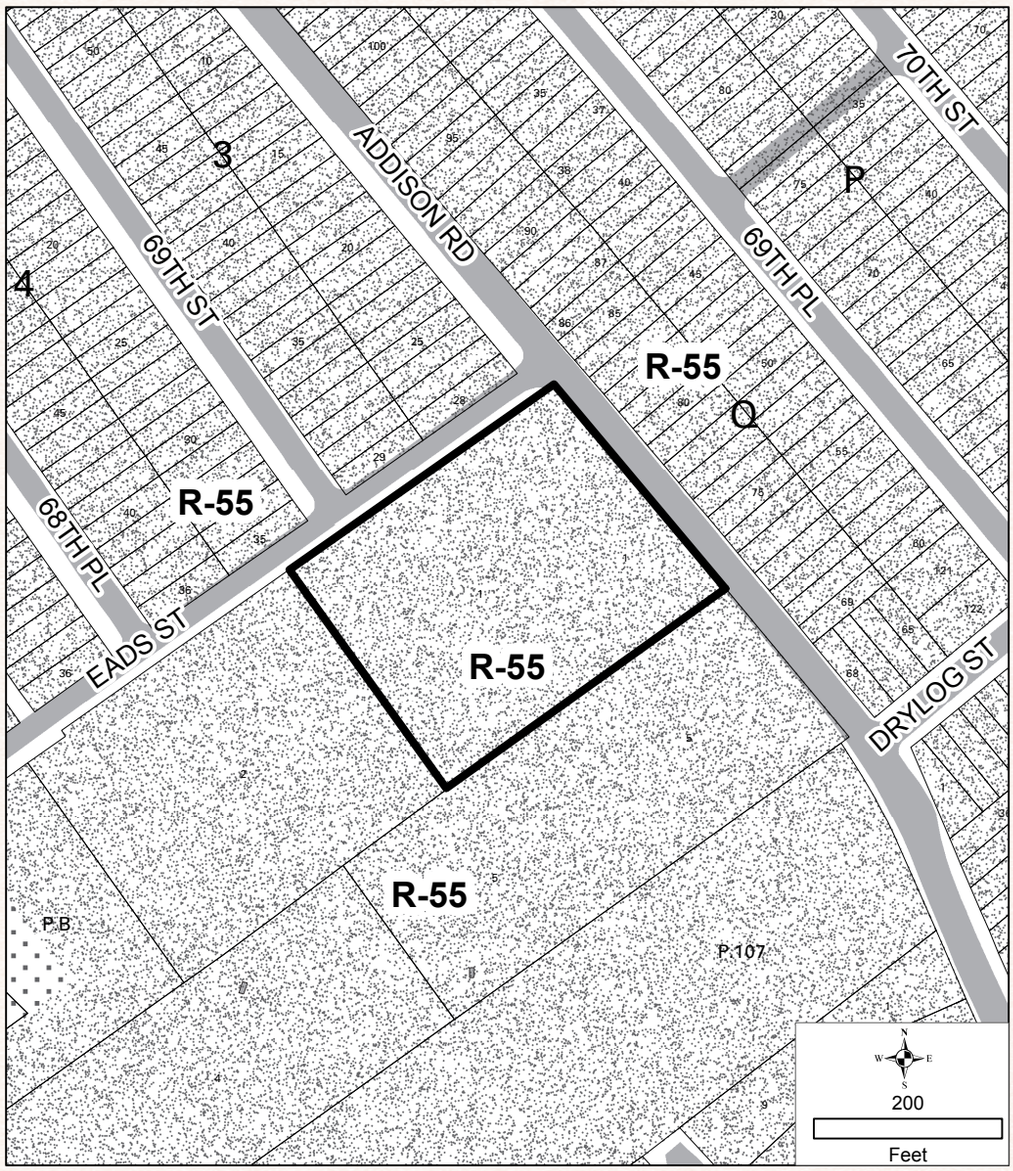
LB19: I-1, R-55, C-S-C to M-U-I



Living Area B

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB20	R-55 to R-O-S	2.327	201NE05	SMA
Property Description	**Tax Map** 66, Grid B3, Part of Lot 16 and Part of Lot 1.			
Use and Description	Vacant lot w/transmitting tower			
Discussion	Rezoning these properties to R-O-S will reinforce the county policy to protect county-owned land.			

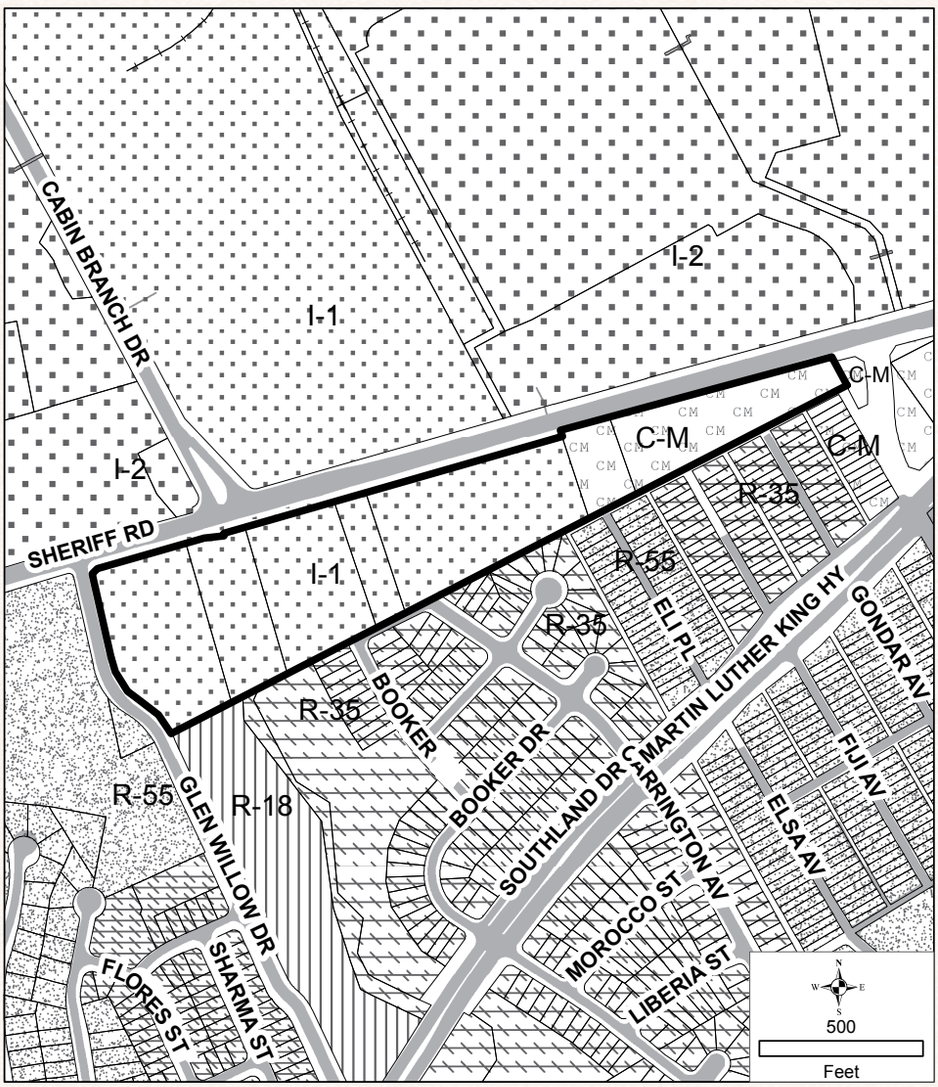
LB20: R-55 to R-O-S



Living Area B

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB21	C-M to I-3 I-1 to I-3	3.692 13.975	202NE06	SMA
Property Description	**Tax Map** 66, Grid C1, Parcel 308, 325, 1-D, 1-C, and A. **Tax Map** 66, Grid B1, Lots 2 and 3.			
Use and Description	Trailer parking lot; Wooded; U-1st Industrial Facility			
Discussion	Rezoning to I-3 (Planned Industrial/Employment Park) supports the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan to allow for lighter intensity industrial uses adjacent to residential areas and at gateway locations and encourage comprehensive design plans.			

LB21: C-M, I-1 to I-3

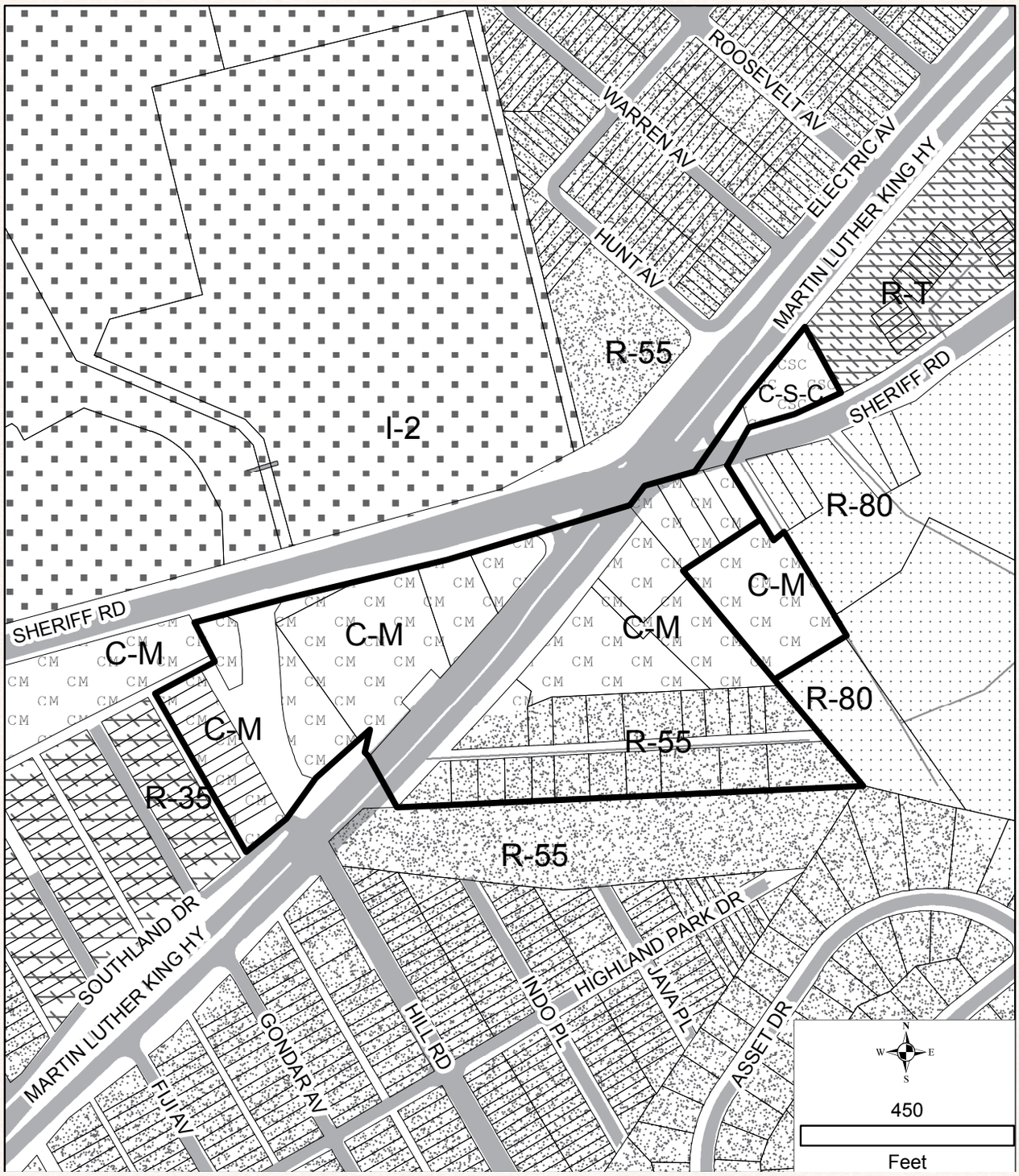


SECTIONAL MAP AMENDMENT

Living Area B

Change Number	Zoning Change	Area of Change	200' ScaleIndex Map	Approved SMA/ ZAP/SE Number
LB22	C-M to M-U-I C-S-C to M-U-I R-55 to M-U-I C-M to R-80	10.950 0.502 3.314 1.241	202NE06	SMA
Property Description	**Tax Map** 66, Grid C1 Block 1, Lots 1–14, **Tax Map** 66, Grid C1, Parcel A, B, D, E, F, **Tax Map** 66, Grid D1, Parcel A, 9, 63, 101, 103,199, 201-206, 208-215, 220, Lots 13–16 and 32–34, **Tax Map** 59, Grid D4, Parcel A, **Tax Map** 59, Grid E4, Part of Parcel C			
Use and Description	Wooded; Woods of Life Church; Shell Gas Station; US Fuel Station; Vacant; KFC; Citgo Gas Station			
Discussion	Rezoning these properties to M-U-I (Mixed Use Infill) is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan for the Developed Tier to strengthen neighborhoods by encouraging appropriate infill development and providing pedestrian-oriented neighborhoods.			

LB22: C-M, C-S-C, R-55 to M-U-I; C-M to R-80



SECTIONAL MAP AMENDMENT

Living Area B

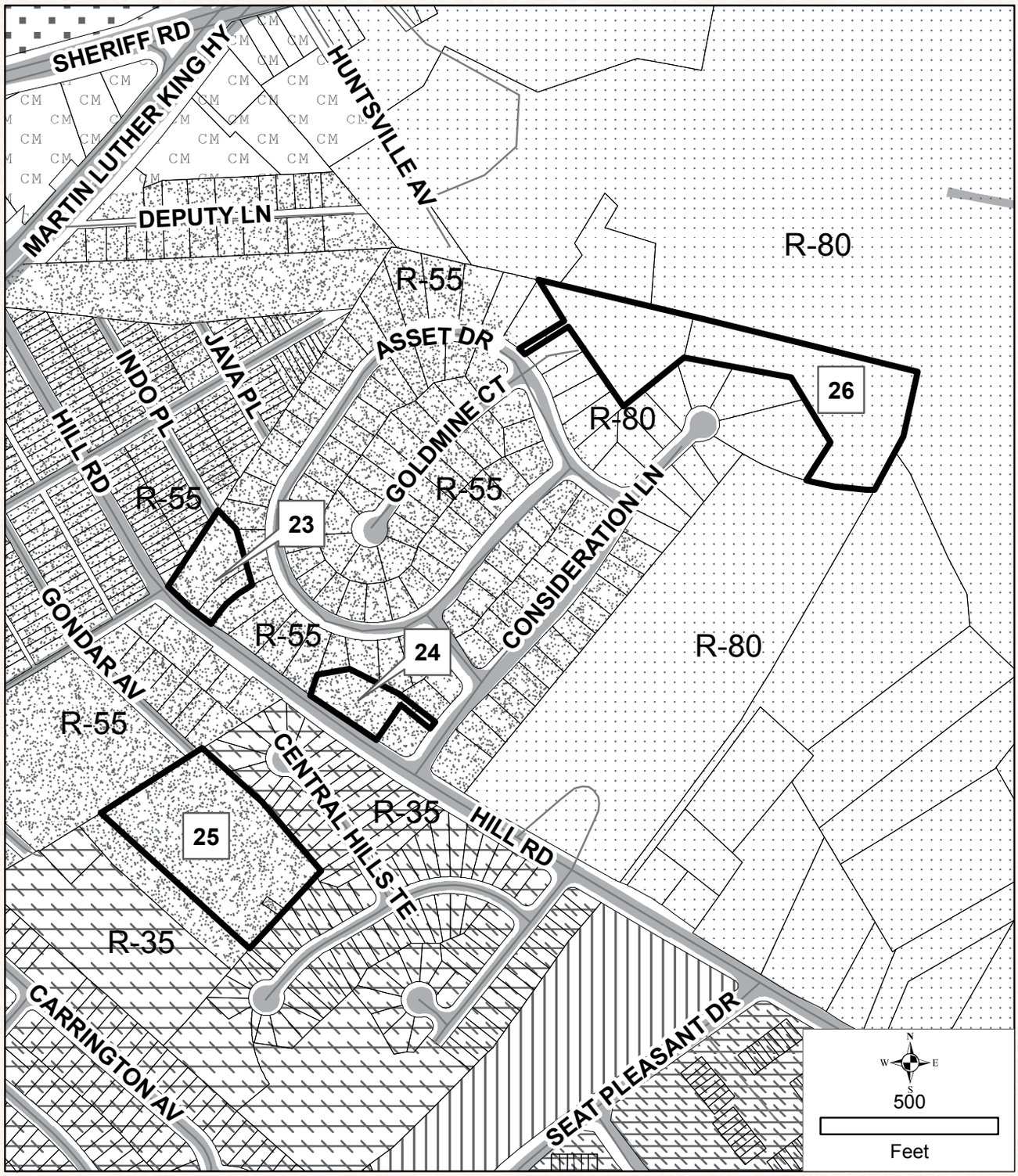
Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB23	R-55 to R-O-S	0.915	202NE06	SMA
Property Description	**Tax Map** 66, Grid D1, Block A, Plat 4 Parcel B and part of abandoned Prime Lane.			
Use and Description	Wooded			
Discussion	Rezoning these properties to R-O-S will reinforce the county policy to protect county-owned land.			

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB24	R-55 to R-O-S	0.729	202NE06	SMA
Property Description	**Tax Map** 66, Grid D2, Block B, Plat 5 Parcel A.			
Use and Description	Shed Building and Wooded Lot			
Discussion	Rezoning these properties to R-O-S will reinforce the county policy to protect county-owned land.			

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB25	R-55 to R-O-S	3.847	202NE06	SMA
Property Description	**Tax Map** 66, Grid D2, Parcel 262 and 236.			
Use and Description	Wooded Lot			
Discussion	Rezoning these properties to R-O-S will reinforce the county policy to protect county-owned land.			

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB26	R-80 to R-O-S	4.745	202NE06	SMA
Property Description	**Tax Map** 66, Grid D1, Block A, Parcels B and C.			
Use and Description	Wooded Lot			
Discussion	Rezoning these properties to R-O-S will reinforce the county policy to protect county-owned land.			

LB23: R-55 to R-O-S; LB24: R-55 to R-O-S; LB25: R-55 to R-O-S; LB26: R-80 to R-O-S

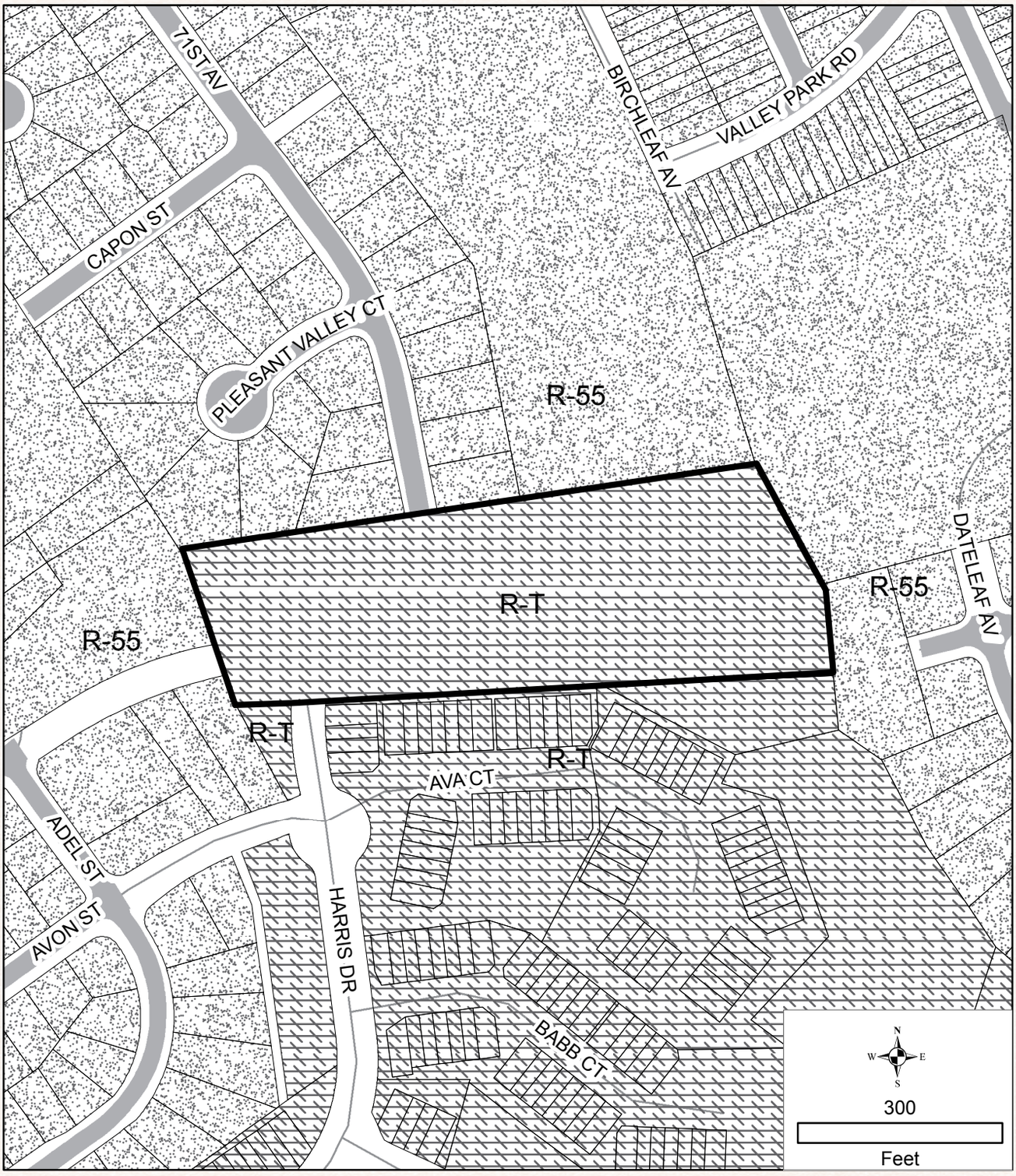


SECTIONAL MAP AMENDMENT

Living Area B

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB27	R-T to R-55	5.73	201NE06	SMA
Property Description	**Tax Map** 66, Grid C4, Parcel 142.			
Use and Description	Wooded Lot			
Discussion	Rezoning this property to R-55 will allow for some residential development on this property. This property is not developable as R-T and is partially in a regulated area. This zoning will better connect the site with the adjoining R-55 neighborhood.			

LB27: R-T to R-55



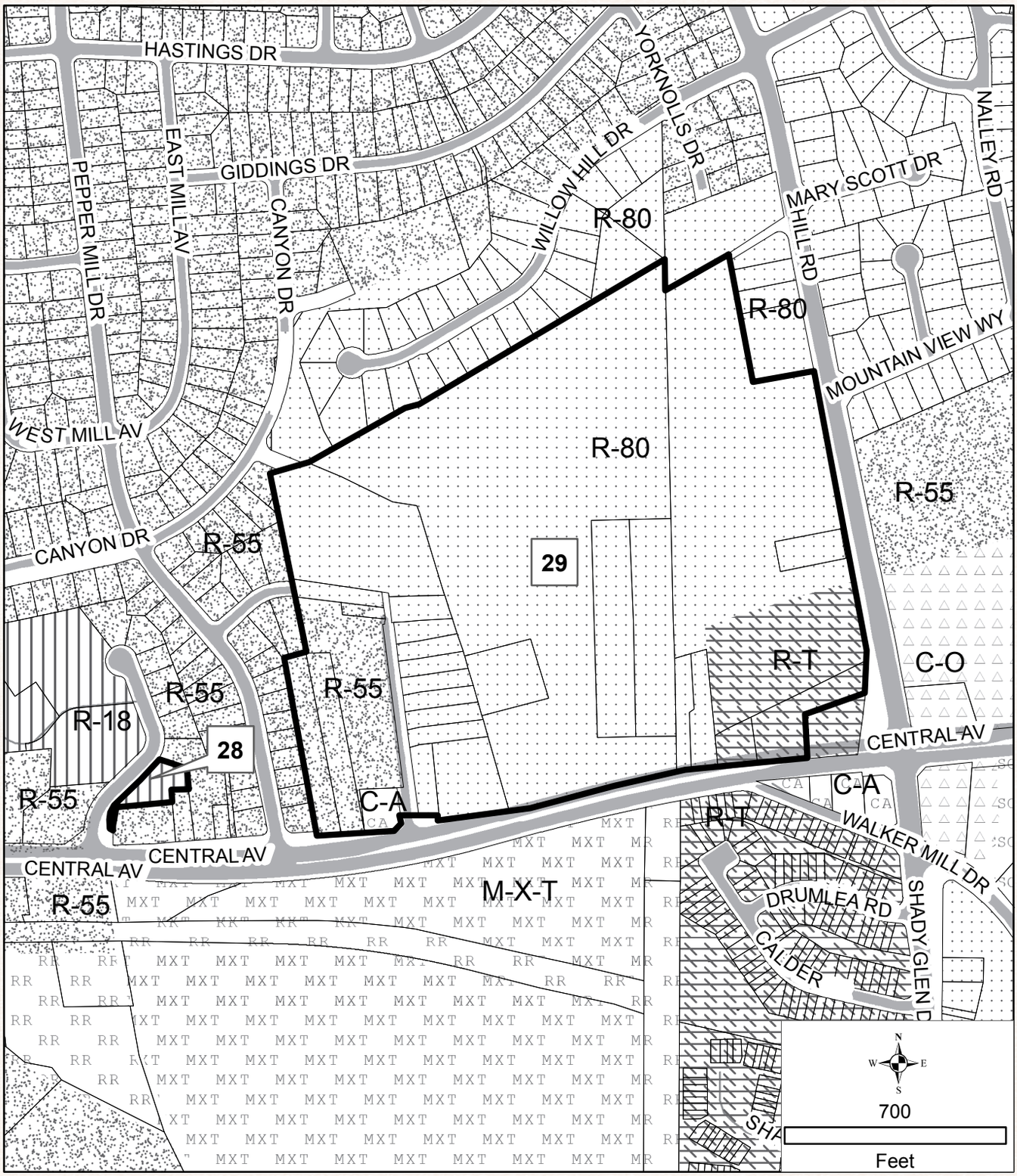
Living Area B

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB28	R-18 to R-T	0.456	201SE06	SMA
Property Description	**Tax Map** 66, Grid E4, Central Park Condominiums Units 77, 78, 79, 80, and 81.			
Use and Description	Townhomes			
Discussion	Rezoning to R-T is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan, which calls for medium-density residential near existing corridors. The R-T zoning will serve as a buffer between the high-density residential and the single-family detached neighborhood.			

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LB29	R-80 to R-18C R-55 to R-18C R-T to R-18C C-A to R-18C	43.496 4.760 4.732 0.365	201NE07 201SE07 201NE06 201SE06	SMA
Property Description	**Tax Map** 66, Grid E4, Parcels A, 4, 12, 16, 170–175, 196, and Lots 1–8, **Tax Map** 66, Grid F4, Parcels 177, 179, 182, 184, 185, 278 and Lot 1 Mussante Subdivision Hunt Addition.			
Use and Description	Wooded; Single-Family Residential; Vacant; New Life Assembly of God Church; Integrated Medical Services; Central Child Development Center; New Life Assembly of God Church Academy for Boys			
Discussion	Rezoning to R-18C (Multifamily Low Density Residential, Condominium) is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan. It will allow for high-density residential along the General Plan corridor to support the vision for development at adjacent centers. These parcels are located between the Addison Road and Morgan Boulevard Metro Stations and a large mixed-use development to the south.			

LB28: R-18 to R-T

LB29: R-80, R-55, R-T, C-A to R-18C

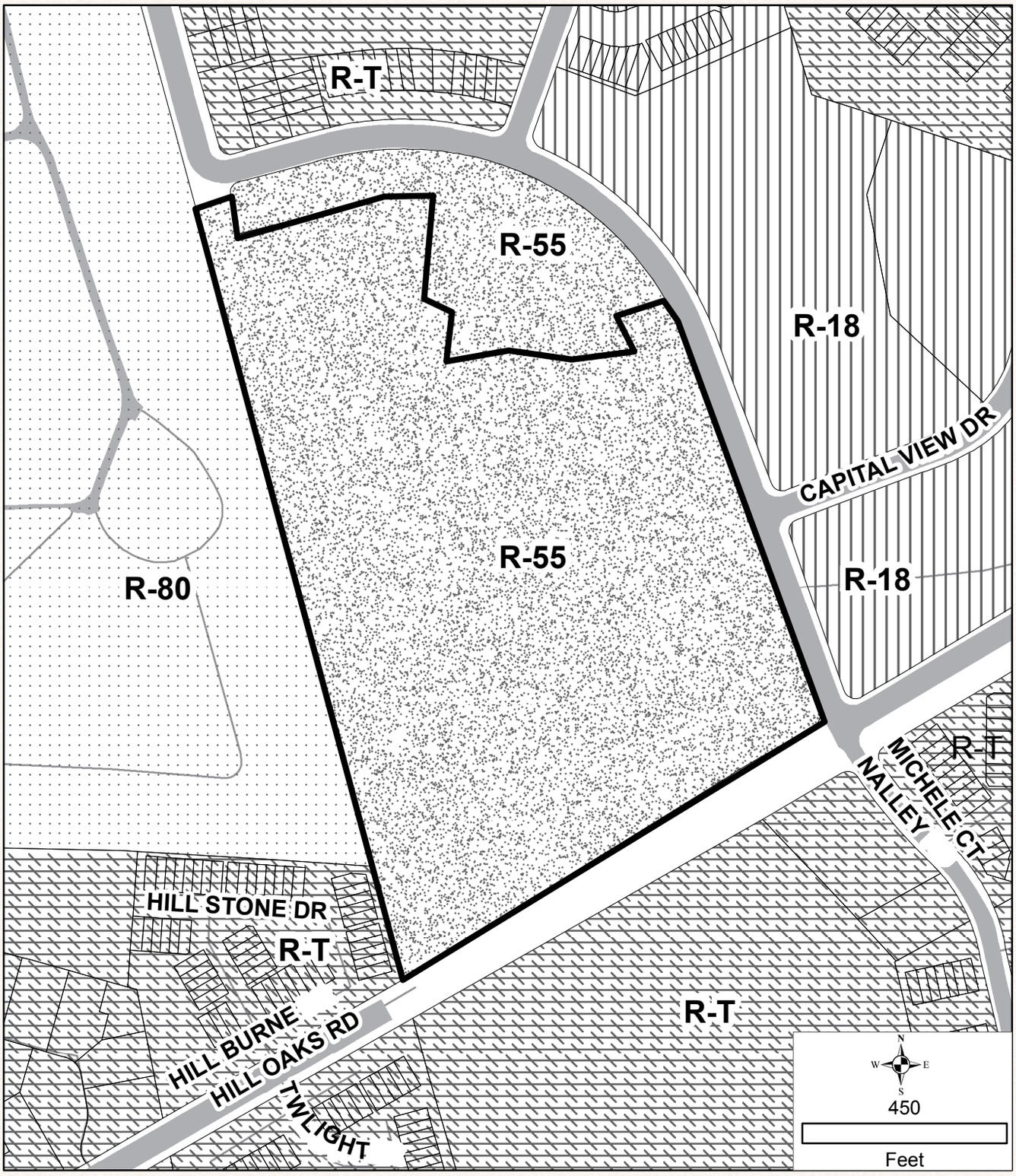


Living Area C

Note: There is no LC1, LC2, or LC3

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LC4	R-55 to R-O-S	27.854	202NE07	SMA
Property Description	**Tax Map** 66, Grid F1, Parcel 13			
Use and Description	Cora L. Rice Elementary School, Fields, Parking Lot			
Discussion	Rezoning these properties to R-O-S will reinforce the county policy to protect county-owned land.			

LC4: R-55 to R-O-S

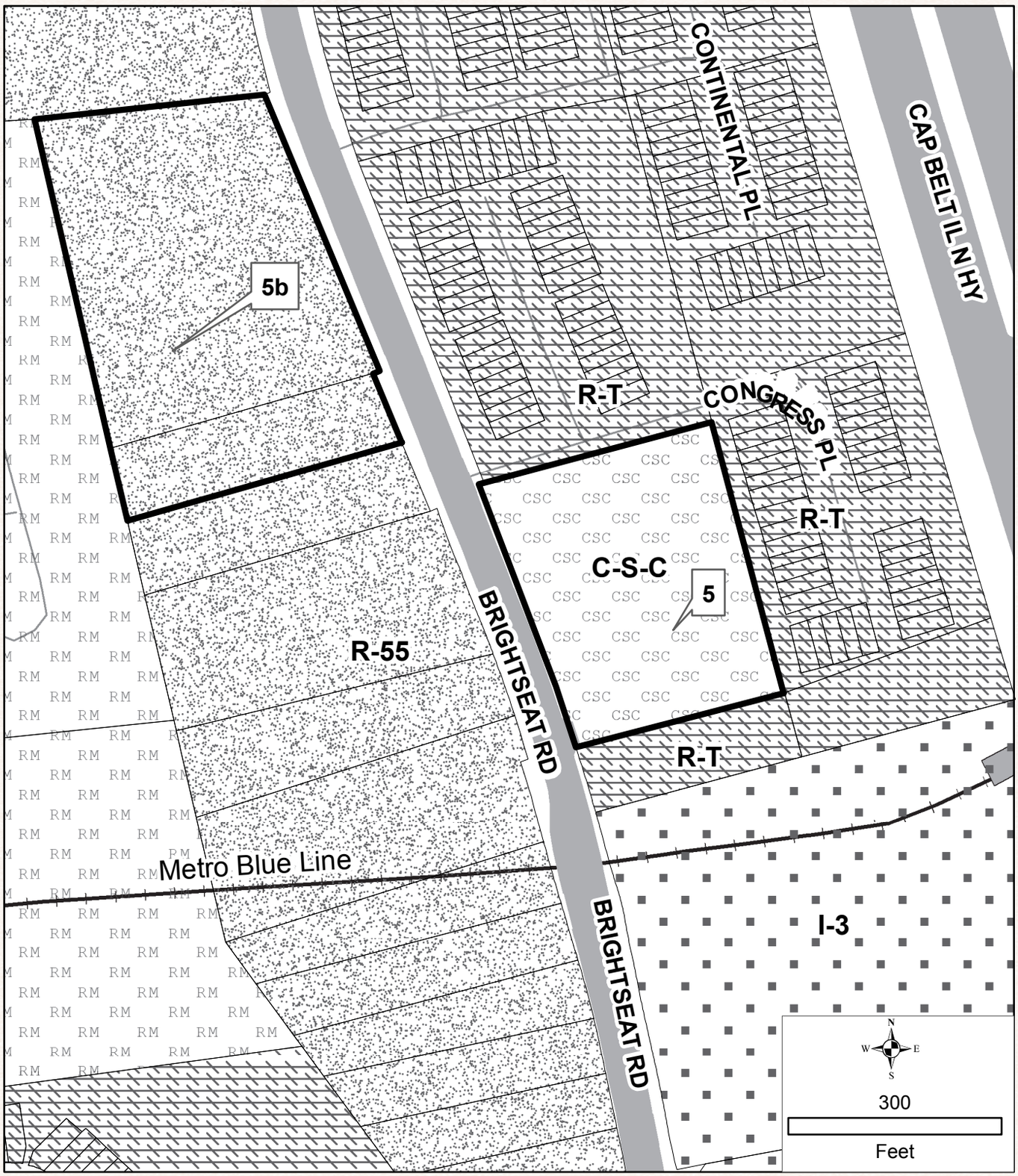


Living Area C

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LC5	C-S-C to R-T	2.875	201NE08	SMA
Property Description	**Tax Map** 67, Grid D3, Parcel 20			
Use and Description	Wooded			
Discussion	Rezoning to R-T is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan. It will reduce spot commercial zoning and encourage commercial zoning in centers and corridor nodes.			

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LC5b	R-55 to R-T	4.58	201NE08	SMA
Property Description	**Tax Map** 67, Grid C2, Part of Parcel A Chapel of Holy Redeemer and Lot 4 Gordon C Brown Subdivision			
Use and Description	Wooded, Single-Family Residential			
Discussion	Rezoning to R-T is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan. It will reduce spot commercial zoning and encourage commercial zoning in centers and corridor nodes.			

LC5: C-S-C- to R-T; LC5b: R-55 to R-T

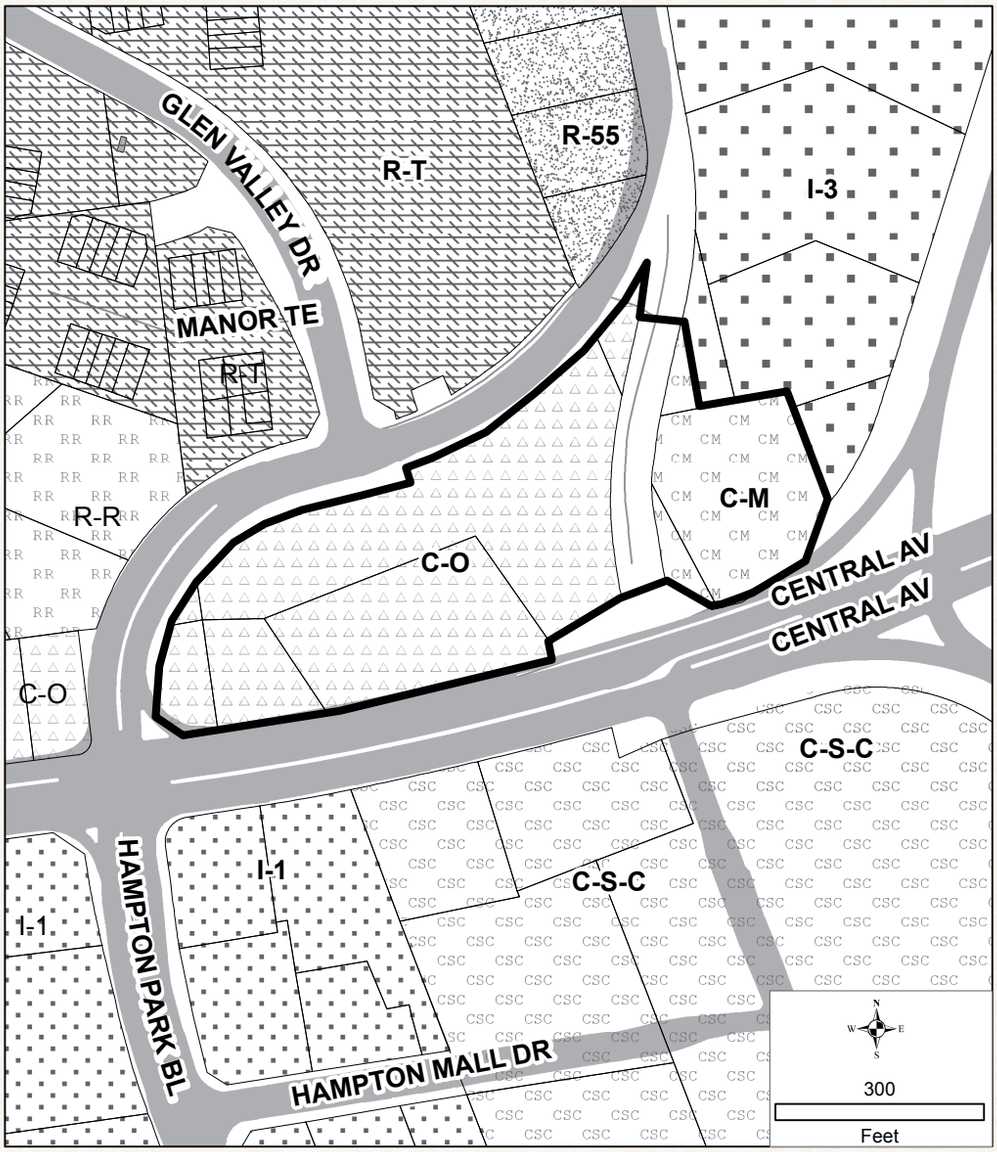


SECTIONAL MAP AMENDMENT

Living Area C

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LC6	C-O to I-3 C-M to I-3	4.839 1.458	201NE08	SMA
Property Description	**Tax Map** 67, Grid C4, Block 8 Lots 1, 2, and 3, Parcels 46, 99. **Tax Map** 67, Grid D4: Block A, Lot 1, Parcels 22			
Use and Description	Wooded; Structure with Parking Lot; Empowered Ministries (Church with Cemetery)			
Discussion	Rezoning to I-3 will extend the existing development pattern to allow for employment uses with access off Brightseat Road. This area is not appropriate for commercial development.			

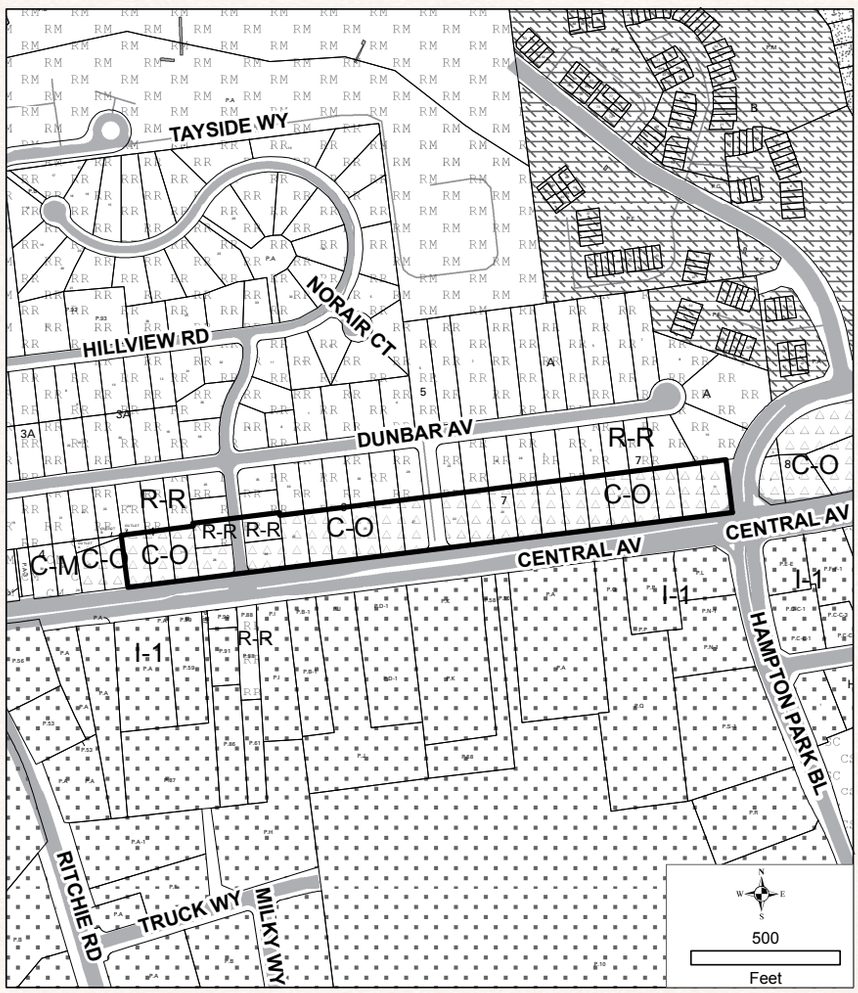
LC6: C-O, C-M to I-3



Living Area C

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LC7	C-O to M-U-I R-R to M-U-I	7.352 0.487	201NE08	SMA
Property Description	**Tax Map** 67, Grid B4, Block 4 Lots 11–13, 27 and 28 Randolph Village, **Tax Map** 67, Grid B4, Block 6 Lots 37 and 38 Randolph Village, **Tax Map** 67, Grid C4, Block 6 Lots 22–27 Randolph Village, **Tax Map** 67, Grid C4, Block 7, Lots 11–22 Randolph Village.			
Use and Description	Single-Family Residential; Vacant; State Farm Insurance; Personal Touch Hair Salon; Psychic Reading; Office Building; Concentra Medical Center; McDonald's			
Discussion	Rezoning to M-U-I will change the character along this corridor from disjointed commercial uses to mixed-use development. The vision encourages a mix of residential and office to serve as a buffer to adjacent single-family residential communities.			

LC7: C-O, R-R to M-U-I

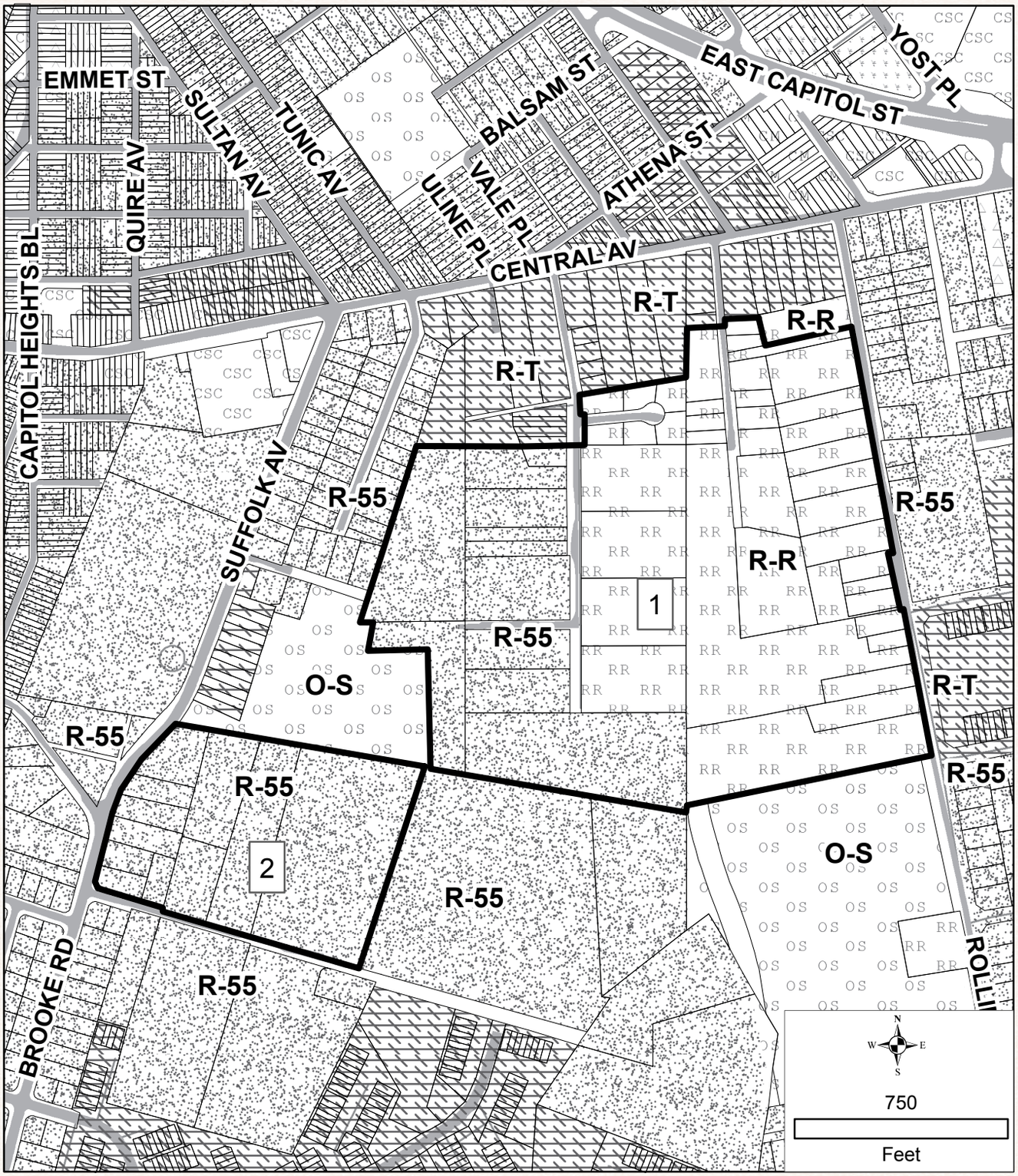


Living Area D

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LD1	R-R to R-T R-55 to R-T	36.179 18.646	201SE05 201SE06	SMA
Property Description	**Tax Map** 73, Grid A1, Lot 17 Palmer Subdivision of Good Luck, **Tax Map** 73, Grid A2, Lot 16 Palmer Subdivision of Good Luck, **Tax Map** 73, Grid B1, Block A Lots 1–3 Murdough and Whiting Subdivision, 5, 6, 8–12, 21–26, 2A, 2B, 2C, 2D Murdough and Whiting Subdivision, 19C, 19B Palmer Subdivision of Good Luck, Parcels 35, 36, 44, 45, 47–55, 339, 407, and 421, **Tax Map** 73, Grid B2, Lots 11, 12, 13, 14, 15 and 18. Palmer Subdivision of Good Luck, Parcels 56–60.			
Use and Description	Vacant; Wooded; Single-Family Residential; Duplex			
Discussion	Rezoning to R-T is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan. It will allow for higher density residential to support the vision for development at adjacent centers. These parcels are located between the Capitol Heights and Addison Road Metro Stations.			

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LD2	R-55 to R-T	15.32	201SE05	SMA
Property Description	**Tax Map** 73, Grid A2, Lot 1, Area equals 15,480 square feet Glass View. Area equals 0.3177 acres Steiger View, Area equals 14,007 square feet Addition to Glass View, Parcels 2, 133, 134, 140, 343, and 390.			
Use and Description	Vacant; Wooded; Single-Family Residential			
Discussion	Rezoning to R-T is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan. It will allow for higher density residential to support the vision for development at adjacent centers. These parcels are located between the Capitol Heights and Addison Road Metro Stations.			

LD1: R-R, R-55 to R-T; LD2: R-55 to R-T



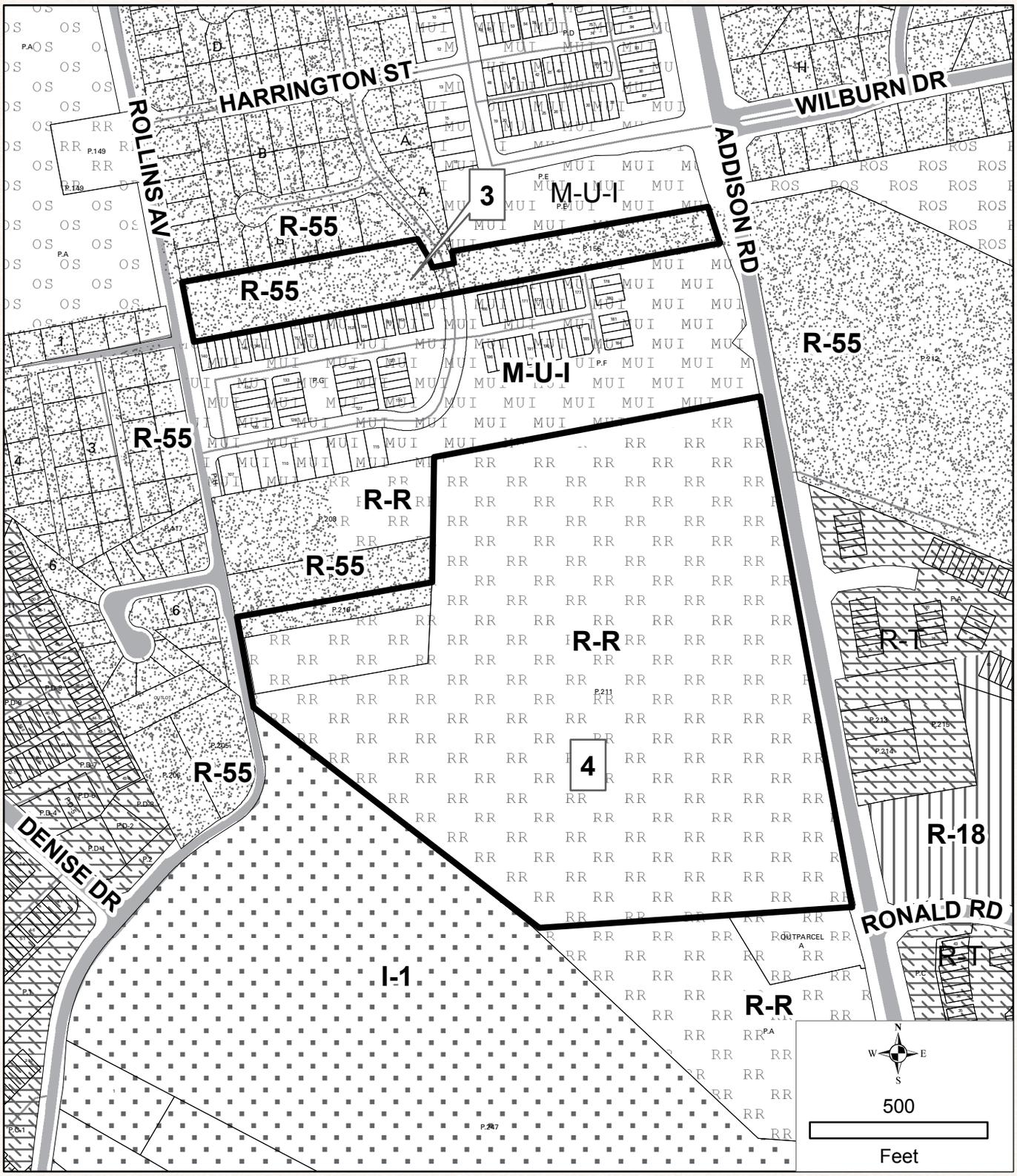
SECTIONAL MAP AMENDMENT

Living Area D

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LD3	R-55 to R-T	4.568	202SE06	SMA
Property Description	**Tax Map** 73, Grid C2, Lot 1 and Parcel 156.			
Use and Description	Wooded; Single-Family Residential			
Discussion	Rezoning to R-T is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan. It will allow for higher density residential to support the vision for development at the Walker Mill Village opportunity site.			

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LD4	R-55 to R-T R-R to R-T	0.818 38.302	202SE06	SMA
Property Description	**Tax Map** 73, Grid C3, Parcels 210 and 211, Unnumbered Lot Parcel equals 1.896 acres Valle Gargan Subdivision.			
Use and Description	Undeveloped; Wooded			
Discussion	Rezoning to R-T is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan. It will allow for higher density residential to support the vision for development at the Walker Mill Village opportunity site.			

LD3: R-55 to R-T; LD4: R-55, R-R to R-T



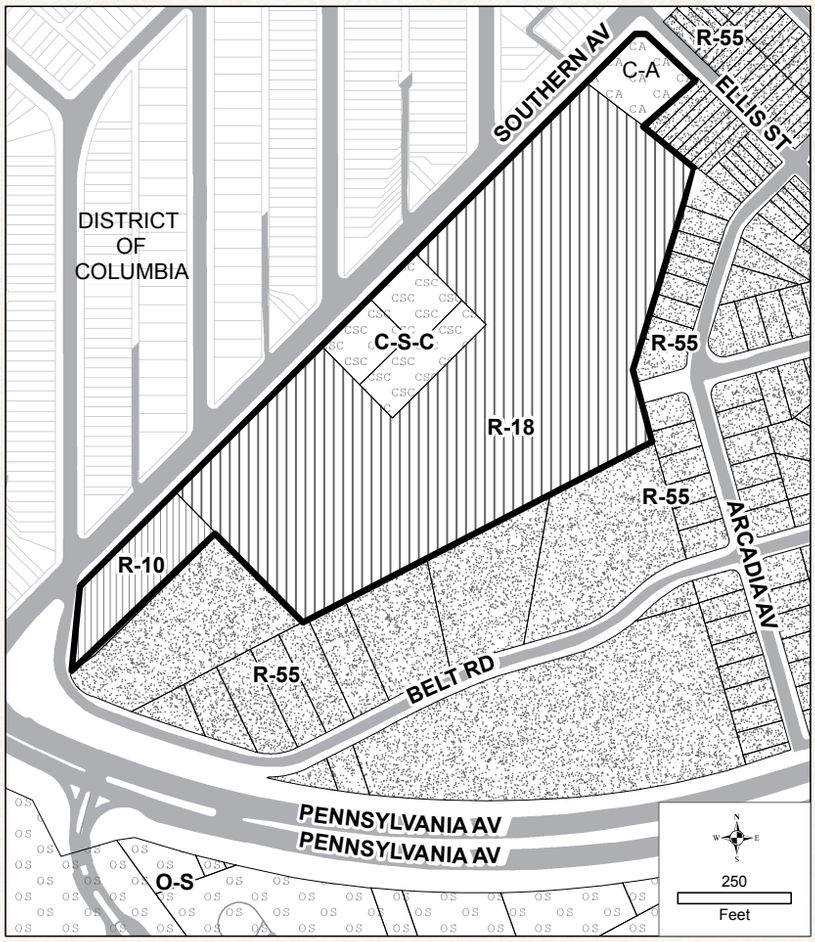
SECTIONAL MAP AMENDMENT

Living Area D

Note: There is no LD5, LD6, or LD7.

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LD8	C-S-C to R-T R-10 to R-T C-A to R-T R-18 to R-T	1.482 1.126 0.598 13.589	203SE04	SMA
Property Description	**Tax Map** 80, Grid B1, Lot 3 (Plat: A06-0080), Parcels 8 and 298. **Tax Map** 72, Grid C4, Block 2, Parcel A and Parcels A, B, C, D, E, and F of Lot 3A (Plat: A06-3747), Parcel 1, 2, and 3 of Parcel A (Plat: A06-4374).			
Use and Description	Penn Southern Apartments; South Hills Apartments; Wooded; Undeveloped; Shopping Center (Johnny Boys); Food Best Mart			
Discussion	Rezoning to R-T because this area is too dense to be outside of a center or corridor node. We want to encourage less dense residential development in areas not adjacent to a center or corridor node. This zoning category is more compatible with the adjacent single family neighborhoods.			

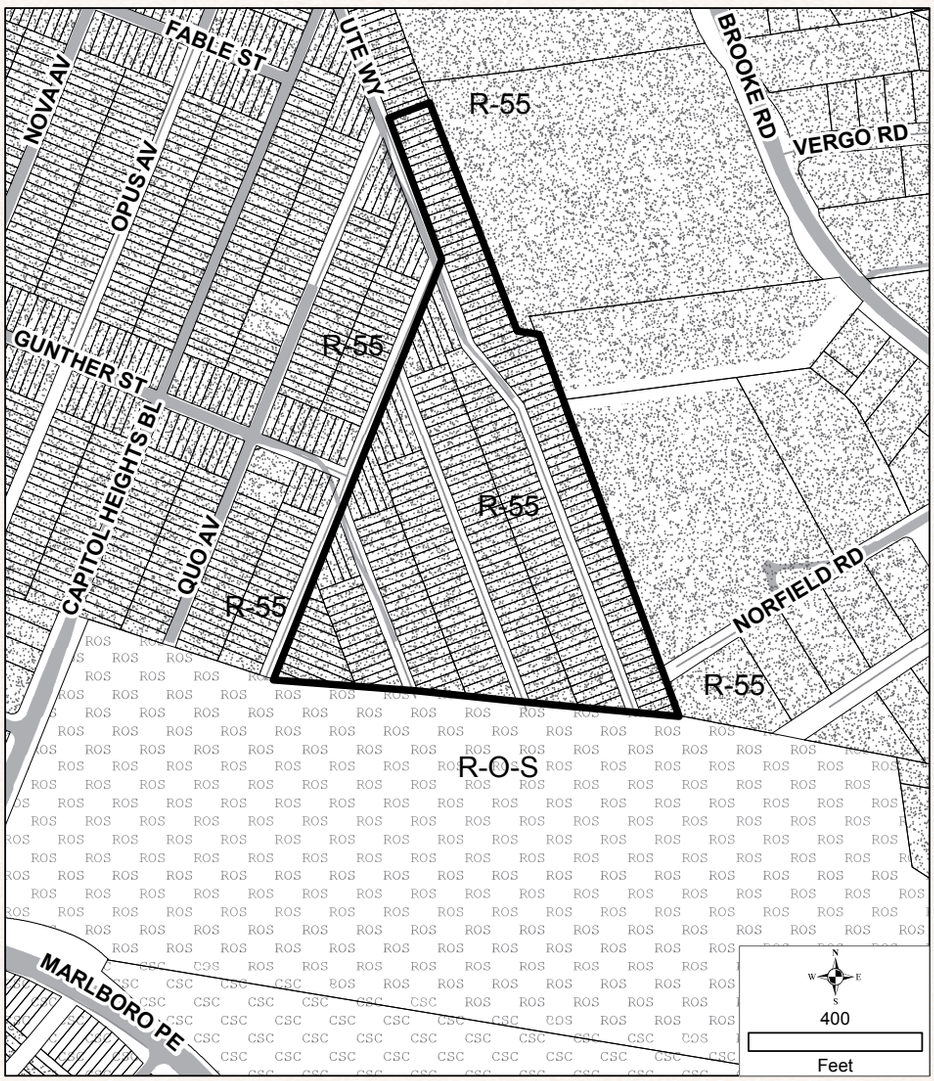
LD8: C-S-C, R-10, C-A, R-18 to R-T



Living Area D

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LD9	R-55 to R-T	12.428	203SE04	SMA
Property Description	**Tax Map** 73, Grid F2, Block 39, Lots 45–119; Block 40, Lots 1–51, 59–81; Block 41, Lots 1–57; Block 42, Lots 1–28.			
Use and Description	Undeveloped			
Discussion	Rezoning to R-T is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan. It will allow for higher density residential to support the vision for Marlboro Pike and encourage development of an underutilized area.			

LD9: R-55 to R-T

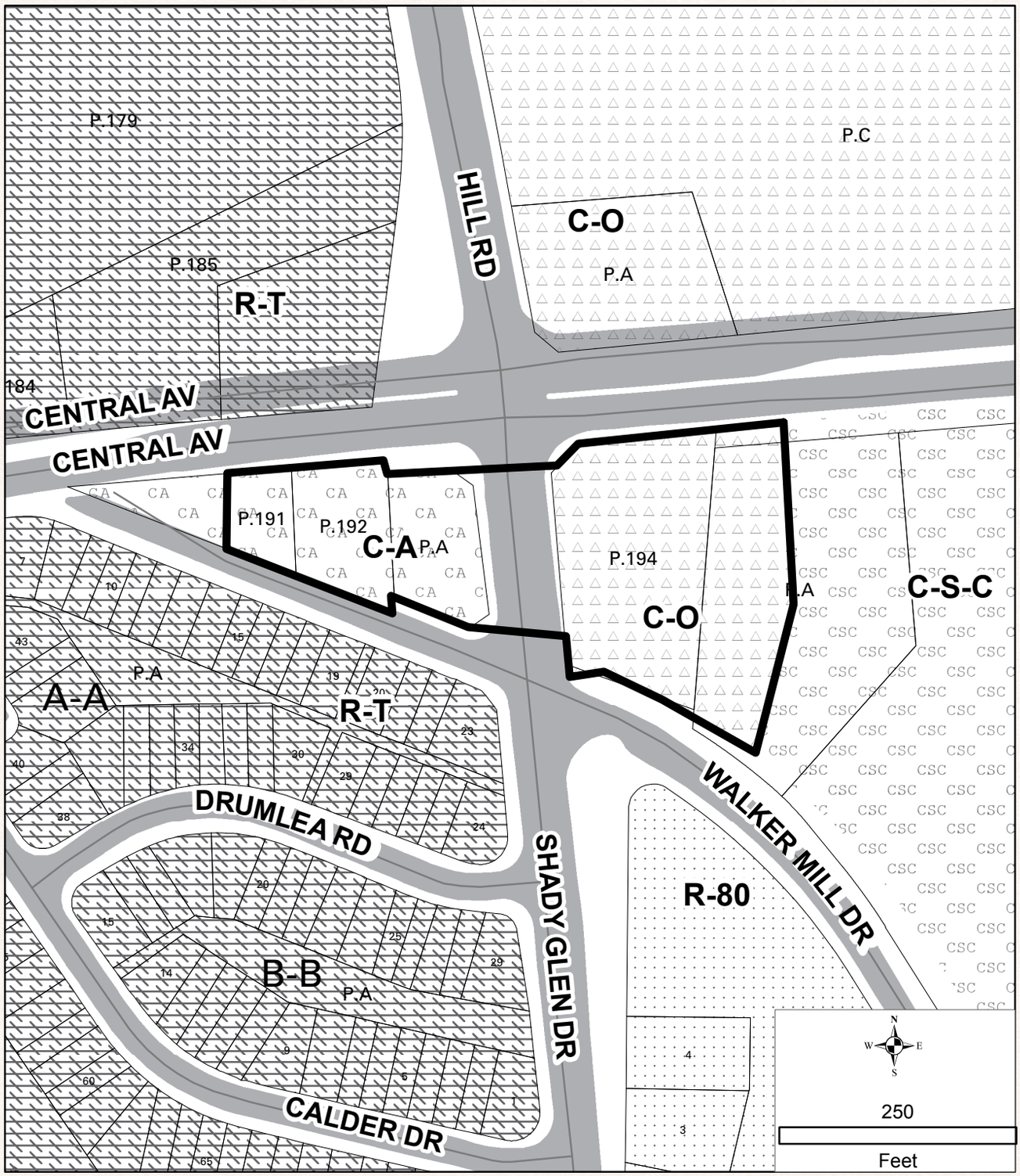


SECTIONAL MAP AMENDMENT

Living Area E

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LE1	C-A to C-S-C C-O to C-S-C	0.801 1.563	201SE07	SMA
Property Description	**Tax Map** 66, Grid F4, Parcels 191, 192, 194, 195 and Millwood Towne Southland Corp Addition, Parcel A			
Use and Description	Undeveloped; Single-Family Residential; 7-Eleven			
Discussion	This zoning change from C-A to C-S-C will update the zoning to reflect current zoning categories. This zoning change will create a development pattern that is consistent with the detailed site plan on an adjacent site.			

LE1: C-A, C-O to C-S-C

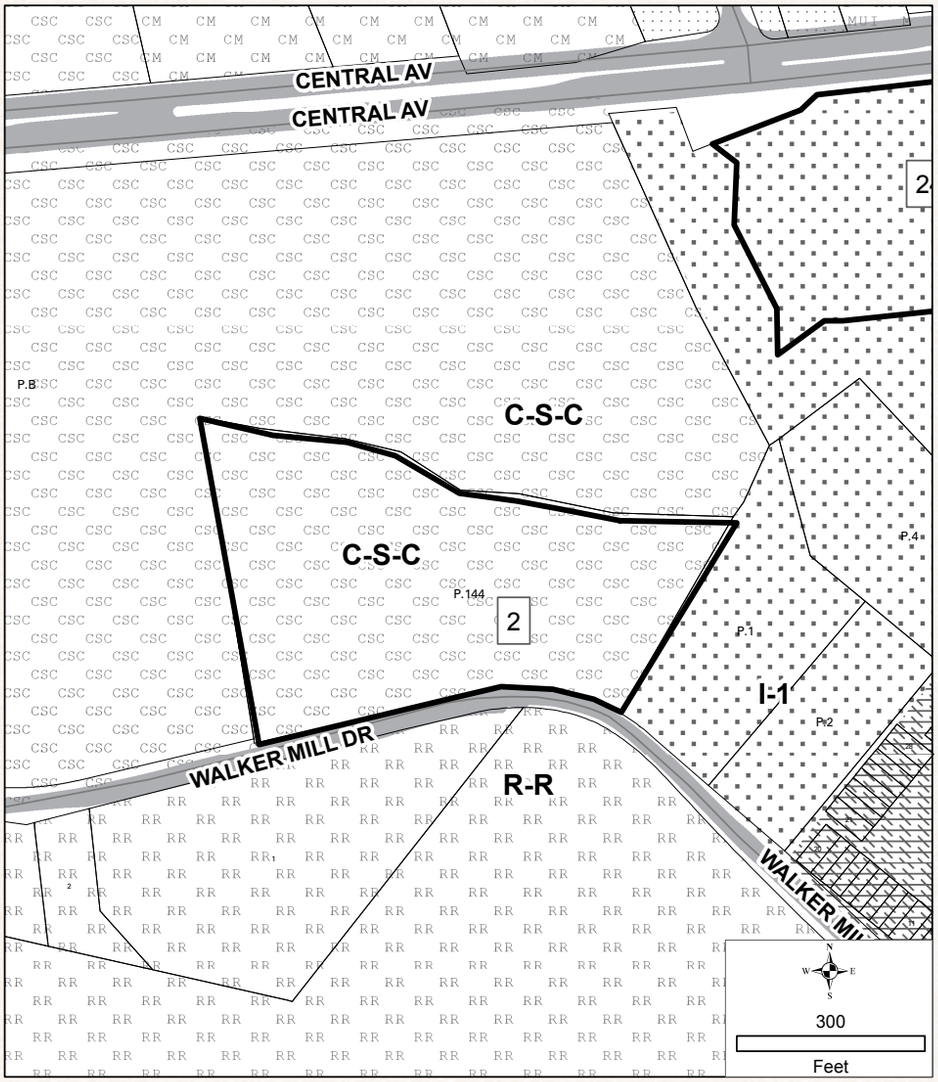


SECTIONAL MAP AMENDMENT

Living Area E

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LE2	C-S-C to R-T	6.00	201SE07	SMA
Property Description	**Tax Map** 74, Grid A1, Parcel 144			
Use and Description	M&G Service Inc. General Contractor/Excavating; Undeveloped; York Service Company Inc.			
Discussion	Rezoning to R-T is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan, which calls for medium-density residential near existing corridors. The R-T zoning will serve as a buffer between the industrial and commercial properties and the single-family, attached neighborhood, as well as the Walker Mill Regional Park.			

LE2: C-S-C to R-T

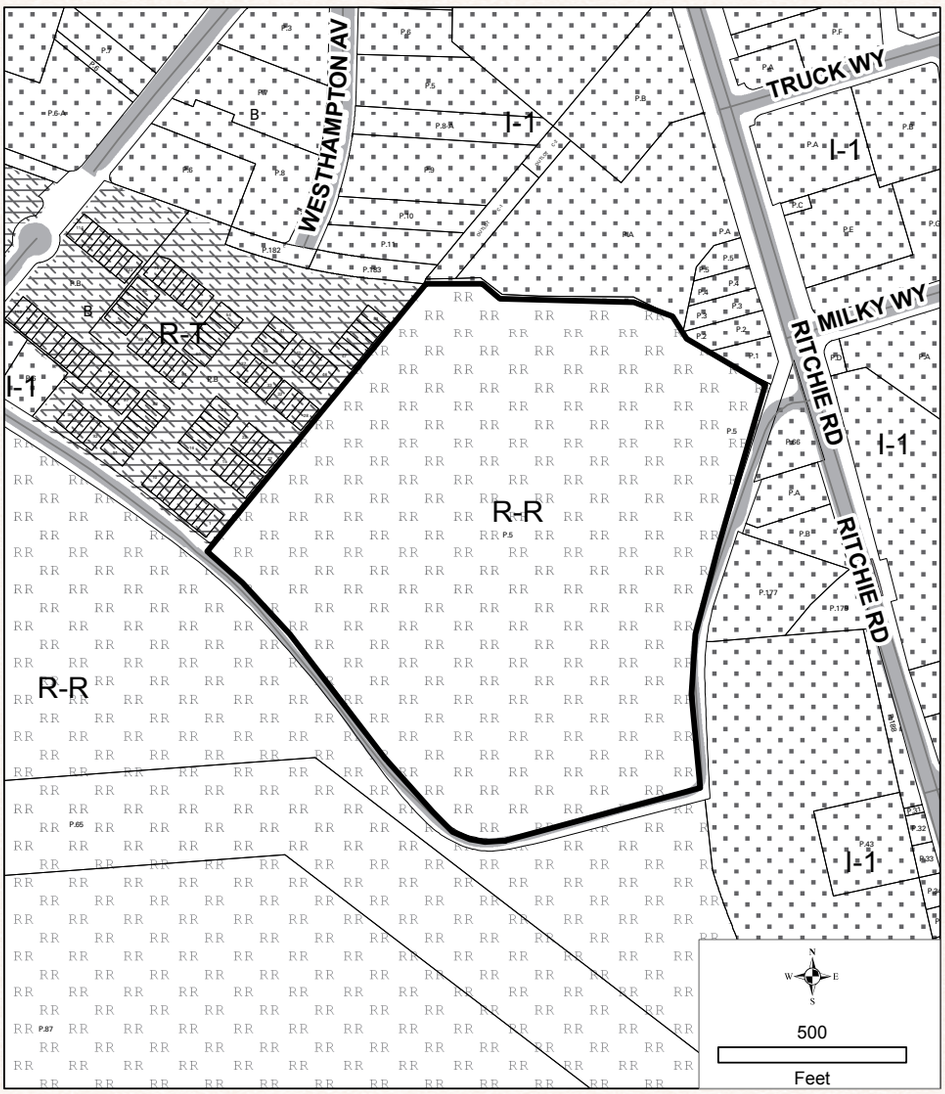


Living Area E

Note: There is no LE3.

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LE4	R-R to R-O-S	33.359	201SE07	SMA
Property Description	**Tax Map** 74, Grid B1, Parcel 5.			
Use and Description	Open Space			
Discussion	Rezoning these properties to R-O-S will reinforce the county policy to protect county-owned land.			

LE4: R-R to R-O-S

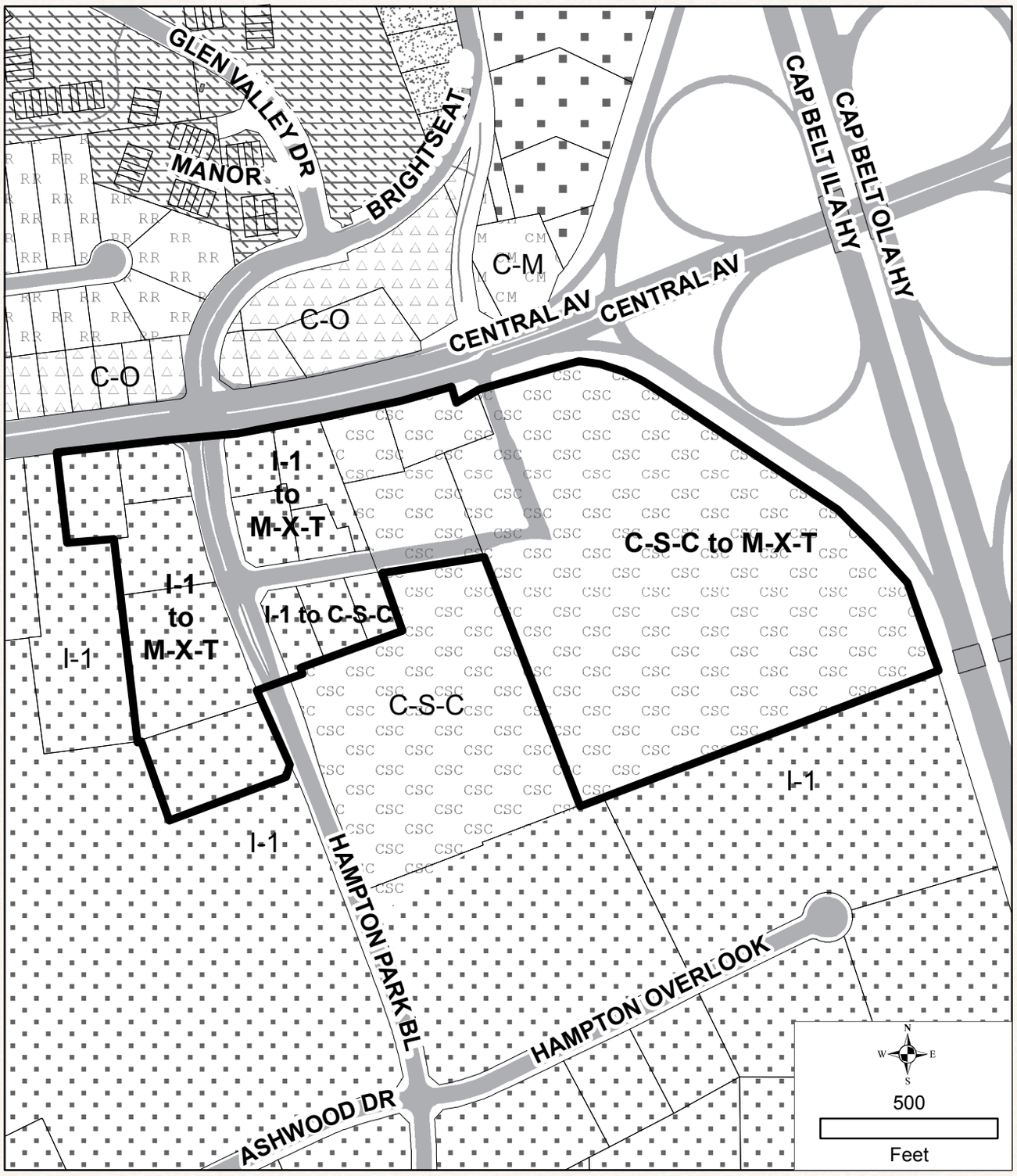


Living Area E

Note: There is no LE5.

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LE6	I-1 to M-X-T I-1 to C-S-C C-S-C to M-X-T	10.69 1.59 27.29	201SE08	SMA
Property Description	**Tax Map** 67, Grid C4, Parcels C-C-1, C-C-3, E-E, F-F-1, N-1, S-1 Hampton Park Subdivision, Parcels I, R, and part of Parcel P Hampton Park, Parcel C Hampton Mall, **Tax Map** 67, Grid D4, Block H, Lot 7, 8, and part of Parcel E Hampton Park Resubdivision.			
Use and Description	Columbia Bank; Jiffy Lube, Pro-Wash, MTX Audio, All Tune and Lube, Meineke, Extreme Expressions Studio; Wendy's Restaurant; Comfort Inn; Motel 6; Home Depot; Lime Light Fashions, Roach Records; Jerry's Subs and Pizza, Carvel; Sanctuary at Kingdom Square (Enterprise, IHOP, Wine and Spirits, Five Star Nails, Allstate, Sprint, Hunan Restaurant, Bally's Gym, Assorted Office Space, Just 4 You, Cleaners, Family Dollar, Bible babies, Everlasting Life, Barber shop, beauty supply, Staples, Goodyear, Dunkin Donuts, Credit Union, Checkers, A&W); Country Inn Suites; 7-Eleven; China Express; Texaco; Exxon; Cameron's Seafood; Undeveloped			
Discussion				

LE6: I-1 to M-X-T; I-1 to C-S-C; C-S-C- to M-X-T

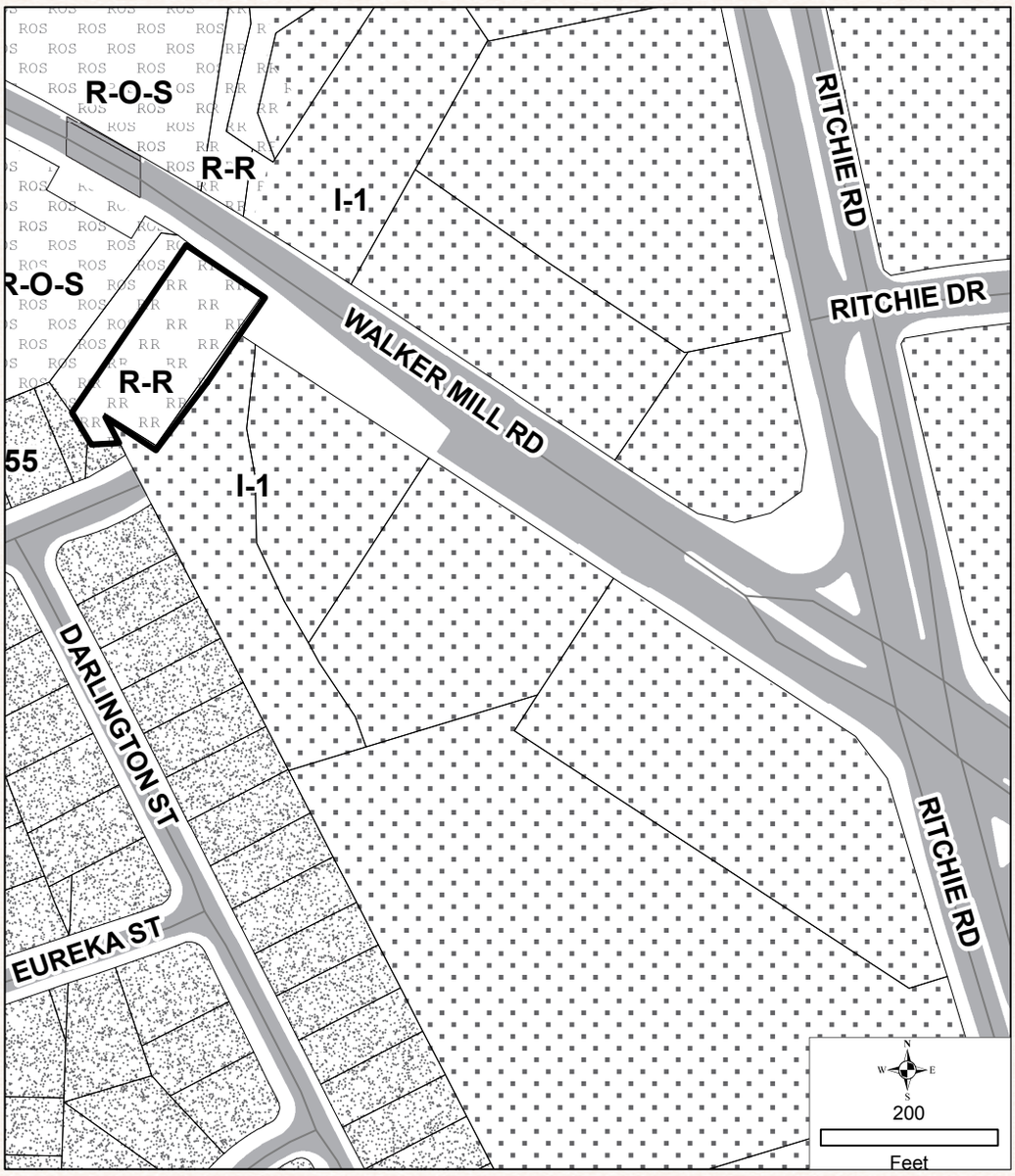


SECTIONAL MAP AMENDMENT

Living Area E

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LE7	R-R to R-O-S	0.556	202SE08	SMA
Property Description	**Tax Map** 74, Grid B3, Parcel 60.			
Use and Description	Wooded			
Discussion	Rezoning these properties to R-O-S will reinforce the county policy to protect county-owned land.			

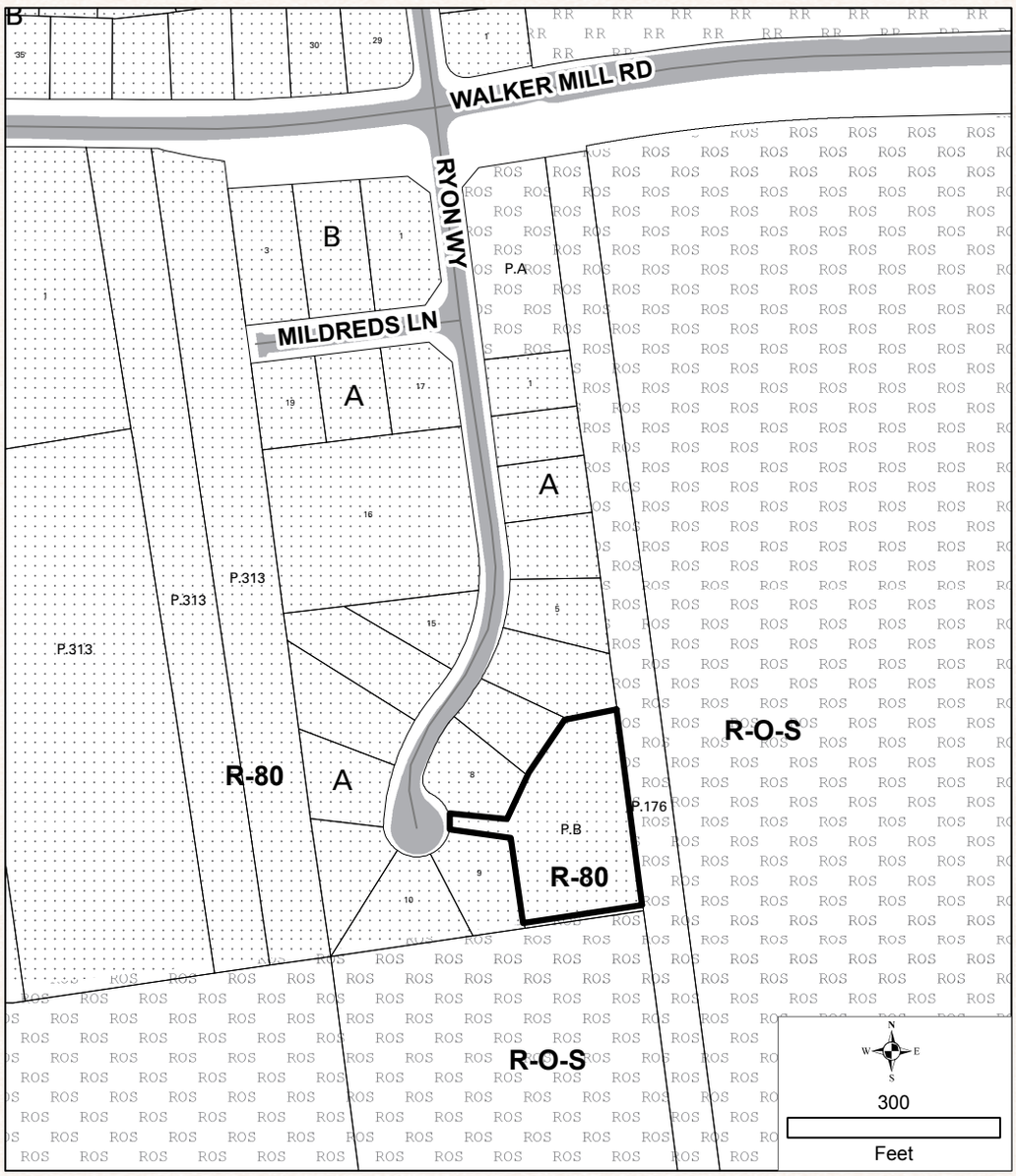
LE7: R-R to R-O-S



Living Area E

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LE8	R-80 to R-O-S	1.014	202SE07	SMA
Property Description	**Tax Map** 74, Grid A3, Block A, Parcel B Ritchie Estates.			
Use and Description	Undeveloped			
Discussion	Rezoning these properties to R-O-S will reinforce the county policy to protect county-owned land.			

LE8: R-80 to R-O-S



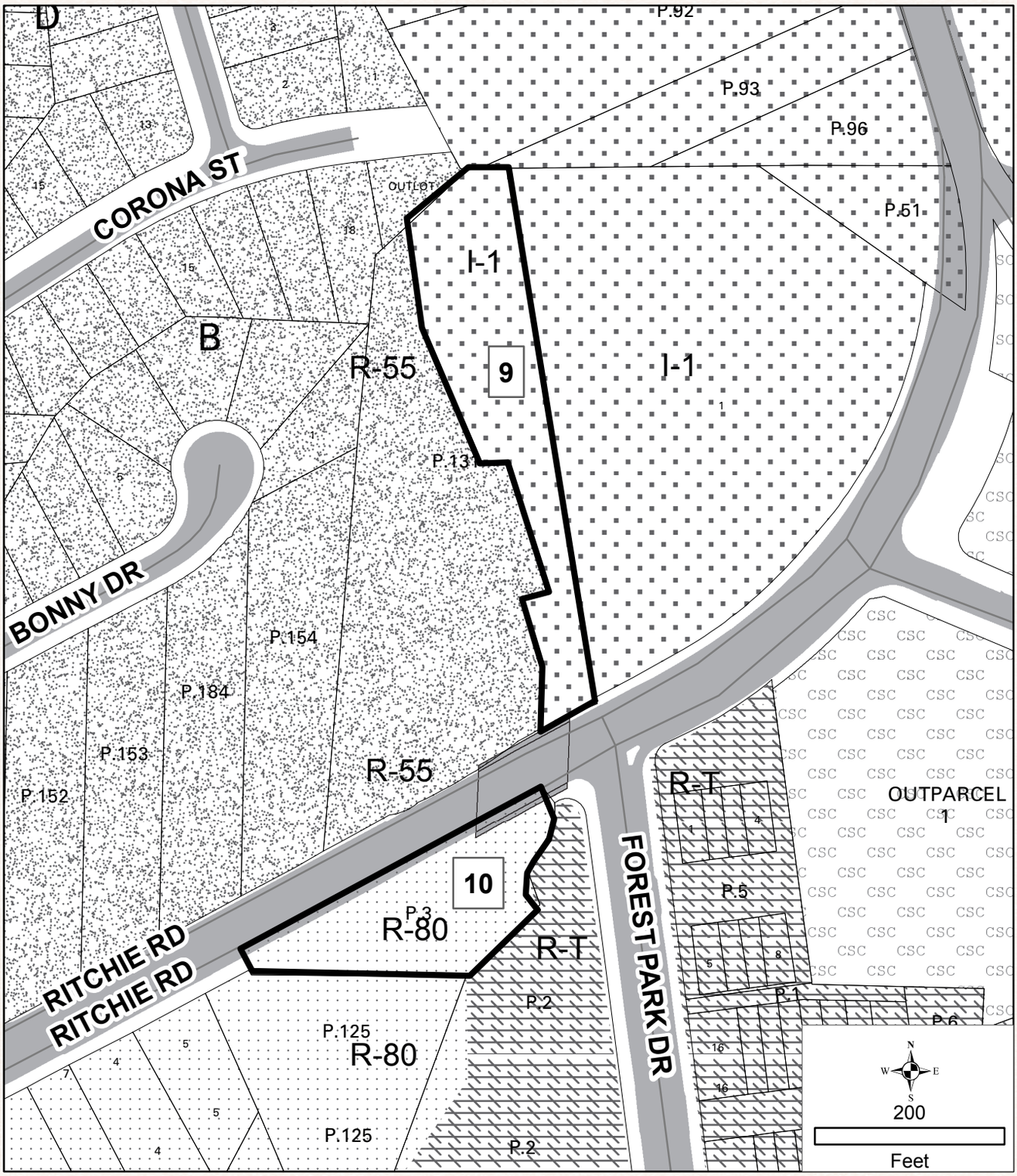
Living Area E

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LE9	I-1 to R-55	1.025	202SE08	SMA
Property Description	**Tax Map** 74, Grid C4, Part of Parcel 131.			
Use and Description	Undeveloped			
Discussion	Rezoning this property from I-1 to R-55 will remove the split zoning that exists on this property and maintain a buffer between the residential and industrial areas.			

Living Area E

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LE10	R-80 to R-O-S	0.778	202SE08	SMA
Property Description	**Tax Map** 74, Grid C4, Parcel 3.			
Use and Description	Undeveloped			
Discussion	Rezoning these properties to R-O-S will reinforce the county policy to protect county-owned land.			

LE9: I-1 to R-55; LE10: R-80 to R-O-S



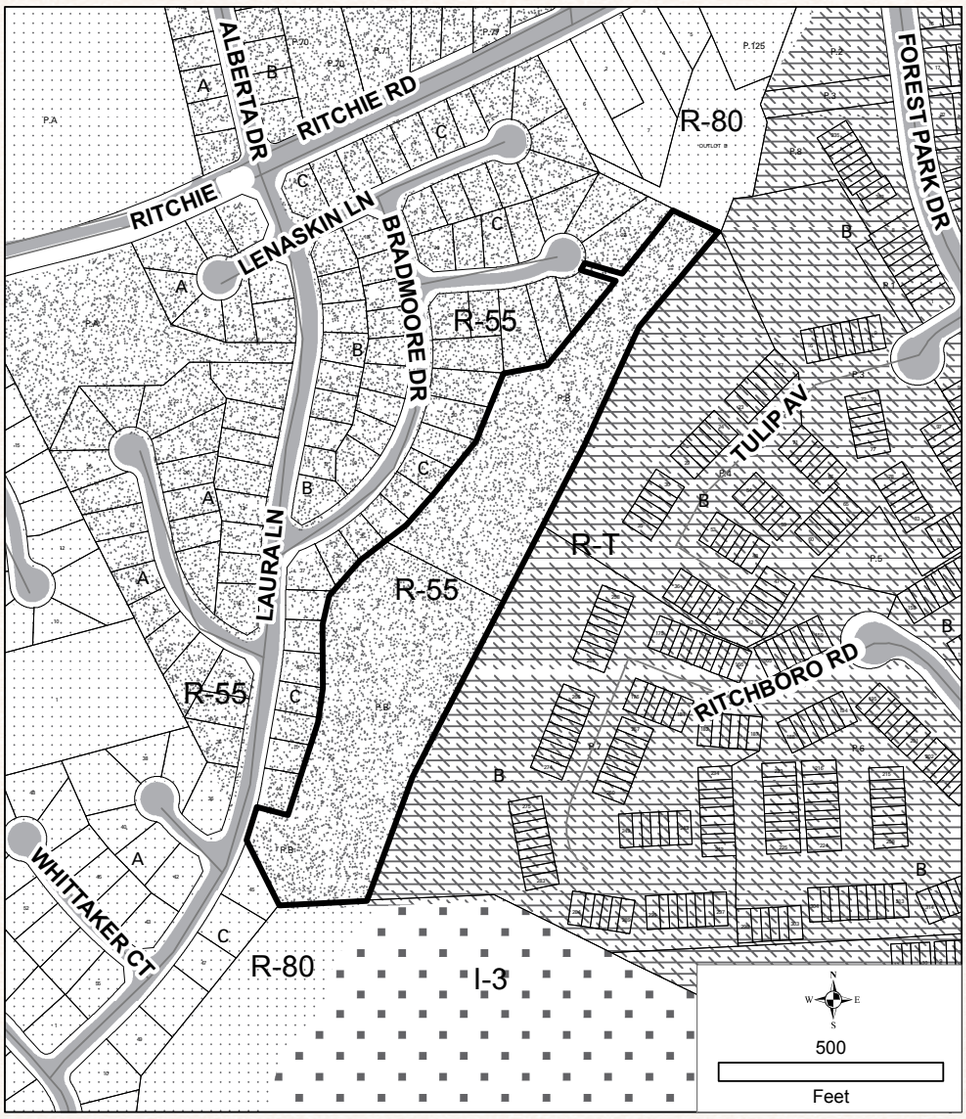
SECTIONAL MAP AMENDMENT

Living Area E

Note: There is no L11.

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LE12	R-55 to R-O-S	9.13	203SE08	SMA
Property Description	**Tax Map** 82, Grid B1, Parcel B, Ritchie Run Plat 1 and 2.			
Use and Description	Wooded			
Discussion	Rezoning these properties to R-O-S will reinforce the county policy to protect county-owned land.			

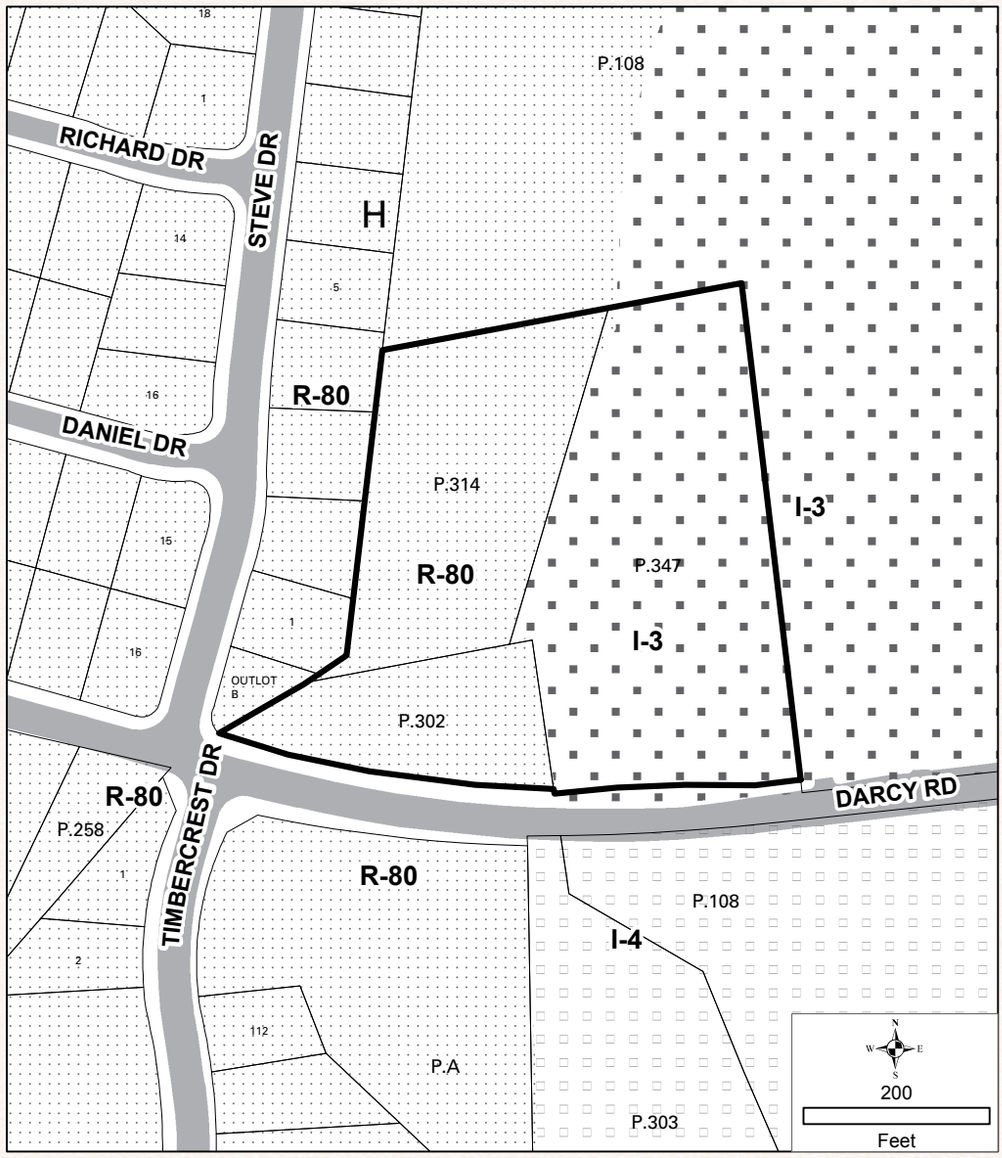
LE12: R-55 to R-O-S



Living Area E

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LE13	R-80 to R-O-S I-3 to R-O-S	2.48 2.81	203SE07	SMA
Property Description	**Tax Map** 82, Grid B2, Parcels 302, 314, and 347.			
Use and Description	Wooded			
Discussion	Rezoning these properties to R-O-S will reinforce the county policy to protect county-owned land.			

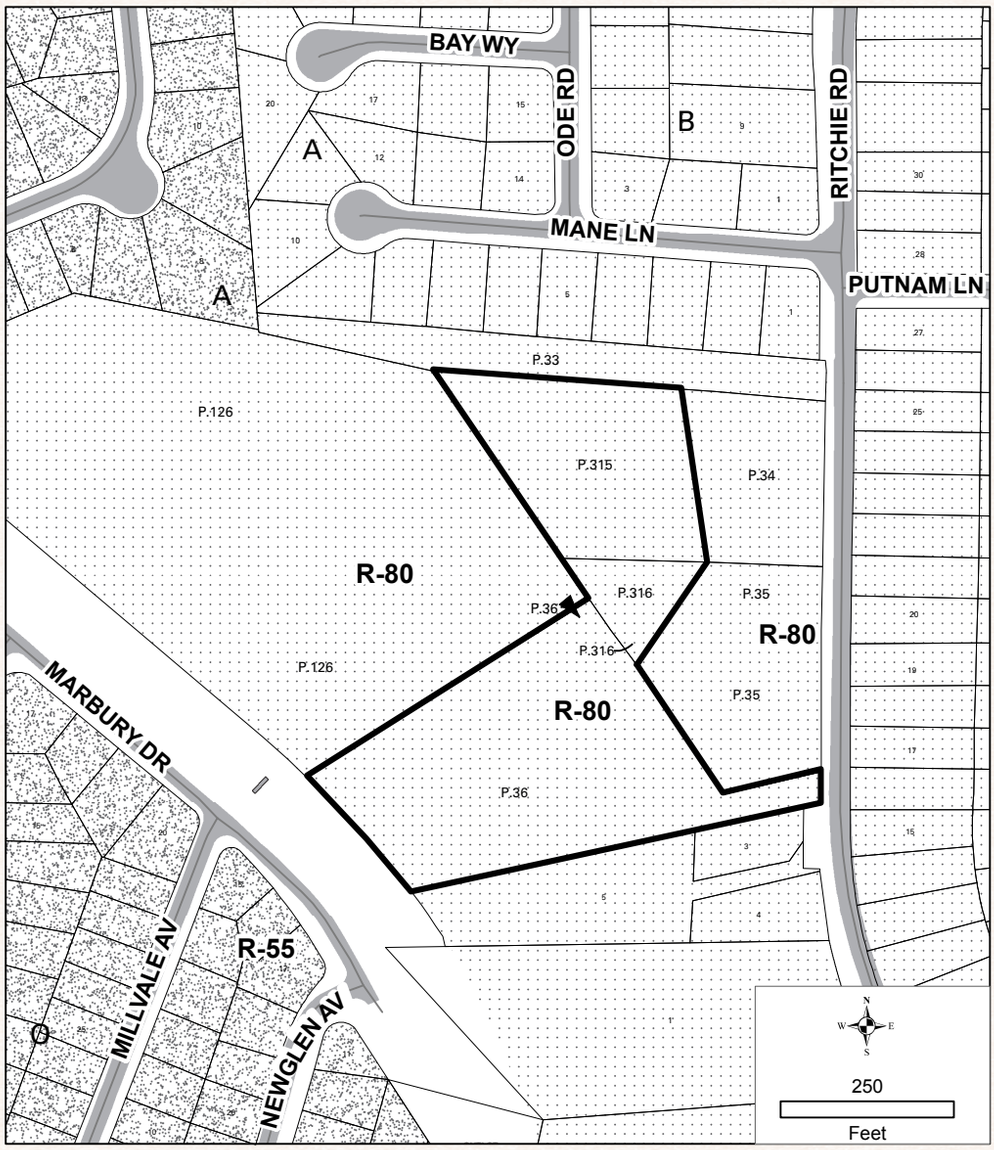
LE13: R-80, I-3 to R-O-S



Living Area E

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LE14	R-80 to R-O-S	5.386	203SE07 204SE07	SMA
Property Description	**Tax Map** 82, Grid A2, Parcel 36, 315, and 316.			
Use and Description	Wooded; Tennis Courts; Parking Lot; Construction Site			
Discussion	Rezoning these properties to R-O-S will reinforce the county policy to protect county-owned land.			

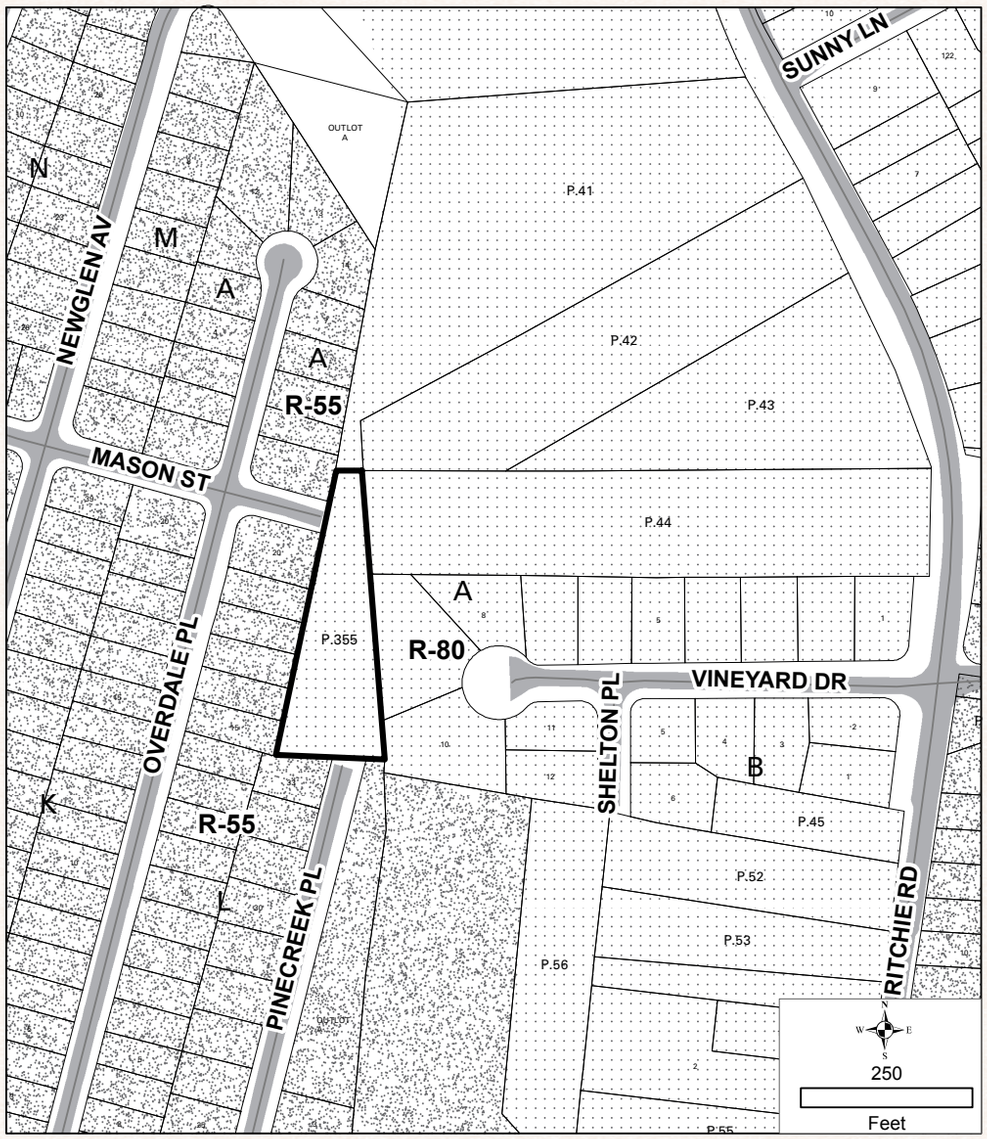
LE14: R-80 to R-O-S



Living Area E

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LE15	R-80 to R-O-S	0.996	204SE07	SMA
Property Description	**Tax Map** 81, Grid F3, Parcel 355.			
Use and Description	Wooded			
Discussion	Rezoning these properties to R-O-S will reinforce the county policy to protect county-owned land.			

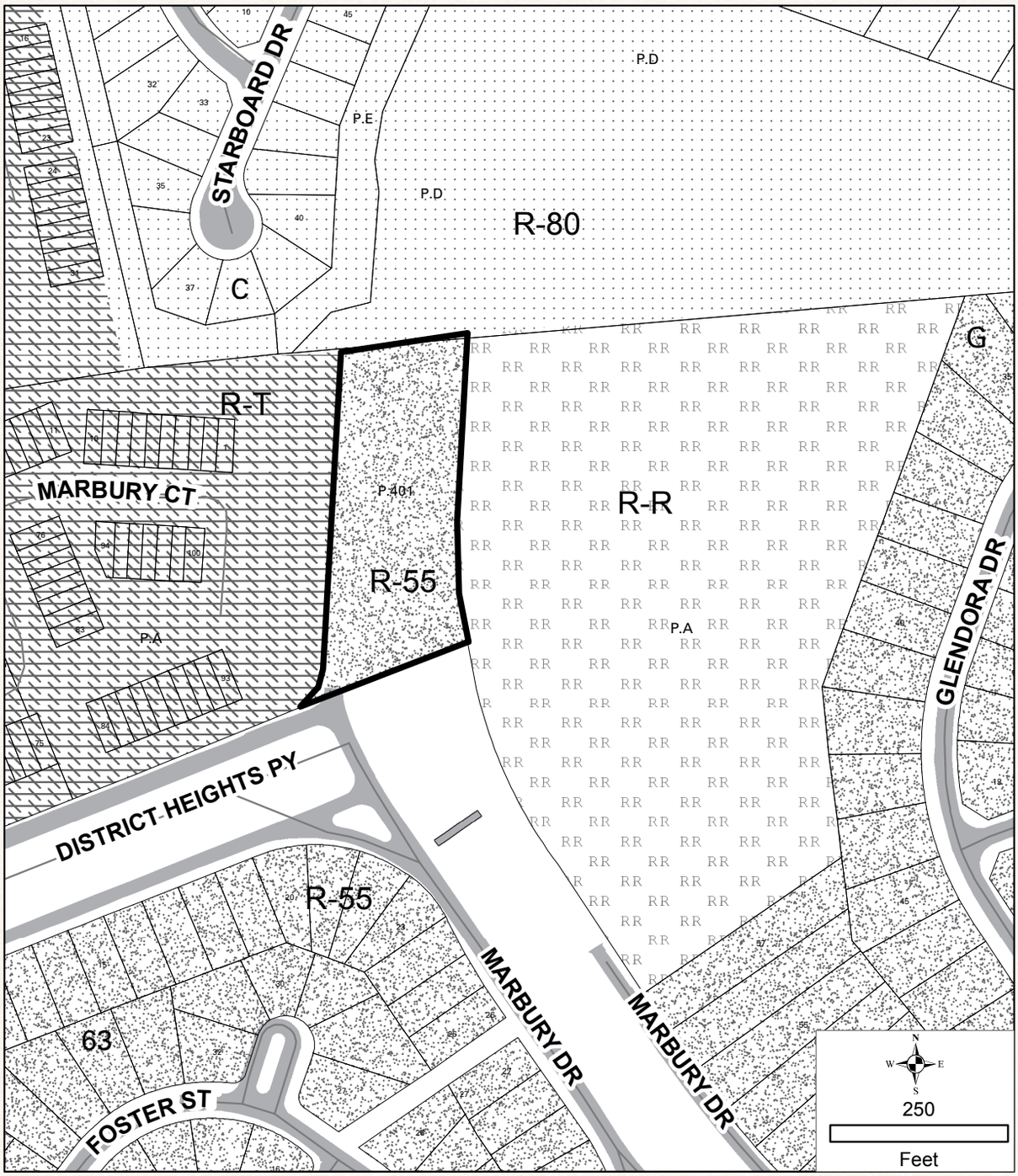
LE15: R-80 to R-O-S



Living Area E

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LE16	R-55 to R-O-S	1.936	203SE06	SMA
Property Description	**Tax Map** 81, Grid E1, Parcel 401.			
Use and Description	Wooded			
Discussion	Rezoning these properties to R-O-S will reinforce the county policy to protect county-owned land.			

LE16: R-55 to R-O-S



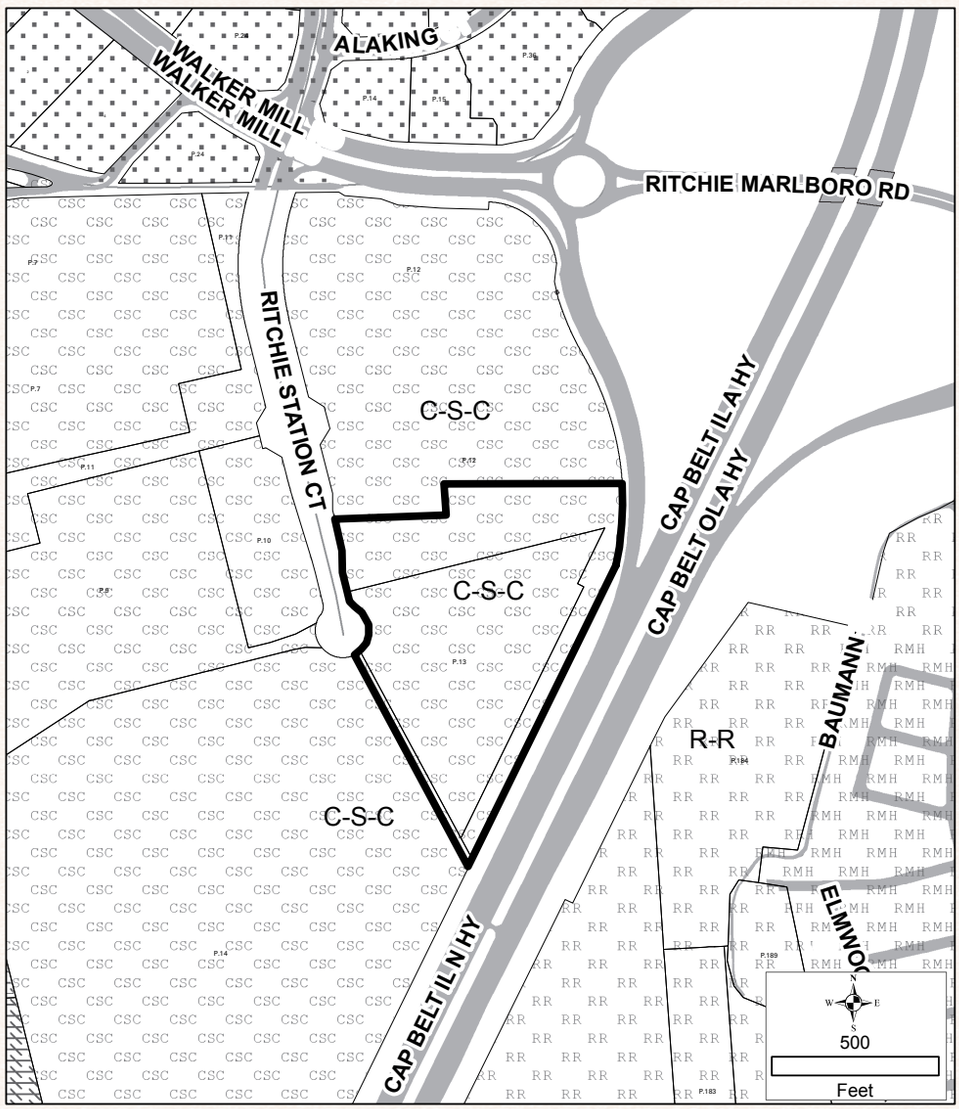
SECTIONAL MAP AMENDMENT

Living Area E

Note: There is no LE17, LE18, LE19, LE20, LE21, or LE22.

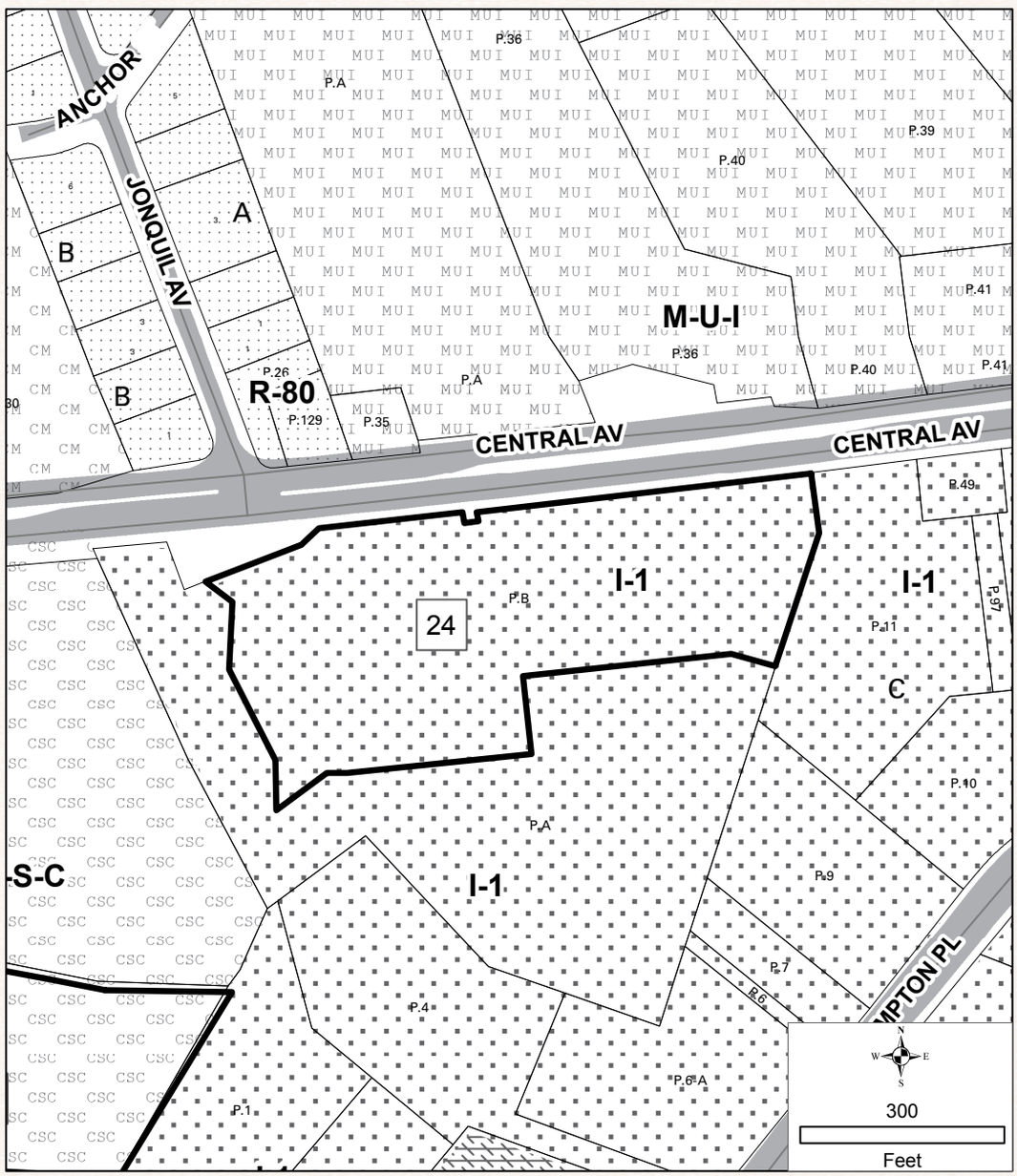
Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LE23	C-S-C to C-M	14.5	203SE08	SMA
Property Description	**Tax Map** 74, Grid D4, Part of Parcel 12, **Tax Map** 82, Grid D1, Parcel 13 and part of Parcel 14, Ritchie Station Market Place.			
Use and Description	Vacant			
Discussion	Rezoning to C-M is consistent with the goals, policies, and strategies of the General Plan, the Subregion 4 Master Plan			

LE23: C-S-C to C-M



Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LE24	I-1 to C-S-C	5.83	201SE07	SMA
Property Description	**Tax Map** 67, Grid A4, Park Central-Resub Central Ave. drive in subdivision, Parcel B			
Use and Description	Retail commercial at 7905-7961 Central Avenue (odd numbers)			
Discussion	Rezoning to C-S-C is consistent with the goals, policies, and strategies of the General Plan, the Subregion 4 Master Plan.			

LE24: I-1 to C-S-C



Living Area F

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LF1	R-18 to R-T	29.506	203SE04	SMA
Property Description	**Tax Map** 80, Grid C2, Parcel A, Whitehall Square.			
Use and Description	Whitehall Square Apartments			
Discussion	Rezoning to R-T because this area is too dense to be outside of a center or corridor node. This is to encourage less dense residential development in areas not adjacent to a center or corridor node. This zoning category is more compatible with the adjacent single-family neighborhoods.			

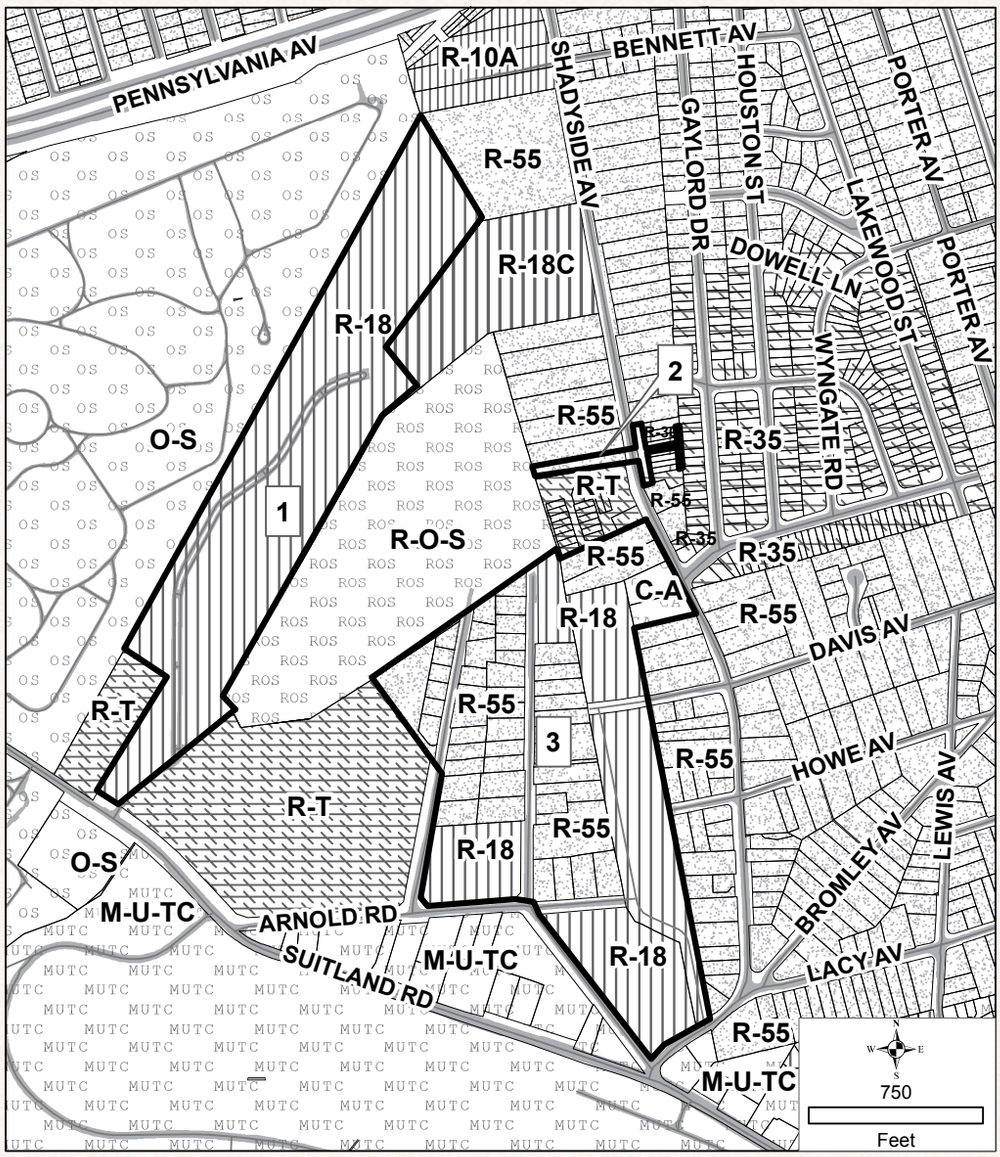
Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LF3	R-55 to R-T R-18 to R-T C-A to R-T R-55 to R-T	18.492 18.566 1.265 0.00028	204SE04 203SE04	SMA
Property Description	**Tax Map** 80, Grid D2, Block N, Lots 1–3, Bradbury Park, **Tax Map** 80, Grid D2, Block M, Lot 4, Bradbury Park, **Tax Map** 80, Grid D2, Parcels A, 31, 38, 39, 174, and 188, **Tax Map** 80, Grid D2, Bradbury Park Condominium, **Tax Map** 80, Grid D2, Lots 1 and 2, Parsons, **Tax Map** 80, Grid D2, Lots 1–7, Whitehall Oaks, **Tax Map** 80, Grid D2, Lot 1, Buchanan, **Tax Map** 80, Grid D2, Lots 1–6, Good Meadows, **Tax Map** 80, Grid D2, Parcels 179, 182, and 240, **Tax Map** 80, Grid D2, Block A, Lots 13–17, Arnold Heights-Fishmans Addn, **Tax Map** 80, Grid D2, Block A. Lots 11–12, Arnold Heights, **Tax Map** 80, Grid D2, Lots 1–9, Arnold Heights, **Tax Map** 80, Grid D2, Lot 1, Schaubs, **Tax Map** 80, Grid D3, Parcels A, B, C, Shadyside Gardens, **Tax Map** 80, Grid D3, Parcel 184–186, **Tax Map** 80, Grid D3, Parcel 187, Arnold Heights, **Tax Map** 80, Grid D3, Parcel A, Arnold Gardens.			
Use and Description	Single-Family Residential; DayCare/School; Undeveloped; Arnold Garden Apartments; Bradbury Park Condos; New Life Church; Convenience Store; Beauty Salon; Shadyside Garden Apartments			
Discussion	Rezoning to R-T because this area is too dense to be outside of a center or corridor node. This is to encourage less dense residential development in areas not adjacent to a center or corridor node. This zoning category is more compatible with the adjacent single-family neighborhoods.			

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LF2	R-30 to R-T R-55 to R-T	0.366 0.444	203SE04	SMA
Property Description	**Tax Map** 80, Grid D2, Block N, North Half of Lot 6, Bradbury, **Tax Map** 80, Grid D2, Block P, Parcel A, Bradbury.			
Use and Description	Undeveloped; Shadyside Townhomes			
Discussion	Rezoning to R-T because this area is too dense to be outside of a center or corridor node. This is to encourage less dense residential development in areas not adjacent to a center or corridor node. This zoning category is more compatible with the adjacent single-family neighborhoods.			

LF1: R-18 to R-T

LF2: R-30 to R-T

LF3: R-55, R-18, C-A, R-55 to R-T



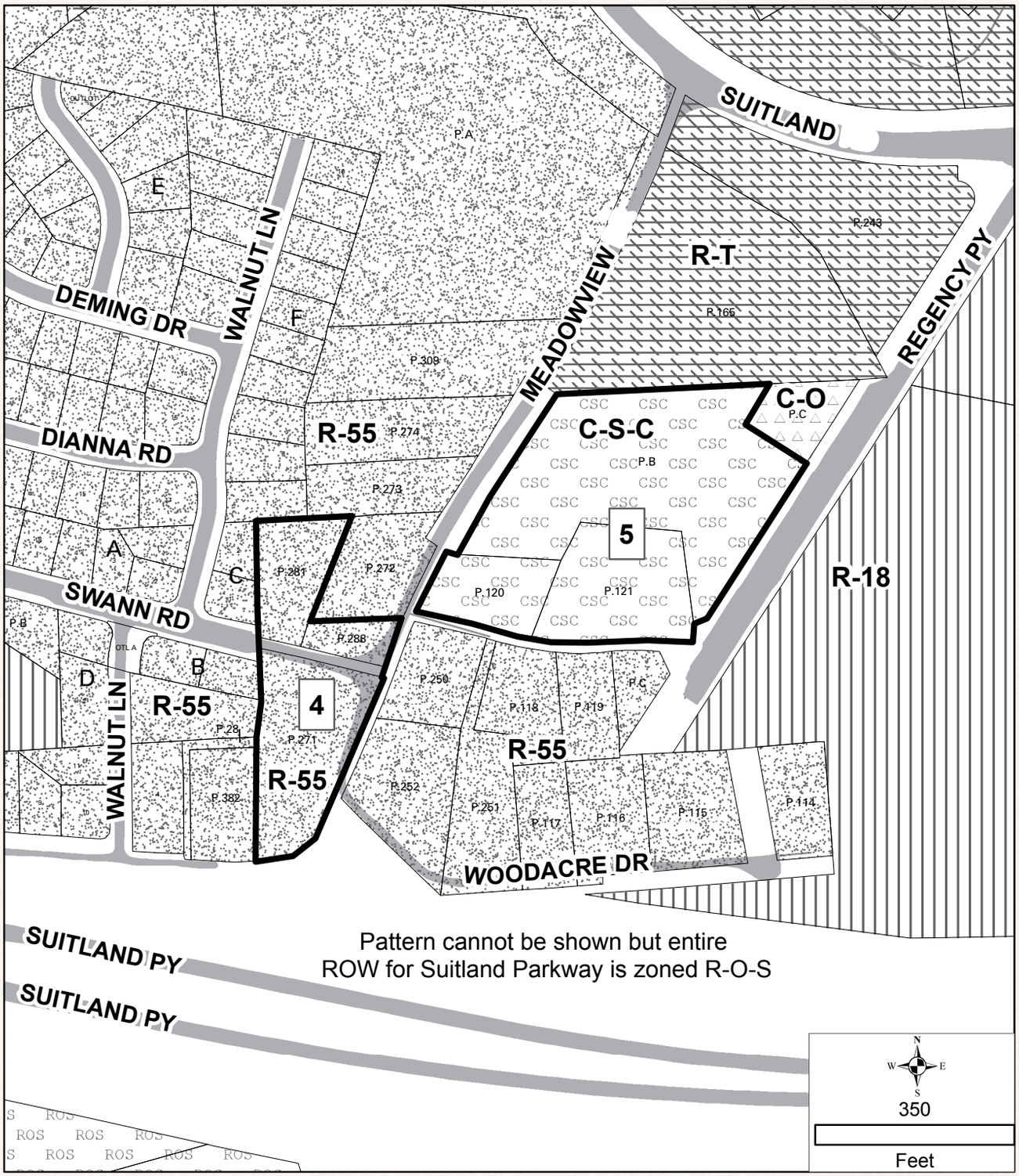
Living Area F

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LF4	R-55 to R-O-S	2.099	205SE05	SMA
Property Description	**Tax Map** 88, Grid F2, Parcels 271, 281, and 288.			
Use and Description	Undeveloped			
Discussion	Rezoning these properties to R-O-S will reinforce the county policy to protect county-owned land.			

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LF5	C-S-C to R-T	4.808	205SE05	SMA
Property Description	**Tax Map** 88, Grid F2, Parcel 120, **Tax Map** 89, Grid A2, Parcel 121 and Parcel B.			
Use and Description	Undeveloped			
Discussion	Rezoning to R-T is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan. It will reduce spot commercial zoning and encourage commercial zoning in centers and corridor nodes, while creating compatible uses in existing residential communities.			

LF4: R-55 to R-O-S

LF5: C-S-C to R-5

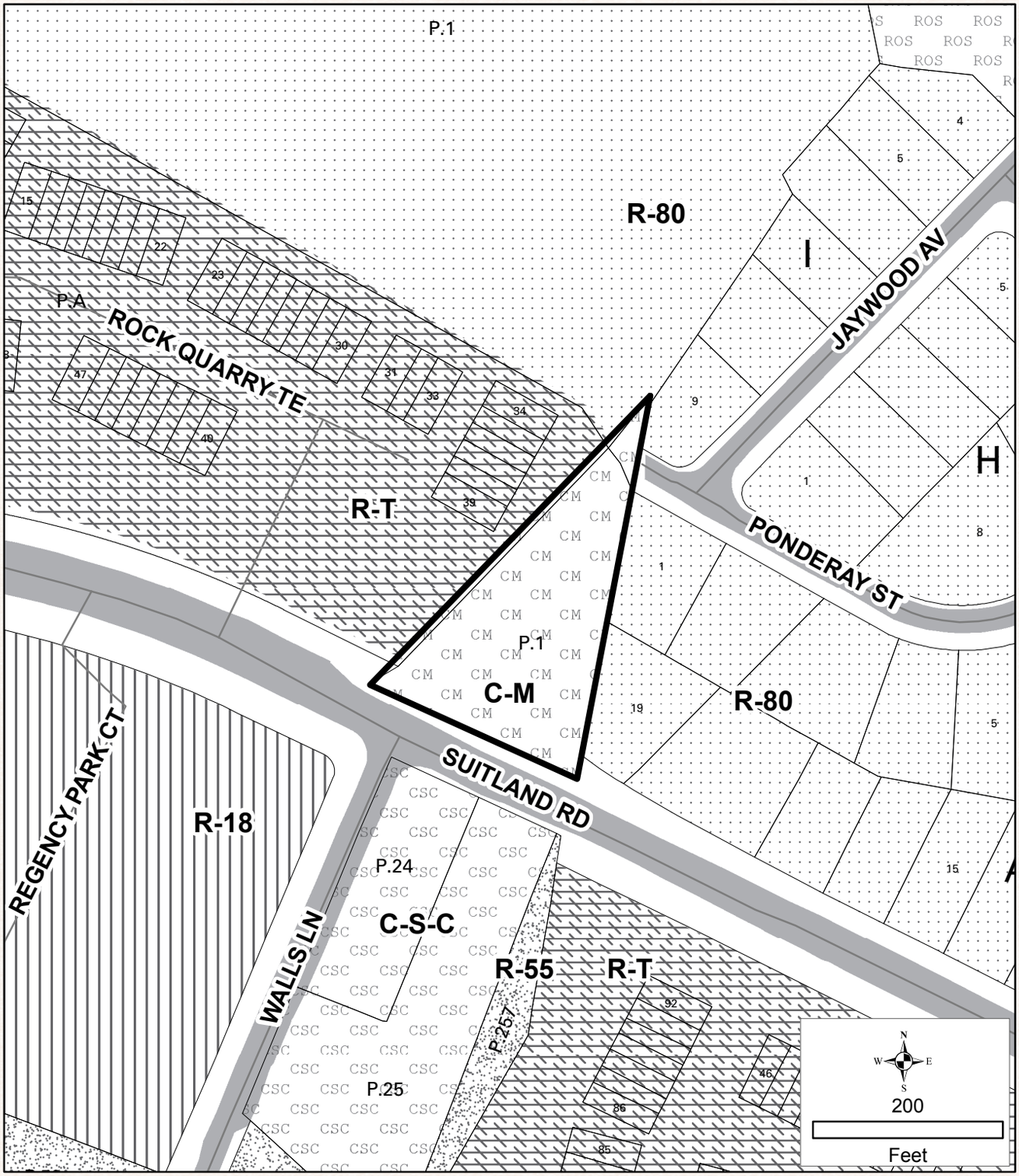


SECTIONAL MAP AMENDMENT

Living Area F

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LF6	C-M to C-S-C	1.116	205SE05	SMA
Property Description	**Tax Map** 89, Grid B1, Parcel 1 and Parcel 207.			
Use and Description	Undeveloped			
Discussion	Rezoning to C-S-C is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan. It will create a use that is compatible with the C-S-C zoning across Suitland Road and replaces the outdated C-M zone.			

LF6: C-M to C-S-C



SECTIONAL MAP AMENDMENT

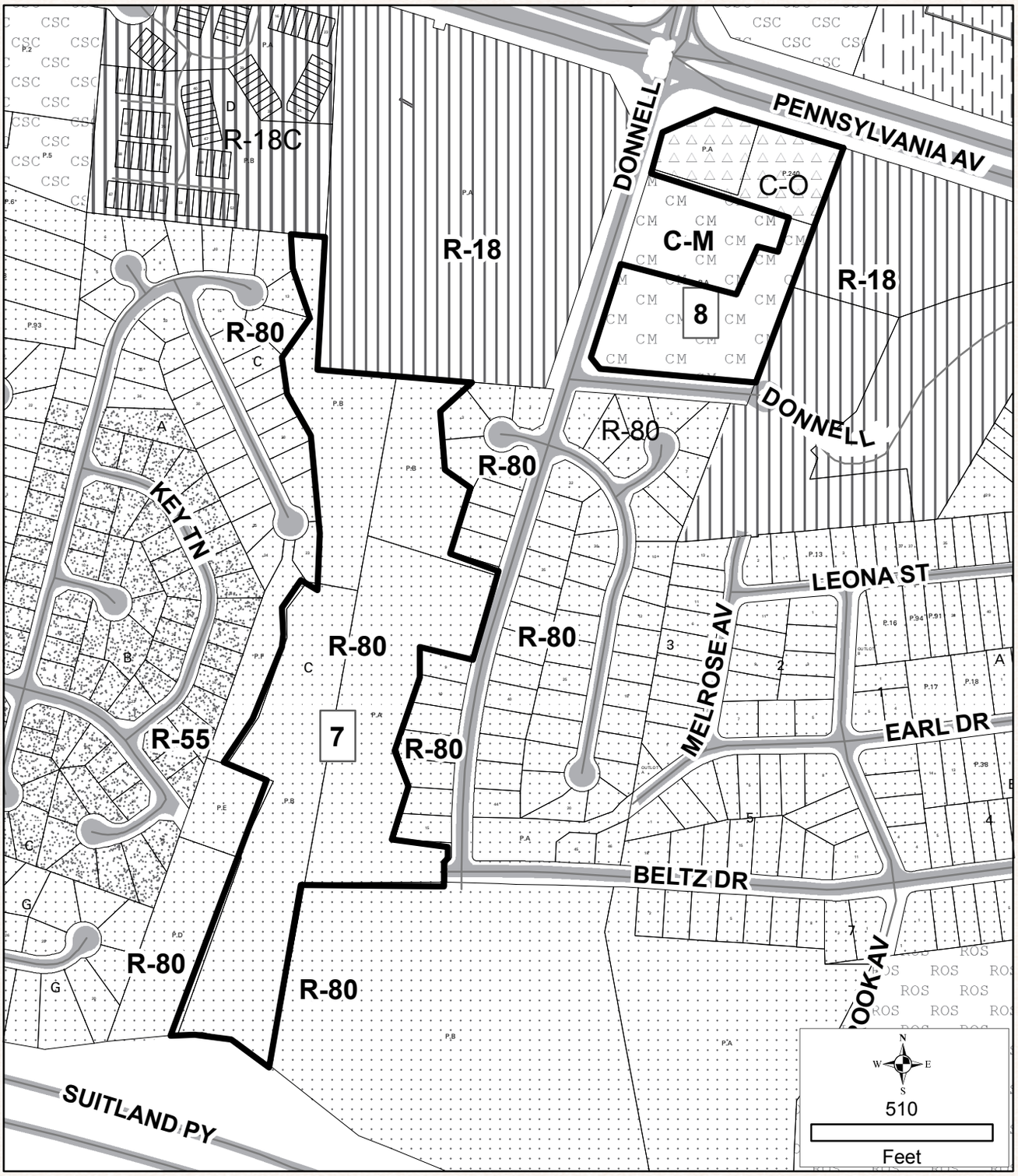
Living Area F

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LF7	R-80 to R-O-S	18.242	205SE06	SMA
Property Description	**Tax Map** 89, Grid D1, Block C, Forest Mill, Plat 1 and 3, **Tax Map** 89, Grid D2, Block C, Parcel B, Forest Mill, **Tax Map** 89, Grid D2, Block B, Parcel A, Forest Mill.			
Use and Description	Undeveloped			
Discussion	Rezoning these properties to R-O-S will reinforce the county policy to protect county-owned land.			

Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LF8	C-M to R-T C-O to R-T	3.445 1.354	205SE06	SMA
Property Description	**Tax Map** 89, Grid E1, Parcel 240, **Tax Map** 89, Grid E1, Part of Parcel A, Donnell House.			
Use and Description	Undeveloped; Bank; Public Storage			
Discussion	Rezone the undeveloped portions of the property to R-T. This is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan. It will reduce spot commercial zoning and encourage commercial development in the Donnell Drive opportunity area located across Pennsylvania Avenue.			

LF7: R-80 to R-O-S

LF8: C-M, C-O to R-T

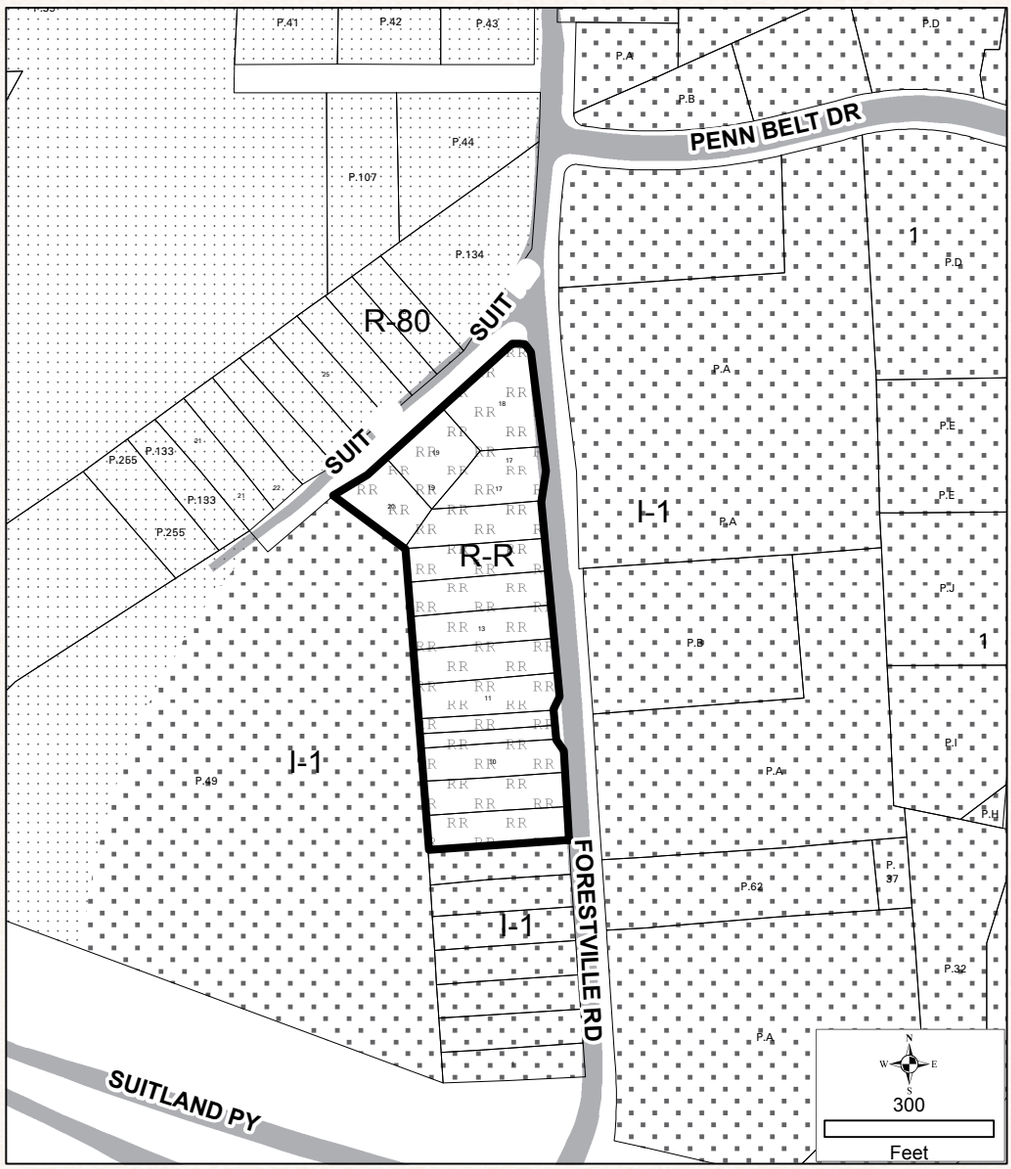


SECTIONAL MAP AMENDMENT

Living Area F

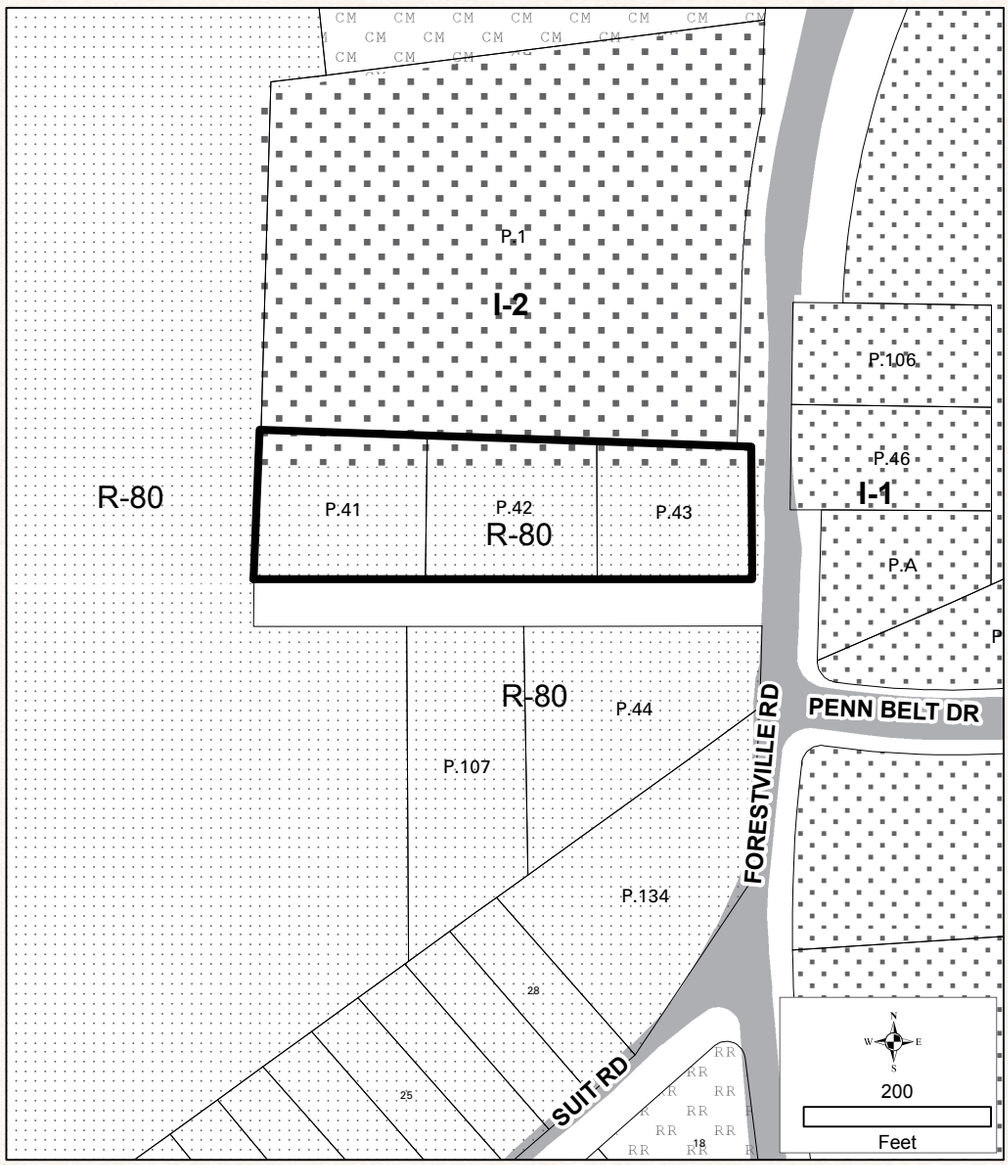
Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LF9	R-R to I-1	4.839	206SE07	SMA
Property Description	**Tax Map** 89, Grid F2, Lots 8–10, Staubus Park, **Tax Map** 89, Grid F3, Lots 11–20, Staubus Park.			
Use and Description	Undeveloped; Residential; Industrial			
Discussion	To promote new light industrial development that is compatible with the Penn Belt Industrial Center.			

LF9: R-R to I-1



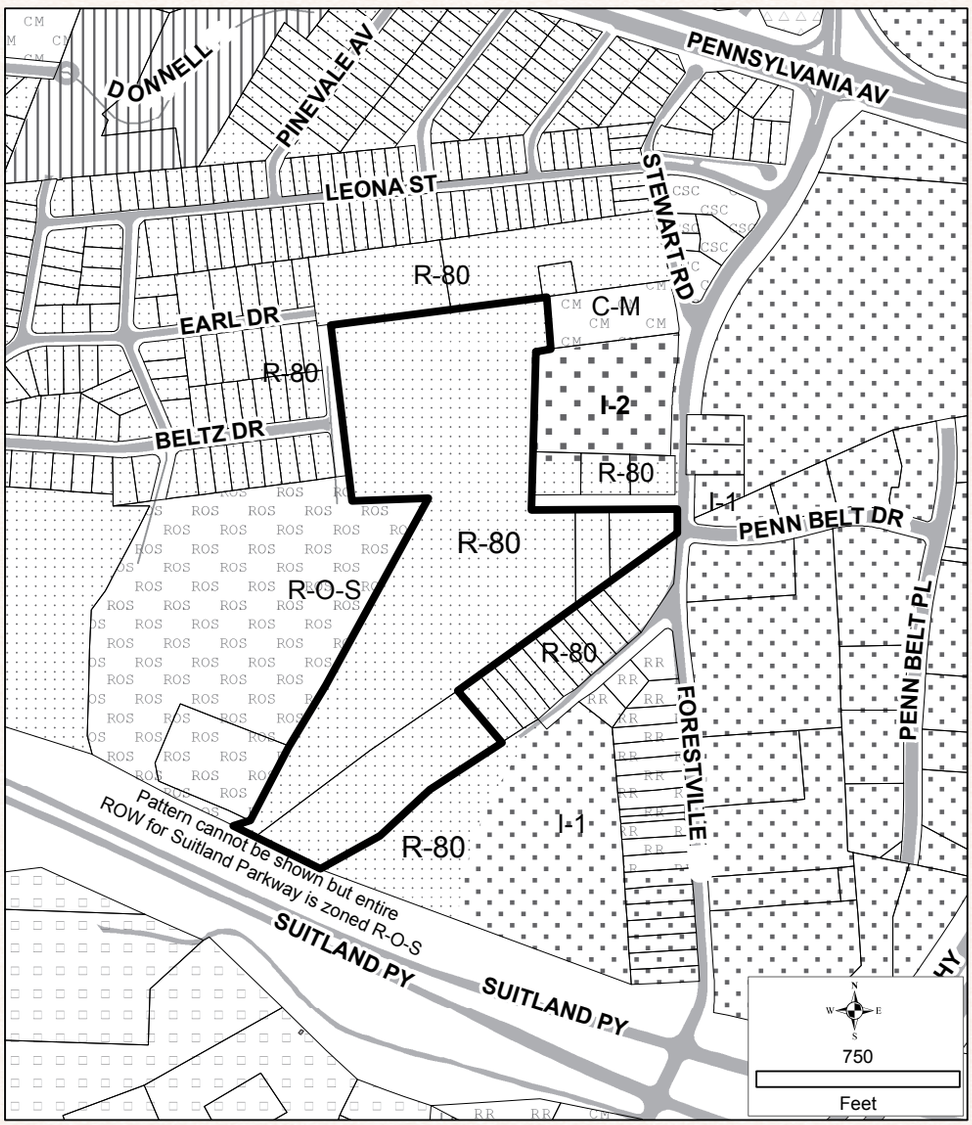
Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LF10	R-80 to I-2	1.8	205SE07	SMA
Property Description	**Tax Map** 89, Grid F2, Parcel 41–43.			
Use and Description	Undeveloped; Residential; Industrial			
Discussion	To ensure compatibility with the northern parcel to create an opportunity for development.			

LF10: R-80 to I-2



Change Number	Zoning Change	Area of Change	200' Scale Index Map	Approved SMA/ ZAP/SE Number
LF11	R-80 to R-T	31.937	205SE07	SMA
Property Description	**Tax Map** 89, Grid F2, Parcels 4, 39, 44, and 107.			
Use and Description	Undeveloped			
Discussion	Rezone the undeveloped portions of the property to R-T. This is consistent with the goals, policies, and strategies of the General Plan and the Subregion 4 Master Plan. It will provide a buffer between the single-family homes and the heavy industrial uses on Forestville Road across from the Penn Belt Industrial Center.			

LF11: R-80 to R-T



Subregion 4 Development District Standards

Introduction

The DDOZ is superimposed over the M-U-I and certain I-1 Zones to ensure that the development of land within the M-U-I and I-1 Zones meet the goals and objectives of the Subregion 4 Master Plan. The development district standards are specifically intended to address new development and redevelopment proposals in the district. The standards establish a consistent framework to ensure quality development. The regulations and requirements of the Prince George's County Zoning Ordinance apply to the DDOZ unless the Subregion 4 development standards specify otherwise.

The development district standards follow and implement the recommendations of the Subregion 4 Master Plan and SMA. Property owners and stakeholders consulting the standards must also review the goals and objectives of the master plan, the Zoning Ordinance, and the Landscape Manual to have a full understanding for the property within the district.

Master Plan Summary

The master plan offers a vision for the future development of the Subregion 4 area and specifically the opportunity sites identified in Chapter 12: Urban Design. Specific recommendations are made to address land use, urban design, transportation, public facilities, parks and recreation, and the relationship between the built and natural environments. The objective is to develop a plan for future revitalization, development, and implementation in the area.

The vision for Subregion 4 is a balanced community of established neighborhoods, anchored by locally serving retail areas and larger mixed-use centers, featuring transportation hubs to service the adjacent communities, as well as the region. The vision also calls for maintaining certain industrial properties as employment centers through improvements that will minimize their visual and environmental impact and protect established neighborhoods. Industrial-zoned areas, specifically I-1 areas, are important to the county and subregion as an employment and tax base. The master plan identifies a number of goals to be implemented through the development district standards to achieve these visions. The development district standards emphasize the creation of a pedestrian-oriented streetscape and establishing a shallow setback to allow development closer to the public street. Parking in garages and shared parking areas should be located behind buildings and accessed from side streets by alleys and driveways. The planting of street trees, reduction of curb cuts, and upgraded sidewalks and street crossings will enhance pedestrian comfort and safety.

Applicability and Administration

Development in the Subregion 4 DDOZ is subject to development district standards as detailed below and in Chapter 15—Urban Design Standards and Guidelines. All new development and redevelopment of existing structures within the DDOZ shall comply with the general intent and goals of the development district standards and the Subregion 4 Master Plan. Development must show compliance with the development district standards during the detailed site plan (DSP) process.

The DSP process requires a Planning Board public hearing and offers more flexibility in meeting the standards to bring developments into conformance with applicable goals, objectives, and recommendations within the plan.

Under the Zoning Ordinance and for the purposes of this DDOZ, development is any activity that materially affects the condition or use of land or a structure. Redevelopment, rehabilitation, and renovation of existing structures are all forms of development. A change from a lower intensity impact use, as indicated in the Landscape Manual is also a form of development.

Wherever there appears to be a conflict between the Subregion 4 DDOZ and the Prince George's County Zoning Ordinance (as applied to a particular development), the DDOZ shall prevail. For development standards not covered by the Subregion 4 DDOZ, the other applicable sections of the Zoning Ordinance and Landscape Manual shall serve as the requirement. All development shall comply with all relevant federal, state, county, and local regulations and ordinances.

Exemptions

The following are exemptions from the DDOZ standards:

1. Legally existing development.

   Until a site plan is submitted, all buildings, structures, and uses which were lawful or could be certified as legal and nonconforming on the date of SMA approval are exempt from the development district standards. However, if a permit application is submitted and it is determined that the legally existing building, structure or use has been discontinued for more than 180 days in accordance with Section 27-241(c), it shall comply with all applicable Development District Standards and site plan review.

   Until a site plan is submitted, active shopping centers with freestanding commercial uses on perimeter pod sites are also exempt from the DDOZ standards and from site plan review and are not nonconforming. However, the issuance of a Building Permit or a Use and Occupancy Permit for a change in ownership for any property with frontage along a public street shall require restoration or installation of landscape strips, buffering, and screening in accordance with Sections 4.2 and 4.4 of the Landscape Manual, as modified by the streetscape standards of this DDOZ, or as determined under an Alternative Compliance procedure per Section 1.3 of the Landscape Manual. The plan recommends that shopping center owners consider developing plans for the phased redevelopment of their properties to new mixed-use urban places.

2. Legally existing parking and loading.

   Until a site plan is submitted, all legally existing parking and loading spaces in the development district that were lawful and not nonconforming on the date of the SMA approval are exempt from the development district standards and site plan review, need not be reduced, and are not nonconforming.

3. Single-family residential dwellings.

   Additions to single-family residential dwellings are exempt from the development district standards and site plan review, if the residential use continues.

4. Multifamily development.

   An addition to a multifamily residential structure that was lawful and not nonconforming on the date of the SMA approval is exempt from the development district standards and site plan review if the addition (and accumulated sum of all additions since approval of the SMA) does not increase the gross floor area (GFA) by more than 15 percent or 5,000 square feet, whichever is less.

5. Nonresidential development.

   An addition to a nonresidential structure that was lawful and not nonconforming on the date of the SMA is exempt from the development district standards and site plan review, if the addition (and the accumulated sum of all additions since the approval of the SMA) does not increase the GFA by more than 15 percent or 1,500 square feet, whichever is less.

6. Parking facilities.

   Resurfacing, restriping, or adding landscaping to parking facilities not required by the standards are exempt from the development district standards and site plan review, if the facilities were lawful and nonconforming on the date of SMA approval and remain in conformance with all previous applicable regulations.

7. Nonconforming buildings, structures, and uses.

   Restoration or reconstruction of a nonconforming building or structure, or a certified non-conforming use, is exempt from the development district standards and from site plan review if it meets the requirements of Section 27-243(a)(1) of the Zoning Ordinance.

Except for improvements listed in "8. General", below, a property may not expand a certified nonconforming use or a use or a structure that was lawful on the date of the SMA approval but does not conform to the development district standards, unless a detailed site plan is approved with findings that the expansion is compatible with adjacent uses and meets the goals of the master plan.

8. General.

   The following are exempt from the development district standards and site plan review if the existing or proposed use is permitted:

   a. Permits for alternation or rehabilitation, with no increase of the existing gross floor area

   b. Canopies

   c. Fences of six feet in height or less for rear and side yards and made of wood or masonry (not concrete block) are exempt

   d. Decks

   e. Ordinary maintenance

   f. Changes in occupancy

   g. Changes in ownership

9. Signs.

   Signs in a development requiring a detailed site plan will be reviewed in the site plan process. Signs for development not otherwise requiring a detailed site plan will be reviewed in the permit review process for compliance with the development district standards.

The Zoning Ordinance continue to apply to the DDOZ unless development district standards replace the requirement of the Zoning Ordinance. If an aspect of the proposed physical development of a project is not addressed by the development district standards, the character area goals and the intent statement of these standards most closely relating to that shall apply.

Public Improvements

Within the Subregion 4 DDOZ, the developer/property owner (including the developer and the applicant's heirs, successors, and/or assignees) is required to construct and maintain all the streetscape improvements of the proposed development. These improvements may include, but are not limited to, the installation of sidewalks, curbs, gutters, street trees, street furnishings, and the undergrounding of utilities where feasible or in accordance with any comprehensive undergrounding program that may be established to implement the recommendations of the master plan. The extent of the improvements shall be commensurate with the scope of the project.

Site Plan Submittal Requirements

Applicants are encouraged to meet with Planning Department staff while developing the project concept (well in advance of final plans) to review submittal requirements for a DSP per Part 3, Division 9 of the Zoning Ordinance and applicable development district standards, to obtain a preliminary evaluation of foreseeable conformance issues, and to identify review documentation required. All submittals will be reviewed for conformance with the development district standards. The recommendations of the Urban Design Section will be considered in reviewing plans submitted for DSP. Applicants shall submit, as relevant, the following:

1. An aerial photograph of the site and a general location map.
2. A narrative and graphic description of the proposed development including a site plan that clearly identifies:

   a. Location of all improvements.

   b. Build-to lines.

   c. Overall site dimensions.

   d. Location of utilities.

   e. Existing trees (caliper and type).

   f. Landscaping.

   g. Paved surfaces and type of paving material.

   h. Zoning, existing improvements, streets, alleys, sidewalks, and curb lines within 100 feet of the site.

   i. Existing and proposed rights-of-way and existing street centerline.

3. Detailed architectural plans for all elevations (in full color), a detailed landscape and circulation plan, and a detailed lighting plan.
4. If adjacent to a single-family residential neighborhood, submit photographs and locations of properties within 100 feet that show massing, scale, materials, and roof pitches of single-family homes.

5. Sign permit applications shall submit both sign details and a graphic representation of the location of the proposed sign on the building.
6. A parking schedule and plan.
7. Supporting documentation where requested in the development district standards (e.g., streetscape or parking provisions).

Modification of the Development District Standards

Modification of the development district standards is permitted through the process described in Section 27-548.25(c) of the Zoning Ordinance. "If the applicant so requests, the Planning Board may apply development standards which differ from the approved development district standards, unless the sectional map amendment provides otherwise. The Planning Board shall find that the alternative development district standards will benefit the development and the development district and will not substantially impair implementation of the Master Plan, Master Plan amendment, or Sector Plan." There are two types of amendments that are required to be heard by the District Council: changes to the boundary of the DDOZ and changes to the underlying zones and the list of permitted uses. These amendments may be in the form of a detailed site plan. Equivalent or better practices and products than those specified are always encouraged and may be submitted for approval.

As set forth in Section 27-108.01a.(15) of the Zoning Ordinance, "The words 'including' and 'such as' do not limit a term to the specified examples, but are intended to extend its meaning to all other instances or circumstances of like kind or character." As set forth in Section 27-108.01a.(19) of the Zoning Ordinance, "The words 'shall,' 'must,' 'may only' or 'may not' are always mandatory and not discretionary. The word 'may' is permissive."

Unless stated otherwise, these development district standards replace the standards and regulations required by the Zoning Ordinance of Prince George's County. Except as modified by the building envelope standards, development is subject to the minimum net lot area requirements of the Zoning Ordinance for the underlying zone. Except as modified by the development district standards, the provisions of the Landscape Manual in Section 1.3 (Alternative Compliance) district standards replace the standards and regulations required by the Zoning Ordinance of Prince George's County. Except as modified by the building envelope standards, development is subject to the minimum net lot area requirements of the Zoning Ordinance for the underlying zone.

Except as modified by the development district standards, the provisions of the Landscape Manual in Section 1.3 (Alternative Compliance) and Sections 4.2 (Commercial and Industrial Landscaped Strip Requirements), 4.3 (Parking Lot Requirements), and 4.7 (Buffering Incompatible Uses) do not apply within the development district. All other standards and regulations of the Landscape Manual apply as necessary. Development proposals evaluated under those regulations should be measured against the general intent and desired character for the Marlboro Pike Development District as established in the sector plan.

Use

The Subregion 4 DDOZ includes properties classified in the M-U-I. The range of uses allowed on these properties shall be the same as those allowed by the C-S-C Zone or the R-18 Zone for the M-U-I zone pursuant to Section 27-546.17 of the Zoning Ordinance, except as modified by these development district standards.

The Subregion 4 DDOZ also includes properties that are classified in the I-1 Zone.

Certain uses have been modified by the development district standards in accordance with Sections 27-548.22(b) and 27-548.25(d) of the Zoning Ordinance to limit uses that are incompatible with, or detrimental to, the goals of the development district and purposes of the DDOZ and to eliminate the need for special exceptions, which shall not apply to uses within a development district.

Uses that would normally require a special exception in the underlying zone shall be permitted uses if the development district standards so provide, subject to site plan review by the Planning

Board. Development district standards may restrict or prohibit such uses. New special exception (SE) uses created via revisions to the Zoning Ordinance and which are not otherwise addressed by this modified table of uses shall be considered DSP uses for the purposes of determining uses permitted within the Subregion 4 DDOZ. The Planning Board shall find in its approval of the site plan that the use complies with all applicable development district standards, meets the special exception standards in Section 27-317(a)(1), (4), (5), and (6), and conforms to the recommendations of the master plan. Development district standards may not allow uses prohibited in the underlying zones.

Table 14-2 identifies all permitted and prohibited uses in the Subregion 4 Development District.

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.
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 outside the building, other than a business identification sign lettered on a window. The sign shall not exceed six square feet in area; and
    c. The use shall be secondary to the primary use of the building.
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 primary use on the premises;
    b. The use shall be located on the same record lot as the primary use;
    c. The use shall not be located within a building not occupied by the primary use; and
    d. The floor area of any building (and the land area occupied by any structure other than a building) devoted to the use shall not exceed an area equal to forty-five percent (45%) of the gross floor area of the building within which the primary use is located.
5. The letter "X" indicates that the use is prohibited.
6. The letters "SP" indicate that the use is permitted subject to approval of a Special Permit, in accordance with Section 27-239.02 of the Zoning Ordinance.

It consolidates all of the use categories listed under the M-U-I and I-1 Zones and specifies the use regulations for each character area required to achieve the goals of this master plan.

Table 14-2: Uses for M-U-I Zone

USE	ZONE	
	M-U-I	M-U-I in DDOZ
(1) Commercial:		
(A) Eating or Drinking Establishments:		
Drive-in restaurant	SE	X
Fast-food restaurant:		
(i) Within a wholly enclosed shopping mall, or department, variety, or drug store	P	P
(ii) Within an office building	P	P
(iii) Within a hotel	PA	P
(iv) Accessory to, and as an integral part of, an allowed recreational facility	P	P
(v) Within, and sharing the same points of vehicular access as, an integrated shopping center having six individual businesses (including the fast-food restaurant) and a minimum 50,000-square-foot gross floor area (CB-29-1986)	P	P
(vi) Provided that the fast-food restaurant is part of an integrated shopping center, is not attached to a gas station, is limited to a maximum 2,000 square foot gross floor area, no more than 20 seats, and no drive-in or delivery service (CB-126-1989)	P	P
(vii) All others	SE	X
Eating or drinking establishment, with full drive-through service (CB-49-2005)	P	X
Eating or drinking establishment, excluding full drive-through service (CB-49-2005)	P	P
Eating or drinking establishment, attached to or within a group of buildings, sharing a common wall extending from the lowest floor to the ceiling or sharing a building with one or more other uses, excluding full drive-through service (CB-49-2005)	P	P
Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 a.m., excluding adult-oriented uses (CB-49-2005)	SE	P
Eating or drinking establishment of any type providing live adult-oriented performances (CB-49-2005)	X	X
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:		
Bus maintenance accessory to:		
(i) A private school or educational institution	SE	X
(ii) A church or other place of worship	SE	X
Boat fuel sales at the waterfront	P	X
Boat sales, service, and repair, including outdoor storage of boats and boat trailers:		
(i) Accessory to a marina	P	X
(ii) All others	SE	X
Boat storage yard	X	X
Car wash:		
(i) On a parcel of at least 10 acres with any structures located at least 200 feet from any land in any residential zone or land proposed to be used for residential purposes on an approved basic plan for a comprehensive design zone, approved official plan for an R-P-C Zone, or any approved conceptual or detailed site plan	P	X

USE	ZONE	
	M-U-I	M-U-I in DDOZ
(ii) Self-service, coin operated, automatic car wash as an accessory use to the permitted use of a commercial parking lot, with shuttle service to Metro and located within two miles of a Metro station (CB-76-1998)	P	X
(iii) All others (CB-76-1998; CB-114-2004)	SE	X
Gas station (in the C-M Zone, subject to detailed site plan review in accordance with Section 27-358(a)(1),(2),(4),(5),(6), (7),(8),(9), and (10)) (CB-1-1989; CB-72-1999)	SE	X
Incidental automobile service in a parking garage[3]	SE	X
Vehicle lubrication or tune-up facility, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage (CB-43-1987)	SE	X
Vehicle, mobile home, or camping trailer repair and service station (CB-50-1993)	SE	X
Vehicle, mobile home, or camping trailer sales lot, which may include dealer servicing and outdoor storage of vehicles awaiting sale; but shall exclude the storage or sale of wrecked or inoperable vehicles, except as accessory to the dealership for vehicles which the dealership will repair[37] (CB-95-1987; CB-87-2000; CB-29-2002)	SE	X
Vehicle or camping trailer rental (in the C-M Zone, subject to Section 27-417(a),(b)(2), and (c)	SE	X
Vehicle or camping trailer storage yard (CB-80-1996)	X	X
Vehicle parts or tire store including installation facilities, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage:		
(i) On a parcel of at least 10 acres, with any structures located at least 200 feet from any land in any residential zone (or land proposed to be used for residential purposes on an approved basic plan for a comprehensive design zone, approved official plan for an R-P-C Zone, or any approved conceptual or detailed site plan)	P	X
(ii) Accessory to a department store (CB-58-1990)	X	X
(iii) All others (CB-21-1992)	SE	X
Vehicle parts or tire store without installation facilities	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)	X	X
(C) Offices:		
Bank, savings and loan association, or other savings or lending institution:		
(i) Automatic teller machine, only	P	P
(ii) All others	P	P
Contractor's office:		
Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping and the like, with buildings, and uses accessory to the business (as well as the office) use:		
(A) With no outdoor storage of materials or equipment	P	P

USE	ZONE	
	M-U-I	M-U-I in DDOZ
(B) With outdoor storage of materials, located only in a side or rear yard; enclosed by a slightly, opaque wall or fence at least six feet high; with no storing of material higher than the fence; but excluding the use or outdoor storage of earthmoving or other heavy equipment, or outdoor storage of machinery	X	X
(C) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry and lighting (and the like) parts for installation off the site (CB-110-1994; CB-46-1995)	X	X
Contractor's office (must include sanitary facilities), Construction yard or shed, or storage building (in connection with a construction project) as a temporary use:		
(A) In accordance with Sections 27-260 and 27-261	P	P
(B) All others	SE	X
Office accessory to an allowed use	P	P
Office (except as otherwise provided):		
(i) Within an integrated shopping center, and not exceeding 10% of the gross floor area of the center	X	X
(ii) All others	P	P
Office of a certified massage therapist (CB-44-2000)	P	P
Office of a medical practitioner or medical clinic (which may include an accessory private spa)	P	P
Real estate subdivision sales office as a temporary use, in accordance with Sections 27-260 and 27-261	P	P
Where not otherwise specifically permitted, any use allowed in the C-R-C Zone (excluding those permitted by special exception) may be located within an office building, provided that the uses shall not be located above the ground floor; not more than 15% of the gross floor area of the building shall be devoted to the use; and not more than 3,000 square feet of gross floor area shall be allotted to any one shop (CB-58-1990)	X	X
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by special exception), may be located within an office building, provided that the uses shall not be located above the ground floor; not more than 15% of the gross floor area of the building shall be devoted to the uses; and not more than 3,000 square feet of gross floor area shall be allotted to any one shop	X	X
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by special exception) may be located within an existing building no more than three 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 streets shown on the master plan as arterial or higher classification, and located at an intersection where the three other corners of said intersection are zoned C-S-C, and where the parcel or parcels of property upon which the building and its associated parking are located abut land zoned C-S-C at a minimum of two locations (CB-69-1999)	X	X

USE	ZONE	
	M-U-I	M-U-I in DDOZ
Where not otherwise specifically permitted, any use allowed by special exception in the C-S-C Zone may be located within an existing building no more than three 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 streets shown on the master plan as arterial or higher classification, and located at an intersection where the three other corners of said intersection are zoned C-S-C, and where the parcel or parcels of property upon which the building and its associated parking are located abut land zoned C-S-C at a minimum of two locations (CB-69-1999)	X	X
(D) Services:		
Ambulance service, private	X	X
Animal hospital, animal training, kennel	SE	P
Artist's studio	P	P
Barber or beauty shop (CB-148-1987)	P	P
Bicycle repair shop:		
(i) Non-motorized only	P	P
(ii) All others	SE	P
Blacksmith shop	X	X
Blueprinting, photostating, or other photocopying establishment	P	P
Carpet or rug shampooing establishment	X	X
Catering establishment:		
(i) Accessory to an allowed use	PA	P
(ii) As a primary use but including banquet facilities and a restaurant	P	P
(iii) For food preparation and administrative office only (no banquet facilities)	P	P
(iv) All others (CB-94-1996, CB-34-1999)	SE	X
Data processing	P	P
Dry cleaning or laundry pickup station (CB-127-1986)	P	P
Dry cleaning store or plant:		
(i) Retail, gross floor area under 3,000 square feet	P	P
(ii) Retail, unrestricted	X	X
(iii) Wholesale (may include retail service) (CB-55-2002)	X	X
Electric or gas appliance, radio, or television repair shop	P	P
Employment agency	P	P
Farm implement repair	X	X
Fortune telling	P	X
Funeral parlor, undertaking establishment (CB-2-1989)	SE	P
Household appliance or furniture repair shop	P	P
Key or locksmith shop (CB-128-1986)	P	P
Laboratory:		
(i) Accessory to an allowed use	P	P
(ii) Dental laboratory	P	P

USE	ZONE	
	M-U-I	M-U-I in DDOZ
(iii) All other laboratories (CB-4-1986)	P	P
Laundromat:		
(i) Accessory to an allowed use	X	X
(ii) All others	P	P
Laundry store or plant:		
(i) Retail, gross floor area under 3,000 square feet	P	P
(ii) Retail, unrestricted	X	X
(iii) Wholesale (may include retail service) (CB-55-2002)	X	X
Lawn mower repair shop:		
(i) Non-motorized, only	P	P
(ii) All others, provided all repairs are performed within a wholly enclosed building	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	X
(ii) All others (CB-120-1994)	X	X
Machine shop accessory to an allowed use	X	X
Massage establishment	SE	X
Methadone Treatment Center (CB-103-1993)	SE	X
Model studio	X	X
Newspaper publishing establishment	SE	X
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
Photographic processing plant	X	X
Photography studio or darkroom	P	P
Pizza delivery service, limited to off-premises delivery with no eat-in or drive-in service:		
(i) With carry-out service in a building with less than 2,500 square feet of gross floor area	P	P
(ii) Unrestricted in size with no carryout service (CB-83-1986; CB-102-2001)	X	X
Printing shop:		
(i) Not exceeding 2,000 square feet of gross floor area	P	P
(ii) All others	SE	X
Sauna or steam bath	P	P
Septic tank service	X	X
Sewage dump station for camping trailers or boats	X	X
Shoe repair shop	P	P
Tailor or dressmaking shop (may include incidental dyeing and pressing allowed as a “PB” use)	P	P
Taxidermy (CB-30-1986)	P	X
Travel bureau	P	P
Upholstery shop (CB-65-1989)	PA	P
Veterinarian’s office:		
(i) Outpatient	P	P

USE	ZONE	
	M-U-I	M-U-I in DDOZ
(ii) Inpatient (CB-96-1988)	PB	P
Watch or jewelry repair shop	P	P
Welding shop:		
(i) Accessory to an allowed use	X	X
(ii) All others	X	X
(E) Trade (Generally Retail):		
Adult book store (CB-65-1989; CB-53-1996)	X	X
Arts, crafts, and hobby supply store	P	P
Bait shop	P	X
Bakery products, wholesale (may include retail sales)	X	X
Bicycle (sales) shop:		
(i) Nonmotorized, only	P	P
(ii) All others	SE	P
Book (except adult bookstore) or camera store (CB-71-1993)	P	P
Bottled gas sales:		
(i) Accessory to an allowed use	P	P
(ii) All others	P	X
Building supply store:		
(i) Wholly enclosed, except for nursery stock	P	P
(ii) With outdoor storage on not more than 50% of the lot, provided it is enclosed by a slightly opaque wall or fence at least 8 feet high (CB-76-1992)	X	X
Bulk retailing:		
(i) Products allowed to be sold in a C-S-C Zone (CB-65-1989; CB-25-1999)	P	X
(ii) Products allowed to be sold in a C-M Zone	X	X
Buying of items within guest rooms and vehicles, pursuant to Section 27-115(a)(2)	X	X
Carpet or floor covering store	P	P
Clothing, dry goods, millinery, or shoe store (CB-58-1985; CB-71-1993)	P	P
Confectioner (not exceeding 40,000 square feet of gross floor area):		
(i) Retail (CB-65-1989)	P	P
(ii) Wholesale (may include accessory retail sales)	X	X
Department or variety store, excluding pawnshops		
(i) Not exceeding 125,000 square feet of gross floor area	P	P
(ii) Exceeding 125,000 square feet of gross floor area within the developed tier or a designated revitalization tax credit area (as long as the department or variety store does not contain any food or beverage component) (CB-19-2005)	P	X
(iii) All others, in accordance with Section 27-348.02 (CB-71-1993; CB-28-1997, CB-4-1999; CB-2-2002)	SE	X

USE	ZONE	
	M-U-I	M-U-I in DDOZ
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	X
Drug store:		
(i) Not exceeding 3,000 square feet of gross floor area	P	P
(ii) Within an office building or complex, and not exceeding 25% of the gross floor area, or 2,000 square feet, whichever is less (CB-65-1989)	P	P
(iii) All others	P	P
Farm implement sales	X	X
Feed sales	X	X
Firewood sales as a temporary use in accordance with Sections 27-260 and 27-261	P	X
Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-63-1998)	P	P
Florist shop	P	P
Food or beverage goods preparation on the premises of a food or beverage store, provided the goods are only sold on the premises and at retail	PB	P
Food or beverage goods preparation for wholesale sales:		
(i) Not exceeding 1,500 square feet of gross floor area	P	P
(ii) Containing 1,501 to 3,000 square feet of gross floor area	SE	P
(iii) All others (CB-37-1992)	X	X
Food or beverage store:		
(i) Not exceeding 3,000 square feet of gross floor area	P	P
(ii) Not exceeding 125,000 square feet of gross floor area	P	P
(iii) In combination with a department or variety store on the same or adjacent site, in accordance with Section 27-348.02	SE	X
(iv) All others (CB-112-1986; CB-65-1989; CB-2-2002)	P	X
Garden supplies store, floricultural or horticultural nursery, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees (CB-65-1989)	P	X
Gift, jewelry, music, souvenir, or other specialty store not specifically listed (CB-71-1993)	P	P
Hardware store (CB-65-1989)	P	P
Household appliance or furniture store:		
(i) Not exceeding 50,000 square feet of gross floor area	P	P
(ii) Exceeding 50,000 square feet of gross floor area (CB-32-1986; CB-77-1998)	X	X
Ice vending machine (not exceeding 8 ton capacity)	X	X
Lawn mower (sales) store	P	X
Monument and headstone sales establishment (CB-22-2004)	X	X
Newspaper, magazine, or tobacco shop	P	P
Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees	P	X

USE	ZONE	
	M-U-I	M-U-I in DDOZ
Outdoor display of merchandise for sale (except as otherwise specified) and excluding merchandise displayed on gasoline pump islands associated with gas stations which is allowed):		
(i) Not more than six feet from main building (subject to Section 27-388)	P	P
(ii) More than six feet from main buildings(subject to Section 27-388)	SE	X
Paint or wall covering store	P	P
Pawnshop:		
(i) In accordance with Section 27-250.01	X	X
(ii) In accordance with Section 27-394.01 (CB-28-1997)	SE	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)	P	P
Retail shop or store (not listed) similar to one permitted (P) in the:		
(i) C-S-C Zone	P	P
(ii) C-M Zone	X	X
(iii) C-R-C Zone (CB-65-1989; CB-58-1990)	X	X
Sales from guest rooms and vehicles, in accordance with Section 27-115(a)(2)	X	X
Seafood market:		
(i) Containing less than 3,000 square feet of gross retail space	P	P
(ii) Containing less than 7,000 square feet of gross retail space	P	P
(iii) Unrestricted in size (CB-49-1987)	P	X
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P
Septic tank sales (CB-65-1989)	X	X
Sporting goods shop, which may include marine equipment and supplies	P	P
Stationery or office supply store which may include the sale of furniture or business machines	P	P
Swimming pool or spa sales and service:		
(i) Excluding outdoor display	P	P
(ii) Including outdoor display, provided it is enclosed by a 6-foot high fence (subject to Section 27-388)	X	X
Toy store (CB-71-1993)	P	P
Video game or tape store	P	P
Wayside stand:		
(i) As a temporary use, subject to Sections 27-260 and 27-261	P	P
(ii) All others (CB-122-1986)	P	X
(2) Institutional/Educational:		
Adult day care center	SE	P
Assisted living facility, subject to the requirements of Section 27-464.04 (CB-72-1996)	X	X
Church or similar place of worship, convent, or monastery (CB-23-1988)	P	P

USE	ZONE	
	M-U-I	M-U-I in DDOZ
Day care center for children:		
(A) In accordance with Section 27-464.02	P	P
(B) All others (CB-23-1988)	SE	X
Eleemosynary or philanthropic institution:		
(A) A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services; any change in occupant or use shall require detailed site plan approval by the District Council	P	P
(B) All others (CB-8-1998)	X	X
Hospital (may include a private spa)	SE	P
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989)	X	X
Nursing or care home (may include a private spa)	SE	P
School, Private:		
(A) Driving school, automobile only	P	P
(B) For artistic instruction (including a studio)	P	P
(C) Of business or trade, where the business or trade is permitted (P) in the respective zone	P	P
(D) Of business or trade, where the business or trade is permitted by special exception (SE) in the respective zone	SE	P
(E) Tutoring establishment	P	P
(F) Private college or university	P	P
(G) Private schools, subject to Section 27-463	P	P
(H) All others (CB-40-1988; CB-50-1988; CB-113-1994; CB-93-1996; CB-94-2000)	SE	P
(3) Miscellaneous:		
Accessory structures and uses (when not otherwise provided for)	P	P
Adaptive reuse of a surplus public school, when not otherwise allowed	SE	P
Adaptive use of a historic site, when not otherwise allowed (CB-58-1987)	SE	P
Animals, not customarily household pets (CB-117-1986; CB-55-1988)	SE	X
Buildings and uses, serving public health purposes, on land owned by Prince George's County, Maryland, upon which hospitals or health centers are located, except if otherwise allowed as a permitted (P) use (CB-55-1988)	P	P
Cemetery, crematory:		
(A) Cemetery, in accordance with Section 27-445.06	X	X
(B) Cemetery, accessory to a church, convent, or monastery	P	X
(C) All others (CB-86-1989; CB-11-1991)	X	X
Home occupations for residents (CB-86-1989; CB-78-2003; CB-11-2004)	X	X
Home occupations for residents, low-impact (CB-11-2004)	X	X
Increase in height of accessory building, used for: (A) Servant, household help living quarters	SE	P

USE	ZONE	
	M-U-I	M-U-I in DDOZ
(B) Agricultural purposes on a lot having a net area of less than five acres	X	X
(C) Agricultural purposes on a lot having a net area of at least five acres	X	X
(D) Office	SE	P
Signs, in accordance with Part 12, associated with uses allowed in the applicable residential zone (CB-85-1988)	P	P
Signs, outdoor advertising (billboards) (CB-85-1988)	X	X
Temporary structures and uses not otherwise allowed	SE	X
(4) Public/Quasi Public:		
Ambulance service, private	X	X
Community building, except as otherwise provided	P	P
Library, private	P	P
Post office	P	P
Public building and use, except as otherwise prohibited	P	P
Sanitary landfill or rubble fill (CB-15-1990)	SE	X
Voluntary fire, ambulance, or rescue station	P	P
(5) Recreational/Entertainment/Social/Cultural:		
Amusement arcade:		
(A) Not exceeding 2,500 square feet of gross floor area, with adult supervision on the premises during all hours of operation; provided the use is located either within a wholly enclosed shopping mall, or within the main group of stores of an integrated shopping center having a minimum gross floor area of 150,000 square feet	P	P
(B) All others	SE	X
Amusement Center (CB-35-1994)	P	P
Amusement park:		
(A) Within a wholly enclosed shopping mall	SE	X
(B) All others	X	X
Archery or baseball batting range	SE	P
Arena or stadium (which may include a private spa)	X	X
Athletic field:		
(A) With no seating or nonpermanent bleacher-type seating for not more than 100 spectators	P	P
(B) With permanent bleacher-type seating for more than 100 spectators	SE	X
Auditorium	P	P
Beach	P	X
Billiard or pool parlor	SE	P
Boat ramp	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	X
(B) All others	SE	P
Carnival, circus, fair or similar use, not exceeding seventeen days duration and located at least 250 feet from any dwelling, as a temporary use in accordance with Sections 27-260 and 27-261	P	P

USE	ZONE	
	M-U-I	M-U-I in DDOZ
Club or lodge (private) except as otherwise provided	P	P
Employees' recreational facilities (private, nonprofit) accessory to an allowed use	P	P
Fishing pier	P	X
Go-cart track	X	X
Golf course or country club:		
(A) Accessory to a commercial use	P	X
(B) All others	SE	X
Golf driving range	SE	X
Marina (CB-72-1987)	SE	X
Miniature golf course	P	P
Museum, aquarium, art gallery, cultural center, or similar facility	P	P
Park or playground	P	P
Performance arts center, in accordance with Section 27-464.05 (CB-12-2001	SP	P
Race track	X	X
Recreational campground (in the C-M Zone subject to paragraphs (1) thru (7) of Section 27-400(a))	X	X
Recreational or entertainment establishment of a commercial nature, if not otherwise specified:		
(A) Abutting residential property or land residentially zoned	SE	X
(B) All others (CB-72-1998)	SE	X
Reducing/exercise salon or health club	P	P
Riding stable	X	X
Rifle, pistol, or skeet shooting range:		
(A) Indoor	SE	X
(B) Outdoor	X	X
Skating rink	SE	P
Spa (community)	P	P
Spa (private), accessory to an allowed dwelling unit	P	P
Spa (public):		
(A) Accessory to a hotel or motel	P	P
(B) Accessory to a reducing/exercise salon or health club	P	P
(C) Accessory to a commercial swimming pool	P	P
(D) Accessory to a recreational campground	X	X
(E) Accessory to a summer camp	X	X
(F) Unrestricted	SE	X
Summer camp	X	X
Swimming pool:		
(A) Accessory to a hotel or motel (CB-9-2004)	P	P
(B) Accessory to a recreational campground	X	X
(C) Community	P	P
(D) Indoor	P	P
(E) Private, accessory to an allowed one-family detached dwelling	P	P
(F) All others	X	X
Tennis, basketball, handball, or similar court:		

USE	ZONE	
	M-U-I	M-U-I in DDOZ
(A) Indoor (within a permanent wholly enclosed building)	P	P
(B) Outdoor	P	P
(C) With a temporary removable cover (bubble)	P	X
Theatre:		
(A) Indoor	P	P
(B) Outdoor (including drive-in)	X	X
Zoo, not publicly owned	X	X
(6) Residential/Lodging:		
Apartment hotel	X	X
Apartment housing for elderly or handicapped families in a building other than a surplus public school building (with provisions for increased density and reduced lot size in multifamily zones) (CB-85-1988; CB-91-1991; CB-44-1992, CB-46-1999; CB-66-2005)	SE	P
Apartment housing for elderly or handicapped families in a surplus public school building	SE	P
Artists' residential studios, in accordance with Section 27-445.09 (CB-12-2001)	SP	P
Boardinghouse	P	P
Congregate living facility for more than eight elderly or physically handicapped residents (CB-90-1985)	P	P
Congregate living facility for NOT more than eight elderly or physically handicapped residents (CB-90-1985)	SE	P
Convent or monastery (CB-23-1993)	P	P
Conservation subdivision pursuant to Section 24-152 of Subtitle 24 (CB-6-2006)	X	X
Conversion of one-family detached dwelling to a building containing up to three dwelling units (not considered as a two-family, three-family, or multifamily dwelling):		
(A) Prior to November 29, 1949, if the owner of the building resides in the building, and a valid use and occupancy permit was in effect on July 1, 1986	X	X
(B) Prior to November 29, 1949, if the owner of the building does not reside in the building, or a valid use and occupancy permit was NOT in effect on July 1, 1986	X	X
(C) Prior to November 18, 1980, but on or after November 29, 1949	X	X
(D) On or after November 18, 1980 (CB-58-1986; CB-73-1996)	X	X
Country Inn	X	X
Dwelling, farm tenant	X	X
Dwelling, metropolitan, one-family attached (CB-33-2005)	X	X
Dwelling, multifamily:		
(A) In general (CB-67-2003; CB-109-2004)	P	P
(B) Subject to applicable bedroom percentages	P	P
(C) In excess of applicable bedroom percentages	SE	P
(D) Restricted to one-bedroom and efficiency apartments	X	X
(E) Higher than 110 feet (CB-85-1988)	X	X

USE	ZONE	
	M-U-I	M-U-I in DDOZ
(F) Up to six dwelling units in a building of no more than two stories, where the first story was previously used for commercial purposes (CB-91-2004)	X	X
Dwelling, one-family attached, for the elderly (CB-71-1996)	P	P
Dwelling, one-family detached, for the elderly (CB-90-2004)	X	X
Dwelling, one-family detached, cluster development, shown on a preliminary plat of subdivision approved prior to July 1, 2006 (CB-6-2006)	X	X
Dwelling, one-family detached (in general)	P	P
Dwelling, one-family semidetached (CB-85-1988)	P	P
Dwelling, quadruple-attached (CB-83-1997)	P	P
Dwelling, three-family	P	P
Dwelling, two-family detached (CB-85-1988)	P	P
Dwelling, two-family (in general)	P	P
Dwellings, one-family attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X
Dwellings, one-family triple-attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X
Dwellings, one-family triple-attached (in general)	X	X
Flag lot development:		
(A) In accordance with preliminary plats approved prior to February 1, 1990, pursuant to Subtitle 24 and recorded within the prescribed time period	X	X
(B) In accordance with Section 24-138.01 of Subtitle 24 (CB-72-1989)	X	X
Fraternity or sorority house:		
(A) If legally existing prior to May 20, 1983, and not extended beyond the boundary lines of the lot as it legally existed (prior to May 20, 1983)	P	P
(B) All others	SE	P
Group residential facility for more than eight mentally handicapped dependent persons, or for five or more other dependent persons	SE	P
Group residential facility for not more than eight mentally handicapped dependent persons	P	P
Guest house, as an accessory use	X	X
Hotel or motel:		
(A) Hotel or motel in general	P	P
(B) Including any use allowed in the C-S-C Zone (but not generally allowed in the C-M Zone, excluding those permitted by special exception), when located within a hotel, provided the uses shall not be located above the ground floor; not more than fifteen percent of the gross floor area of the building shall be devoted to the uses; and not more than 3,000 square feet shall be allotted to any one use (CB-105-1985; CB-58-1990)	X	X
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

USE	ZONE	
	M-U-I	M-U-I in DDOZ
Mobile home, with use for which amusement taxes collected	P	P
Opportunity Housing dwelling units (CB-66-1991; CB-55-1996)	P	P
Planned retirement community (CB-55-1996, CB-21-1999)	SE	P
Recreational community development, in accordance with Section 27-444 (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)	X	X
Residential Revitalization: Comprising any form of proposed multifamily, attached one-family or detached one-family dwellings, in a residential revitalization project, as shown on a detailed site plan approved in accordance with Section 27-445.09 (CB-58-2001)	P	P
Rooming houses	P	P
Tourist cabin camp	X	X
Tourist homes	SE	P
Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986 (CB-54-1986)	X	X
Townhouse, shown on a detailed site plan approved prior to December 30, 1996, and in compliance with Section 3 of CB-55-1996 (CB-84-1990; CB-55-1996)	P	P
Townhouse, shown on a preliminary plat of subdivision approved pursuant to Part 4A. (CB-47-1996)	P	P
Townhouse, transit village (CB-37-2006)	X	X
Townhouse, if located within a designated revitalization tax credit district (CB-112-2004)	P	P
Townhouse, all others (CB-55-1996)	SE	P
(7) Resource Production/Recovery:		
Agricultural use		
(A) Other than animal or poultry raising	P	X
(B) Animal or poultry raising (other than customary household pets)		
(i) on lots 20,000 square feet or more	P	X
(ii) on lots under 20,000 square feet	SE	X
(iii) on lots under 20,000 square feet adjoining occupied residentially-zoned property (CB-71-2001)	X	X
Sand and gravel wet-processing	SE	X
Surface mining	SE	X
(8) Transportation/Parking/Communications/Utilities:		
Airport, airpark, airfield, airstrip, heliport, helistop	SE	X

USE	ZONE	
	M-U-I	M-U-I in DDOZ
Antennas and related equipment buildings and enclosures, other than satellite dish antennas, in accordance with Section 27-464.03 (CB-65-2000)	P	P
Broadcasting studio (without tower)	P	P
Bus station or terminal	SE	P
Monopoles and related equipment buildings and enclosures, in accordance with Section 27-464.03 (CB-65-2000)	P	P
Parking garage, commercial	P	P
Parking garage or lot or loading area, used in accordance with Part 11	P	P
Parking lot, commercial:		
(A) With shuttle service to Metro and within two miles of a Metro station	P	P
(B) All others (CB-14-2003)	SE	P
Parking of mobile home, except as otherwise specified	X	X
Parking of a mobile home in a public right-of-way	X	X
Parking of vehicles accessory to an allowed use	P	P
Public utility uses or structures:		
(A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards	P	P
(B) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding towers and poles not otherwise permitted, railroad yards, roundhouses, car barns, and freight stations) (CB-25-1987; CB-61-1988; CB-8-1990; CB-123-1994; CB-102-1997; CB-65-2000)	P	P
Satellite dish antenna, in accordance with Section 27-451.01:		
(A) Up to 10 feet in diameter, to serve only one dwelling unit	P	P
(B) More than 10 feet in diameter to serve only one dwelling	SE	X
(C) All others (CB-19-1985)	P	P
Storage of any motor vehicle which is wrecked, dismantled or not currently licensed, except where specifically allowed (CB-4-1987)	X	X
Taxicab dispatching station:		
(A) Without cab storage, repair, or servicing	P	P
(B) With cab storage	SE	X
(C) With cab repair or servicing within a wholly enclosed building (CB-50-1987)	X	X
Taxicab stand	P	P
Telegraph or messenger service	P	P
Towers or poles (electronic, public utility when not otherwise permitted, radio, or television, transmitting or receiving):		
(A) Nonprofit, noncommercial purposes, with no height restrictions	P	P
(B) Freestanding for commercial purposes, not exceeding 100 feet above ground level	P	P
(C) Attached to a roof for commercial purposes, not exceeding 40 feet above the height of the building	P[23]	P
(D) All others (CB-8-1990; CB-41-1994; CB-123-1994; CB-65-2000)	SE	X

DDOZ Table of Uses Permitted – Industrial Zones

No use shall be allowed in the Industrial Zones, except as provided for in the Table of Uses or in Subsection (c) of this section. The table shows the uses within the commercial zones as allowed by Section 27-641 and as allowed by the DDOZ per Section 27-548.22 of the Zoning Ordinance. 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.

(A) The asterisk 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 the building;

(B) No signs or other evidence indicating the existence of the use shall be visible from outside the building, other than a business identification sign lettered on a window. The sign shall not exceed six (6) square feet in area; and

(C) The use 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 primary use on the premises;

(B) The use shall be located on the same record lot as the primary use;

(C) The use shall not be located within a building not occupied by the primary use; and

(D) The floor area of any building (and the land area occupied by any structure other than a building) devoted to the use shall not exceed an area equal to forty-five percent of the gross floor area of the building within which the primary use is located, unless otherwise provided.

(5) The letters "SP" indicate the use is permitted, subject to the approval of a Special Permit, in accordance with Section 27-239.02.

(6) The letters "NA" indicate that the language is not applicable.

(7) The letter "X" or a blank (unless otherwise clear from the context) indicates that the use is prohibited.

(8) All uses not listed are prohibited.

(9) The word "manufacture" includes the words "fabricate," "assemble," and "repair."

Table 14-3: Table of Uses for I-1 Zone

USE	ZONE	
	I-1[33]	I-1 in DDOZ
(1) Commercial:		
(A) Eating or Drinking Establishments:		
(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	P
(ii) Within a hotel (CB-97-2004)	SE[5, 10]	P
(iii) Within a motel	SE[5]	P
(iv) Within an office building:		
(aa) Fast-food restaurant	P	P
(bb) Other than fast-food restaurant	P	P
(v) Within an industrial park:		
(aa) Of at least 100 acres, fast food restaurant	SE	P
(bb) Of at least 100 acres, all others	SE	P
(cc) Of between 25 and 100 acres, excluding a fast-food restaurant (CB-10-2003)	SE	P
(dd) Of less than 25 acres, except as provided above	SE	X
(ee) Approved with a hotel component (CB-92-2001)	X	X
(ff) Of between 25 and 100 acres, including a fast-food restaurant (CB-97-2004)	SE[10]	X
(vi) Other than fast-food restaurant on property abutting a minimum of 20 acres of C-S-C zoned land	P	P
(vii) Within an existing retail center with net leasable building space of less than 26,000 square feet (CB-93-2001)	P[41]	P[41]
(viii) All others (CB-21-1987; CB-34-1987; CB-57-1994; CB-37-1998)	SE	X
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:		
Car wash (CB-92-2001)	P	X
Commercial Fuel Depot (CB-68-2006)	P[51]	X
Gas station (CB-1-1989; CB-57-1994; CB-40-1998; CB-97-2004)	SE[10]	X
Incidental automobile service in parking garage[3]	P	X

USE	ZONE	
	I-1[33]	I-1 in DDOZ
Mobile or modular home sales lot, which may include the storage of mobile homes or modular home components for sale	P	X
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; CB-39-2004)	P	X
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	X
(ii) Incidental retail sales of gasoline, subject to Section 27358(a)(1),(2), (4),(5),(6),(7),(8), and (10)	PB	X
Vehicle lubrication or tune-up facility, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage (CB-43-1987)	P	X
Vehicle rental lot, excluding boats or camping trailers, including outdoor display of the vehicles (CB-58-1993)	P	X
Vehicle sales or rental lot, including outdoor display of the vehicles (CB-73-1997)	X	X
Vehicle towing station (CB-12-1991; CB-75-1998; CB-39-2004)	P	X
(C) Offices:		
Bank, savings and loan association, or other savings or lending institution:		
(i) With drive through	P	X
(ii) All others (CB-1-1994)	P	P
Other offices:		
(i) Accessory to a permitted use	P	P
(ii) Medical practitioner's office	P	P
(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	X
(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	X
(v) Trailer for office space accessory to an existing industrial use in accordance with Sections 27-260 and 27-261 (CB-75-1998; CB-39-2004)	X	X
(vi) All other offices (CB-3-1989; CB-24-1993; CB-75-1998)	P	X
Real estate subdivision sales office:		
(i) As a temporary use, in accordance with Sections 27-260 and 27-261	P	P
(ii) All others	P	P

USE	ZONE	
	I-1[33]	I-1 in DDOZ
(D) Services:		
Animal hospital, animal training, kennel	P	P
Barber or beauty shop	P	P
Bicycle repair shop	P	P
Blacksmith shop	P	X
Blueprinting, photostating, or other photocopying establishment (CB-66-1996; CB-75-1998; CB-39-2004)	P[34]	P[34]
Carpet or rug shampooing establishment	P	P
Catering establishment	P	P
Data processing (CB-66-1996)	P[34]	P[34]
Dry cleaning or laundry pickup	P	P
Dry cleaning plant	P	X
Electrical or electronic equipment, radio or television, computer repair shop (CB-3-1989; CB-66-1996)	P[34]	P[34]
Farm implement repair	P	X
Household appliance or furniture repair shop:		
(i) Furniture and small appliances only	P	P
(ii) All others	P	P
Key or locksmith shop	P	P
Laboratory:		
(i) Accessory to allowed use	P[34]	P[34]
(ii) Medical or dental	P[34]	P[34]
(iii) Research, development, or testing	P[34]	P[34]
(iv) All others (CB-3-1989; CB-66-1996)	P	P
Laundromat	P	X
Laundry plant	P	X
Lawn mower repair shop	P	P
Massage establishment	SE	X
Methadone Treatment Center (CB-103-1993)	SE	X
Photographic processing plant (CB-66-1996)	P[34]	P[34]
Photography studio (may include darkroom)	P	P
Printing shop (CB-66-1996)	P[34]	P[34]

USE	ZONE	
	I-1[33]	I-1 in DDOZ
Research and Development (CB-3-1989)	X	X
Septic tank service	P	X
Shoe repair shop	P	P
Tailor or dressmaking shop (may include incidental dyeing and pressing)	P	P
Taxidermist	P	P
Upholstery shop	P	P
(E) Trade (Generally Retail):		
Adult book store (CB-53-1996; CB-75-1998; CB-39-2004)	X	X
Arts, crafts, and hobby supply store (CB-18-1997)	P	P
Bicycle (sales) shop	P	P
Bottled gas sales (retail)	P	X
Building supply store (CB-3-1989)	P	X
Buying of items within guest rooms and vehicles, pursuant to Section 27115(a)(2)	X	X
Carpet or floor covering store	P	P
Clothing, dry goods, millinery, or shoe store (CB-89-1986)	SE	P
Department or variety stores (CB-21-1994; CB-97-2004)		
(i) Not exceeding 13,000 square feet	P[10]	P[10]
(ii) All others	X	X
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	X
Drug store (CB-91-1986; CB-97-2004)	SE[10]	P
Electrical supply store (CB-3-1989)	P	X
Farm implement or feed sales	P	X
Farmer's market or flea market, in accordance with Sections 27-260 and 27261 (CB-63-1998)	P	X
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27261 (CB-66-1996)	P[34]	X
Food or beverage store		
(i) Within an existing retail center with net leasable building space of less than 26,000 square feet	P[43]	P[43]

USE	ZONE	
	I-1[33]	I-1 in DDOZ
(ii) All others (CB-92-2001; CB-93-2001; CB-97-2004)	SE[10]	P
Hardware store (may include electrical or plumbing supplies)	P	P
Home furnishing store (such as interior decorations, electronics, housewares, household accessories, or textiles) (CB-89-1990)	P	P
Household appliance or furniture store	P	P
Lawn mower (sales) store	P	P
Nursery and garden center (CB-3-1989)	P	P
Paint or wall covering store (CB-3-1989)	P	P
Pawnshop (CB-28-1997)	X	X
Pet feed and supply store (CB-2-1991)	P	P
Plumbing supply store (CB-3-1989)	P	P
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	X
(ii) Provided the retail sales are incidental to the manufacturing of the products on the premises, except where permitted by (i) above	PB	PB
(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	PB
Sales events sponsored by bona fide nonprofit groups or organizations, in accordance with Sections 27-260 and 27-261 (CB-26-1997)	P	P
Seafood market (CB-49-1987)	SE	P
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P
Septic tank sales	P	X
Stationery or office supply store, which may include the sale of office furniture and business machines	P	P
Swimming pool or spa sales and service (which may include outdoor display, provided it is enclosed by a 6-foot high fence)	P	X

USE	ZONE	
	I-1[33]	I-1 in DDOZ
Wayside stand:		
(i) As a temporary use, subject to Sections 27-260 and 27-261	P	X
(ii) All others	P	X
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception). (CB-65-2003; CB-19-2005)	P[47]	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone. (CB-65-2003)	X	X
(2) INDUSTRIAL:		
(A) Chemical and Allied Manufacturing:		
Abrasive and asbestos products	X	X
Acids and caustics	X	X
Carbon black	X	X
Celluloid or pyroxylin	X	X
Cosmetics, medicinal, pharmaceutical, and toilet article products, fabrication (CB-66-1996)	P[34]	P[34]
Distillery for the production of fuel alcohol, which may include bulk storage (CB-75-1998; CB-39-2004)	SE	X
Drugs, compounding (CB-66-1996)	P[34]	P[34]
Dyestuffs	X	X
Fertilizers	X	X
Gum and wood chemicals, which may include distilling	X	X
Ink:		
(i) Paste inks (CB-75-1998; CB-39-2004)	P	P
(ii) All other inks	X	X
Organic and inorganic chemicals (except as specified):		
(i) Blending and mixing (CB-75-1998; CB-39-2004)	X	X
(ii) Breaking bulk	P	X
Paints, varnishes, lacquers, enamels, and shellacs (CB-75-1998; CB-39-2004)	X	X
Pesticides and insecticides	X	X
Plastics and synthetic fibers (CB-75-1998; CB-39-2004)	X	X
Soaps, cleaners, polishes, sanitation preparations, bleaches, and detergents	X	X

USE	ZONE	
	I-1[33]	I-1 in DDOZ
(B) Fabrication of Wood, Metal, Paper, Plastic, and Glass Products from Materials Produced Elsewhere:		
Armament control and sighting systems	P	X
Communications equipment, computers, telephones, electronic equipment, radios, sound systems, or televisions (which may include parts for these items) (CB-66-1996)	P[34]	P[34]
Containers:		
(i) Paper or plastic	SE	X
(ii) Glass, metal, or wood or other materials (CB-75-1998; CB-39-2004)	SE	X
Electrical lighting fixtures	P	P
Engines, generators, turbines, or miscellaneous machinery (CB-75-1998; CB-39-2004)	X	X
Furniture, cabinets, fixtures, or interior decorating components	P	P
Hardware (except as otherwise specified)	P	P
Heavy armament (CB-75-1998; CB-39-2004)	SE	X
Household appliances:		
(i) Small electrical household appliances, including televisions but excluding refrigerators and similar large appliances	P	P
(ii) All others	P	P
Motorized and nonmotorized vehicles, aircraft, construction, farm, or railroad equipment, ships or boats (which may include the parts for these items)	X	X
Office supplies and equipment (CB-66-1996)	P[34]	P
Plumbing, air conditioning, carpentry, electrical heating, and lighting supplies and equipment (except where otherwise specified):		
(i) Plastic	P	P
(ii) Other materials	P	P
Spas and swimming pools	P	X
Structural components of buildings (except as otherwise specified)	P	P
Vending machines	P	P
(C) Manufacturing and Processing of Lumber, Wood, and Related Products:		
Logging camps or contractors (CB-75-1998; CB-39-2004)	X	X
Mobile or manufactured homes (CB-75-1998; CB-39-2004)	X	X
Modular buildings (CB-75-1998; CB-39-2004)	X	X

USE	ZONE	
	I-1[33]	I-1 in DDOZ
Sawmills or planing mills (CB-75-1998; CB-39-2004)	X	X
Veneer and plywood (CB-75-1998; CB-39-2004)	X	X
Wood preserving (CB-75-1998; CB-39-2004)	X	X
(D) Manufacturing of Scientific, Specialized, and Technical Instruments and Equipment:		
Engineering, computer, drafting, laboratory, office, research, and scientific instruments, devices, equipment and supplies (CB-66-1996)	P[34]	P[34]
Optical, dental, medical, ophthalmic, orthopedic, and prosthetic devices and supplies (CB-66-1996)	P[34]	P[34]
Photographic equipment and supplies (CB-66-1996)	P[34]	P[34]
Timing, light, mixing, safety, temperature, or weight control devices (CB-66-1996)	P[34]	P[34]
Watches, clocks, measuring, or time-keeping devices (CB-66-1996)	P[34]	P[34]
(E) Metal Production:		
Blast furnace	X	X
Foundry:		
(i) Nonferrous metals (CB-75-1998; CB-39-2004)	X	X
(ii) Nonornamental ferrous	X	X
(iii) Ornamental metals (CB-75-1998; CB-39-2004)	X	X
Recycling of nonferrous metals (CB-75-1998; CB-39-2004)	SE	X
Rolling mill	X	X
Smelting	X	X
(F) Miscellaneous Industrial, Manufacturing, and Related Uses:		
Brushes, brooms, combs, or lamp shades manufacturing	P	P
Cigarettes, cigars, or other tobacco products (chewing or smoking) manufacturing (CB-75-1998; CB-39-2004)	X	X
Consolidated Storage, in accordance with Section 27-475.04 (CB-32-1988; CB-75-1998; CB-45-1999; CB-39-2004)	P	X

USE	ZONE	
	I-1[33]	I-1 in DDOZ
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	X
(bb) Outdoors (CB-75-1998; CB-39-2004)	P	X
(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	X
(iii) Including the retail sale of parts and supplies as an accessory use (CB-89-1985; CB-75-1998)	P	X
Contractors' plant or storage yard:		
(i) Those involving the operation or storage of heavy equipment over 17,000 pounds gross vehicle weight	P	X
(ii) All others (CB-89-1985; CB-1-1994)	P	X
Explosives, fireworks, or gunpowder manufacturing	X	X
Gelatin manufacturing	X	X
Glue or size manufacturing	X	X
Heavy motorized equipment, motor vehicle, truck, boat, camping trailer, or trailer storage yard (CB-90-1992; CB-75-1998; CB-39-2004)	P	X
Jewelry manufacturing (CB-66-1996)	P[34]	P[34]
Junk yard	SE	X
Machine shop	P	P
Matches manufacturing	X	X
Motion picture or broadcasting equipment manufacturing and production	P	P
Musical instruments, athletic goods, notions, novelties, sporting goods manufacturing	P	P
Pens, artist or drafting supplies, clerical equipment, business machines, or pencils manufacturing	P	P
Plastic products manufacturing, except as otherwise specified	P	P
Precious metalware manufacturing and plating	P	P
Recycling plant, except as otherwise specified (CB-75-1998; CB-39-2004)	SE	X
Storage building accessory to:		
(i) A permitted use	P	X
(ii) A special permit use	NA	NA
(iii) A Special Exception use (CB-90-1992; CB-1-1994)	SE	X

USE	ZONE	
	I-1[33]	I-1 in DDOZ
Storage yard, except as otherwise specified (CB-75-1998; CB-39-2004)	P	X
Tobacco packing, processing, and treatment	P	X
Transfer station (CB-71-1994)	X	X
Trash removal services (CB-82-1991; CB-75-1998; CB-39-2004)	P[22]	X
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	X
Vehicle salvage yard	SE	X
Warehousing:		
(i) Subject to Section 27-471(g)	NA	NA
(ii) All others (CB-90-1992)	P	P
Waste material separation and processing facility, in accordance with Section 27475.05 (CB-77-1990; CB-75-1998; CB-39-2004)	X	X
(G) Petroleum, Gas, and Related Products:		
Asphalt mixing plant (CB-111-2004)	X	X
Breaking bulk for home consumption or portable appliances (CB-75-1998; CB-39-2004)	P	X
Distribution for home consumption (CB-75-1998; CB-39-2004)	P	X
Gasoline or gasohol bulk storage (other than gas station or vehicle repair and service station) (CB-75-1998)	SE	X
Gasohol fabrication (CB-75-1998; CB-39-2004)	X	X
Liquid gas storage	X	X
Refinery	X	X
Tank farm, except as otherwise specified (CB-75-1998; CB-39-2004)	X	X
(H) Printing, Publishing, Paper, and Related Industries:		
Bookbinder manufacturing	P	P
Bookbinding	P	P
Paper or paper board products (except containers) manufacturing	SE	X

USE	ZONE	
	I-1[33]	I-1 in DDOZ
Paper recycling collection center (only for collection, storage, and shipping) (CB-75-1998; CB-39-2004)	P	X
Printing and engraving (which may include all processes) (CB-66-1996)	P[34]	P[34]
Publishing	P	P
Pulp making	X	X
(I) Processing of Food and Kindred Products for Human Consumption:		
Bakery products manufacturing	P	P
Beverage bottling (all containers):		
(i) Alcoholic	X	X
(ii) Nonalcoholic	P	P
Brewery, distillery, winery	X	X
Cereals, grains, or spice processing	P	P
Coffee roasting	P	P
Confectionery products manufacturing	P	P
Drying and dehydrating of food products	P	P
Freezing of food products	P	P
Oil and fat manufacturing (edible)	P	P
Packaging, packing, and canning of food products	P	P
Pickling	SE	X
Reduction plant	X	X
Sauce, seasoning, and dressing manufacturing	P	P
Slaughterhouse	X	X
Smoking and curing	SE	X
Sugar refinery	X	X
Syrup and flavor extract manufacturing	P	X
(J) Rubber and Synthetic Rubber Products:		
Fabrication of rubber products (CB-75-1998; CB-39-2004)	P	X
Recycling of rubber products	SE	X
Rubber manufacturing	X	X
Rubberizing of wearing apparel or household items	P	P
Synthetic rubber (and similar products) manufacturing	X	X
Tire or tube manufacturing (CB-75-1998; CB-39-2004)	X	X
Tire recapping (CB-75-1998; CB-39-2004)	P	X

USE	ZONE	
	I-1[33]	I-1 in DDOZ
(K) Stone, Clay, Glass, and Cement Products:		
Cement manufacturing	X	X
Concrete batching or cement mixing plant (CB-111-2004)	X	X
Cutting of nonstructural stone (CB-75-1998; CB-39-2004)	P	X
Glass blowing and molding	P	P
Manufacturing of ornamental products made of clay, concrete, glass plaster, porcelain, or stone (excluding the use of a rock crusher) (CB-75-1998; CB-39-2004; CB-78-2004)	P	P
Manufacturing or cutting of structural products made of clay, concrete, glass, stone, or similar materials (CB-75-1998; CB-39-2004)	X	X
(L) Textile Products:		
Fabrication of finished goods	P	P
Felt manufacturing	P	P
Fiber or thread manufacturing	X	X
Finishing of textile goods	P	P
Knitting	P	P
Lace (and similar products) manufacturing	P	P
Recycling of textiles (CB-75-1998; CB-39-2004)	SE	X
Synthetics manufacturing	X	X
Weaving	P	P
(M) Wholesale Trade:[9]		
Apparel, garments, or related products	P	P
Automotive or motorized equipment (parts and accessories only)	P	P
Bakery products, wholesale	P	P
Bulk raw materials	P	X
Chemical and related products (except as otherwise specified)	P	X
Electronic, glass, metal, paper, rubber, or wood products	P	P
Food or kindred products	P	P
Garden supplies or nursery stock	P	P
Livestock (CB-75-1998; CB-39-2004)	X	X
Ornamental products made of china, clay, concrete, glass, or stone	P	P
Petroleum products for home distribution	P	X

USE	ZONE	
	I-1[33]	I-1 in DDOZ
Structural products made of clay, concrete, or stone, with:		
(i) Indoor storage, only	P	P
(ii) Outdoor storage (CB-75-1998; CB-39-2004)	X	X
Textile products	P	P
Tobacco and related products	P	X
Wholesaling or distribution of materials (products) not used or produced on the premise:		
(i) Subject to Section 27-471(g)	NA	NA
(ii) All others (CB-90-1992)	P	X
Wholesaling or distribution of materials (products) used or produced on the premises (CB-90-1992)	P	X
Wholesaling or distribution use not listed (CB-90-1992)	SE	X
(3) INSTITUTIONAL/EDUCATIONAL:		
Adult day care center (CB-44-1987; CB-66-1996)	P[12, 34]	P[12, 34]
Adult rehabilitation center (CB-108-1987; CB-75-1998; CB-39-2004)	X	X
Church or similar place of worship, convent, or monastery (CB-23-1988; CB-99-1993; CB-84-1996)	P	P
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	NA
Community building	P	P
Day care center for children:		
(A) In accordance with Section 27-475.02[14]	P[34]	P[34]
(B) All others (CB-23-1988; CB-66-1996)	SE	P
School, private:		
(A) Business	P[34]	P[34]
(B) Driving	P	P
(C) Institution of higher learning (may include a private spa)	X	P
(D) School or studio for artistic or technical instruction and practice	P[34]	P[34]
(E) Scientific	P[34]	P[34]
(F) Trade	P[34]	P[34]
(G) Private college or university	P[36]	P[34]

USE	ZONE	
	I-1[33]	I-1 in DDOZ
(H) In accordance with Section 27-475.06.01[28]	P[34]	P[34]
(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	X
(4) Miscellaneous:		
Accessory structures and uses (CB-66-1996)	P[34]	P[34]
Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987)	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
Auction house (CB-55-1988)	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[15] (CB-55-1988; CB-66-1996)	P[34]	P[34]
Cemetery, crematory:		
(A) Cemetery, accessory to a church, convent, or monastery[21]	P	X
(B) All others (CB-11-1991; CB-27-1995)	SE	X
Collection of recyclable materials:		
(A) As a temporary use, in accordance with Sections 27-260 and 27-261 (CB-75-1998; CB-39-2004)	P	X
(B) All others	P	X
Commercial uses not listed	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
(B) All others	P	P
Ice vending machine for block ice	P	P
MARC Planned Community, in accordance with Section 27-475.06.05 (CB-21-2006)	P	P
Metro Planned Community, in accordance with Section 27-475.06.03 (CB-35-1998)	X	X
Mobile home, with a use for which amusement taxes are collected[2]	P	X
Rental business for items permitted to be sold (except as otherwise specified)	P	P

USE	ZONE	
	I-1[33]	I-1 in DDOZ
Sign making shop	P	P
Signs, in accordance with Part 12:		
(A) Outdoor advertising sign (billboard)	X	X
(B) All others (CB-45-1988; CB-24-1991; CB-66-1996)	P[34]	P[34]
Welding shop	P	P
Where not otherwise specifically permitted, any use allowed in the I-1 Zone (excluding those permitted by Special Exception) (CB-92-2004)	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the I-1 Zone (CB-92-2004)	X	X
(5) PUBLIC/QUASI PUBLIC:		
Ambulance service, private	P	X
Library	P	P
Post office	P	P
Public buildings and uses	P	P
Sanitary landfill, rubble fill, or Class 3 fill[19, 46] (CB-15-1990; CB-8-2003; CB-87-2003)	SE	X
Voluntary fire, ambulance, or rescue station[1]	P	X
(6) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:		
Amusement Center (CB-8-2007)	P[52]	P[52]
Amusement park	SE	X
Athletic field, with or without seating for spectators	P	X
Auditorium	P	P
Billiard or pool parlor	P	P
Bowling alley	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	X
(B) All others	P	X
Club or lodge, private	P	P
Commercial recreational attractions	X	X
Employees recreational facilities (private, nonprofit), accessory to an allowed use (CB-66-1996)	P[34]	P[34]
Golf course or country club (CB-66-1996)	P[34]	X

USE	ZONE	
	I-1[33]	I-1 in DDOZ
Golf driving, archery, or baseball batting range (CB-130-1993)	P	X
Miniature golf course	P	X
Museum, aquarium, art gallery, cultural center, or similar facility (CB-66-1996)	P[34]	P
Park or playground	P	P
Performance arts center, in accordance with Section 27-475.06.04 (CB-12-2001)	SP	[X] P
Reducing/exercise salon or health club (CB-3-1989; CB-66-1996)	P[34]	P[34]
Riding stable	P	X
Rifle, pistol, or skeet shooting range:		
(A) Indoor[20]	P	X
(B) Outdoor (CB-4-1991)	SE	X
Sauna or steam bath	PA	P
Skating rink:		
(A) Indoor	P	P
(B) Outdoor	SE	P
Spa, community (CB-66-1996)	P[34]	P[34]
Spa, private, accessory to an allowed dwelling unit (CB-66-1996)	P[34]	X
Spa, public:		
(A) Accessory to a reducing/exercise salon, health club, or summer camp	P	X
(B) Accessory to a commercial swimming pool	P[34]	X
(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	X
(D) All others (CB-3-1989; CB-66-1996)	SE	X
Summer camp	P	X
Swimming pool (which may include a community or public spa)	P	X
Tennis, basketball, handball or similar court:		
(A) Enclosed by a wall or fence at least 6 feet high	P	X
(B) All others	P	X
Theater:		
(A) Indoor	P[34]	P[34]

USE	ZONE	
	I-1[33]	I-1 in DDOZ
(B) Outdoor (including drive-in) (CB-66-1996)	SE	X
(7) Residential/Lodging:		
Artists' residential studios, in accordance with Section 27-475.06.04 (CB-12-2001)	SP	SP
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	X
(B) If legally erected prior to the date upon which the property was classified in the I-3 or I-4 Zone	X	X
(C) All others (CB-1-1994)	X	X
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	X
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 (CB-97-2004)	SE[10]	X
(B) All others	SE	X
Planned retirement community (CB-89-1999)	X	X
(8) Resource Production/Recovery:		
Agricultural uses	P	X
Concrete recycling facility (CB-78-2004)	SE	X
Sand and gravel wet-processing (CB-75-1998; CB-39-2004)	SE	X
Surface mining	SE	X
(9) Transportation/Parking/Communications/Utilities:		
Airport, airpark, airfield, heliport	SE	X
Airstrip or helistop	SE	X
Antennas and related equipment buildings and enclosures, other than satellite dish antennas, in accordance with Section 27-475.06.02 (CB-65-2000)	P	X
Broadcasting studio (without tower) (CB-66-1996)	P[34]	P[34]
Bus station or terminal	P	P

USE	ZONE	
	I-1[33]	I-1 in DDOZ
Monopoles and related equipment buildings and enclosures, in accordance with Section 27-475.06.02 (CB-65-2000)	P	X
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[34]	X
(B) All others (CB-90-1992; CB-66-1996)	X[23]	X
Moving and Storage Operation (CB-70-2004)	P[26, 48]	X
Parking lot or garage, commercial (CB-43-2002)	P	P
Parking lot or garage, or loading area, in accordance with Part 11 (CB-66-1996)	P[34]	P
Parking of mobile home except as otherwise specified	X	X
Parking of mobile home in a public right-of-way[4]	X	X
Parking of vehicles accessory to an allowed use (CB-66-1996)	P[34]	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 (CB-66-1996)	P[34]	P[34]
(B) Railroad yards, roundhouses, car barns, and freight stations	X	X
(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	P
Satellite dish antenna, in accordance with Section 27-468.01:		
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	X
(B) Over 10 feet in diameter, to serve only 1 dwelling unit	SE	X
(C) All others	P	
Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically allowed [8] (CB-4-1987)	X	X
Taxicab dispatching station:		
(A) Without cab storage repair, or servicing	P	P
(B) With cab storage	P	X
(C) With cab repair or servicing within a wholly enclosed building (CB-50-1987)	P	X
Taxicab stand	P	P

USE	ZONE	
	I-1[33]	I-1 in DDOZ
Telegraph or messenger service (CB-66-1996)	P[34]	P[34]
Towers or poles (electronic, radio, or television, transmitting or receiving):		
(A) Nonprofit, noncommercial purposes, with no height restrictions	P	X
(B) Freestanding, for commercial purposes, up to 175 feet above ground level	P	X
(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	X
(D) All others (CB-8-1990; CB-123-1994; CB-103-1997; CB-65-2000)	SE	X
Trucking operations, except as otherwise specified (CB-90-1992; CB-5-1994; CB-75-1998; CB-13-2000; CB-39-2004)	X[26, 40]	X[26, 40]

FOOTNOTES

1	Provided the site is either: (A) In the proximity of an area designated as a fire or rescue station on an approved Functional Master Plan of Fire and Rescue Stations; (B) In a location which the Fire Chief has indicated (in writing) is appropriate; or (C) Occupied by a station that was in use immediately prior to July 1, 1982. The following activities are considered to be ancillary uses permitted within the hall/assembly area of a voluntary fire, ambulance, or rescue station: bingo (with an approved license from the Department of Environmental Resources), weddings, dinners, community events, organization functions, and private events (with no advance or at the door ticket sales). All events must comply with County or State regulations, and events requiring a specific license must obtain such license to be considered a permitted ancillary use. All events must be organized by the voluntary fire, ambulance, or rescue corporation or company and/or a community group from within the immediate vicinity of the station. For weddings, receptions, and dinners, the event may be organized by an individual in conjunction with the voluntary fire, ambulance, or rescue corporation or company and/or a community group within the immediate vicinity of the station. A permitted ancillary use does not include the leasing of the station facility for use by a promoter. Private events may not have advance or at the door ticket sales. All events must end by 10:00 p.m., Sunday through Thursday (except that bingo events must end by 11:00 p.m.), and by midnight on Friday and Saturday, with all patrons off the site within thirty (30) minutes after closing. (CB-70-2008)

2	Provided: (A) The mobile home is located on a lot having 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	Permitted use without requirement for Special Exception provided: The use is located within an industrial park which is adjacent to a Beltway interchange constructed after June, 2002; The parcel(s) is the subject of a Preliminary Plan of Subdivision that was approved pursuant to Subtitle 24 of this Code prior to June 30, 2004; A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle; The acreage of lots (used for commercial purposes) shall not exceed twenty-five percent (25%) of the acreage of lots used for industrial purposes in the industrial park; No more than two (2) fast-food restaurants shall be allowed in the industrial park; Motels are prohibited; and Hotel amenities shall include at a minimum a swimming pool, fitness center, room service, concierge service, parking, and restaurant(s) located within the building. (CB-97-2004)
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 one hundred thousand (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	Reserved.
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)

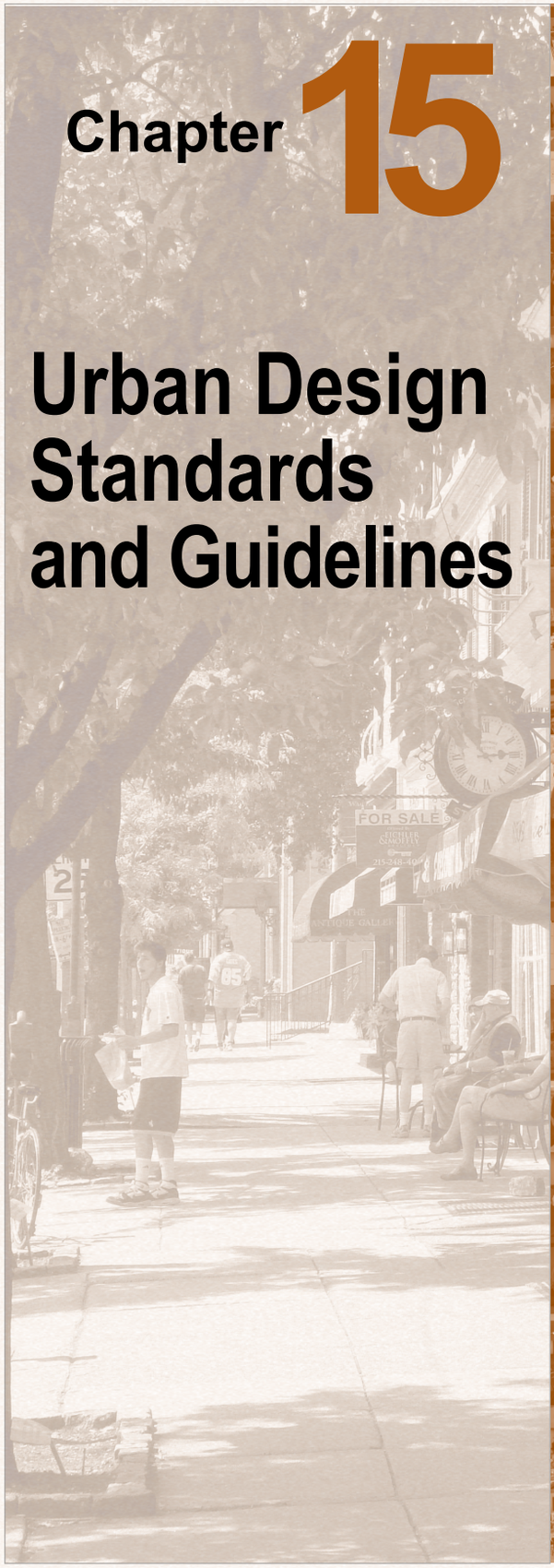
43	Provided: (A) The retail center is built and has one or more approved occupancy permits prior to October 1, 2001; (B) The retail center lies on property that adjoins land in the R-18 Zone and has frontage on a road classified as an arterial on the applicable Master Plan; and (C) No food or beverage 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 (1/4) 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 (2) 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, I-1, 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; CB-19-2005)
48	Subject to the approval of a Detailed Site Plan in accordance with Part 3, Division 9, of this Subtitle. (CB-70-2004)

49	Provided: (A) The use is located within a development with no less than fifty (50) acres included in the Preliminary Plan. (B) The development adjoins properties in the I-1 and I-2 Zones and a railroad right-of-way at the time of Preliminary Plan approval. (C) The development shall not be subject to the requirements of Section 27-471(f)(2) or (g). (D) The development shall comply with the regulations applicable to the I-1 Zone set forth in Section 27-474, except that the setback from any residentially-zoned property shall be fifty (50) feet. (E) The development shall be subject to the approval of a Detailed Site Plan, but not a Conceptual Site Plan. Noise, landscaping, buffering or uses from adjoining residential properties, and preservation and interpretation of any archeological or paleontological resources shall be addressed at the Detailed Site Plan stage. (F) Outdoor storage is prohibited unless approved on a Detailed Site Plan and screened from surrounding properties. (CB-92-2004)
50	Permitted use without the requirement for a Special Exception provided: (A) The site on which the use is located is within an existing industrial park containing a minimum of five (5) acres; (B) The site is not contiguous to any land used for residential purposes; (C) The site abuts a railroad spur; and (D) The site is located within the Developed Tier as described in the General Plan. (CB-111-2004)
51	Provided: (A) The use is limited to property that has at least one hundred and fifty (150) feet of frontage on and vehicular access to at least one (1) road classified as a collector or lower classification on the applicable Master Plan and a minimum right-of-way width of sixty (60) feet; (B) A Limited Detailed Site Plan shall be approved for the use in accordance with Section 27-286(a). The site plan shall address architecture, landscaping, lighting, and infrastructure which is essential to the development of the site including streets, utilities, and stormwater management facilities; (C) The Limited Detailed Site Plan shall demonstrate compliance with Section 27-358(a) (2),(3),(4),(5),(6),(8), and (10); and (b)(1),(2), and (3); and (D) Upon the abandonment of a commercial fuel depot, all structures exclusively used in the business (including underground storage tanks), except buildings, shall be removed by the owner of the property. For the purpose of this footnote, the term “abandonment” shall mean non-operation as a commercial fuel depot for a period of fourteen (14) months after the services cease. (CB-68-2006)
52	Does not include the sale of alcoholic beverages or hours of operation that extend beyond 10:00 P.M. (CB-8-2007)

	(c) Any lawful commercial use shall be allowed on land which was classified in the I-1 or I-2 Zone on or before October 27, 1970, that was developed as an integrated shopping center having a gross floor area of at least one hundred thousand (100,000) square feet as of that date, subject to the following: (1) If the use is listed in the Table of Uses (Subsection (b) of this Section) as being permitted (P), or permitted as a (PA) or (PB) use, the use shall be allowed in accordance with the provisions of this Section applicable to that use; (2) If the use is listed in the Table of Uses for the Commercial Zones (Section 27-461(b)) as a use permitted by Special Exception (SE) in the C-S-C Zone, the use may only be allowed in accordance with all of the provisions of this Subtitle applicable to the C-S-C Zone (including the approval of a Special Exception for the use), even though the property is classified in the I-1 or I-2 Zone, unless the use is otherwise allowed in Subsection (b) of this Section. (CB-28-1984; CB-33-1984; CB-50-1984; CB-71-1984; CB-84-1984; CB-94-1984; CB-108-1984; CB-19-1985; CB-64-1995)

Chapter 15

Urban Design Standards and Guidelines



Introduction

The Development District Overlay Zone (DDOZ) shall be superimposed over the five focus areas within the Subregion 4 Master Plan. The DDOZ will ensure that development or redevelopment within the following areas will become vibrant, pedestrian-friendly, mixed-use environments:

- Martin Luther King Jr Highway and Glenarden City Revitalization.
- Central Avenue between Norair Avenue and Brightseat Road Redevelopment.
- Sheriff Road and Eastern Avenue Redevelopment.
- Sheriff Road and Martin Luther King Jr Highway Redevelopment.
- Martin Luther King Jr Highway/Seat Pleasant/ Fairmount Heights Revitalization

Concept plans for these areas are depicted in Chapter 12: Urban Design, along with descriptions

of the visions, goals, policies, and strategies for future redevelopment.

A sixth DDOZ was created for the industrial properties of Central Avenue East area. The goal of this DDOZ is to establish regulations that supplement the regulations of the underlying industrial zones. The proposed DDOZ regulations will revise the list of permitted uses and development standards and regulations regarding landscaping, screening, fencing, lighting, building intensity, and materials. The new regulations are intended to ensure that new development and redevelopment in this area will result in an attractive, low-intensity functional employment area that provides a distinctive gateway on Central Avenue to the Subregion 4 Master Plan area.

This chapter provides design standards and guidelines to supplement regulations of the I-1 and M-U-I zones for the properties located in the seven DDOZ areas described above. The design standards and guidelines define the character of the public realm within the designated sites. The standards address the following design elements:

- General Site Standards and Guidelines
- Industrial Screening and Buffering Standards and Guidelines
- Building Envelope Standards and Guidelines
- Street Type Standards and Guidelines
- Architectural Standards and Guidelines
- Signage Standards and Guidelines
- Landscape Standards and Guidelines
- Parking and Loading Standards and Guidelines

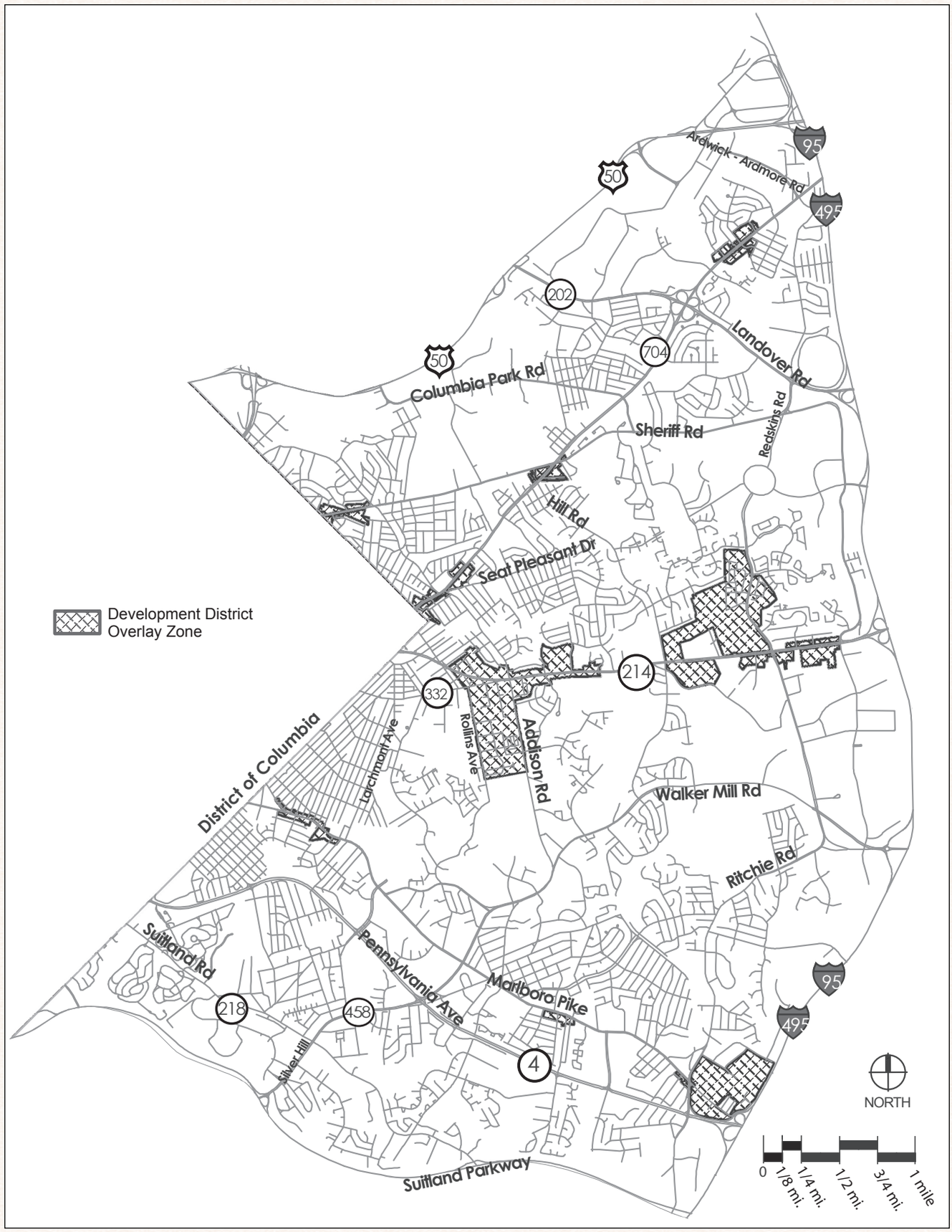
All new development, redevelopment, rehabilitation, and renovation of existing structures within the DDOZ shall comply with the general intent and goals of the development district standards. All applications for subdivision, permits for the construction of façade or building additions, renovations (including signage, parking, and loading), and fencing, beyond routine maintenance and repair, in these sites shall comply to the standards.

The development standards are distinguished from the guidelines by the use of the definitive terms "shall," "must," "may only," and "may not" as set forth in Section 27-108.01(19) of the Zoning Ordinance. These terms mark the development standards as mandatory requirements. Development guidelines are characterized by the use of the terms "may" and "should." The guidelines are discretionary. They are strongly recommended, however, as a means to reinforce the development vision that the standards are intended to help implement.



Example of a commercial continuous street wall.

Map 15-1: Development District Overlay Zones in Subregion 4



General Site Standards and Guidelines

Intent

The intent of the standards and guidelines is to ensure the creation of vibrant urban neighborhoods and an attractive, low-intensity functional employment area that provides a distinctive gateway on Central Avenue to the Subregion 4 Master Plan area.

Building Orientation—The main entrance to a building must face the street. Buildings facing public plazas, parks, or open spaces must also have their main entrance oriented toward the public space. In the case of buildings located on corner lots, main entrances must be oriented toward the primary, more heavily traveled, street. Secondary building entrances may be placed along the side or rear façades of a building.

Build-to line—The build-to line is the line to which buildings are required to be built on a lot (no setback is permitted from it, except as noted in the guidelines). Consequently, multifamily, mixed-use, and nonresidential buildings, located within the DDOZ areas, must be located along a continuous street wall defined by the build-to line (see the residential, commercial, and industrial sections of the Building Envelope Standards for specific standards).

Dooryard—The area between the public right-of-way and the build-to line is the dooryard area. The dooryard area commonly contains landscaping, building encroachments, fencing, and street furniture that helps to define a streetscape outside of the right-of-way. Each property within the residential, commercial, and industrial areas of the subregion should have a combination of the elements described above in order to ensure a lively streetscape.

Encroachments—Stoops, porches, bay windows, trim, eaves, arcades, balconies, chimneys, awnings, signs, and other architectural embellishments may encroach beyond the build-to line, so long as clear pedestrian passage through the public space is not impeded (see the residential, commercial, and industrial sections for specific standards of the Building Envelope Standards and Architectural Standards and Guidelines).

Frontage Occupancy—In order to ensure that buildings spatially define streets and the public realm but still allow for building articulation, a percentage of a primary building façade must be located on the build-to line. A portion of a building façade may step back two feet from the build-to line and still count toward the frontage occupancy, so long as portions of the façade are placed on the build-to line.

Lead walks—Paved walkways connecting building entry ways and courtyards to a public sidewalk must be at least four feet in width.

Off-Street Parking—Surface parking lots and structures must be provided to satisfy parking demand. However, off-street parking, to the extent possible, should be strategically located either behind buildings or behind a masonry wall attached to a primary façade to minimize its visual impact on the urban environment. Service drives with drop offs and parallel parking may be allowed if room is available and as long as they do not interfere with clear pedestrian passage along the public space.

Primary Façade—All façades (including the front and side elevations on a corner lot) parallel to or clearly visible from a street must be treated as a primary elevation.

Secondary Façade—A façade, which does not directly face a street or public plaza, park, or open space shall be considered a secondary façade. Secondary façades must be articulated and must not have long expanses of blank wall.

Sidewalks—Public sidewalks shall be at least four feet in width to allow for clear pedestrian passage.

Utility Connections and Service Areas—Site utility structures and service areas, such as trash enclosures, should not be visible from the street. If these features must be placed near the public street or other spaces, they shall be screened from direct public view.

Building Envelope Standards and Guidelines

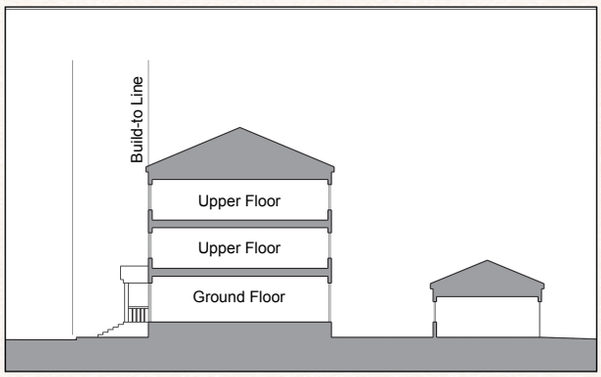
Intent

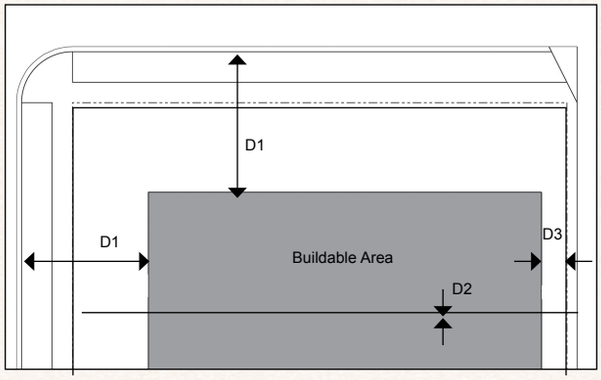
The building envelope standards ensure that building forms, through siting, create attractive, lively, and inviting pedestrian-friendly public spaces.

A. Building Heights	
Principal Building	3 stories max. (45 ft.)
Accessory Building	2 stories max. (25 ft.)
Ground Floor	9 ft. min. (floor to ceiling)
Upper Floors	8 ft. min. (floor to ceiling)
B. Lot Dimensions	
Lot Width (Townhouse)	22 ft. min.
Lot Width (Single-Family)	37 ft. min.-75 ft. max.
C. Lot Occupation	
Building Lot Coverage*	75 percent max.
D. Build-To Line And Setbacks	
D1. Build-to Line	25 ft. from the back of the curb
D2. Side Setback (Townhouse) min./max.	0 ft./7.5 ft.
D2. Side Setback (Single-Family)	7.5 ft. max.
D3. Rear Setback	5 ft. min.
Frontage Occupancy	50 percent min.
E. Encroachments	
Porch	6 ft. min.–8 ft. max.
Stoop	4 ft. min.–8 ft. max.
Bay Window	3 ft. max.
Other Architectural Elements**	Permitted

A. Residential Types

The residential building type should be located primarily on secondary streets within the DDOZ.





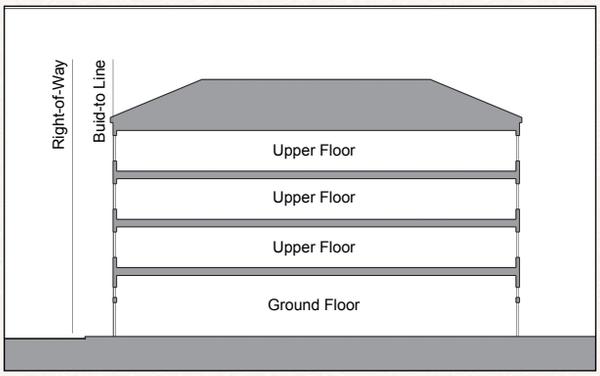
* Tuck Under Townhouse units do not have to meet the building lot coverage requirement.

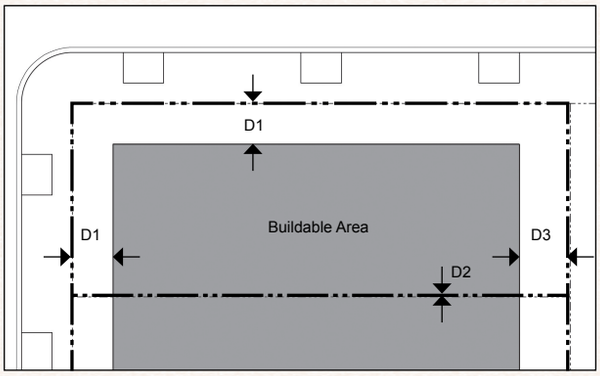
** Other architectural elements, such as trim, eaves and chimneys, shall not have a minimum encroachment dimension.

B. Mixed-Use, Commercial, and Institutional Types

The mixed-use, commercial, and institutional building types shall be located predominantly along primary mixed-use and secondary streets within the DDOZ.

A. Building Heights	
Principal Building*	4 stories max. (60 ft.)
Accessory Building (if applicable)	2 stories max. (25 ft.)
Ground Floor (One-story Commercial Building)	14 ft. min. (floor to ceiling)
Ground Floor (Multistory Building)	12 ft. min. (floor to ceiling)
Upper Floors	8 ft. min.
B. Lot Dimensions	
Lot Width	30 ft. min.
C. Lot Occupation	
Building Lot Coverage*	75 percent max.
D. Build-To Line And Setbacks	
D1. Build-to Line	18 ft. from the back of curb
D2. Side Setback min./max.	0 ft./10 ft.
D3. Rear Setback min./max	0 ft./10 ft.
Frontage Occupancy**	80 percent min.
E. Encroachments	
Awnings and Canopies	4 ft. depth min.
Bay Window	3 ft. max.
Balcony	3 ft. min.
Other Architectural Elements***	Permitted





* A solely commercial or institutional building may be one story in height.

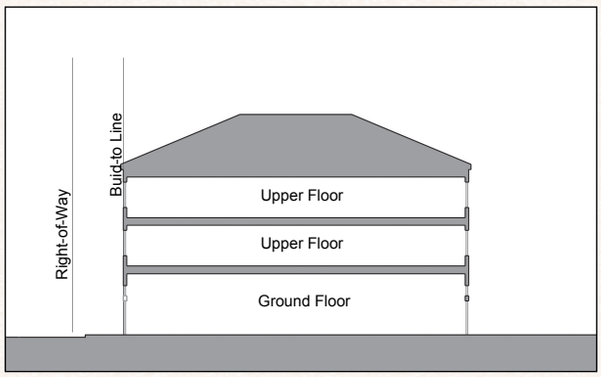
** A masonry wall may be used to help meet the frontage occupancy requirement when attached to a primary building.

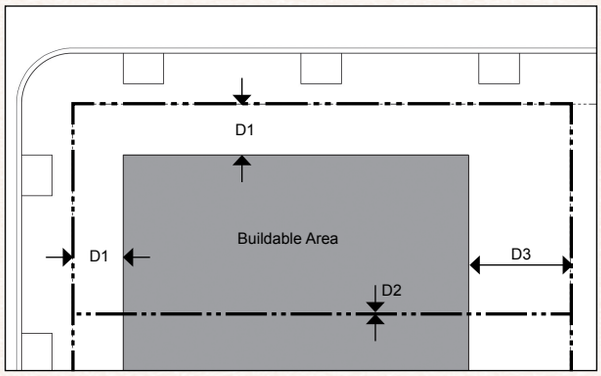
*** Other architectural elements, such as trim, eaves, and chimneys, shall not have a minimum encroachment dimension.

C. Industrial

The industrial building type should be located primarily on secondary streets within the area.

A. Building Heights	
Principal Building	3 stories max. (45 ft.)
Ground Floor (One-Story Industrial Building) Ground Floor (Multistory Building)	14 ft. min. (floor to ceiling) 12 ft. min. (floor to ceiling)
Upper Floors	8 ft. min. (floor to ceiling)
B. Lot Dimensions	
Lot Width	N/A
C. Lot Occupation	
Building Lot Coverage	40 percent min.
D. Build-To Line And Setbacks	
D1. Build-to Line	20 ft. from the back of curb
D2. Side Setback min./ max.	0 ft.-10 ft.
D3. Rear Setback	20 ft. min.
Frontage Occupancy**	60 percent min.
E. Encroachments	
Other Architectural Elements*	Permitted





* Other architectural elements, such as trim, eaves, and chimneys, shall not have a minimum encroachment dimension.

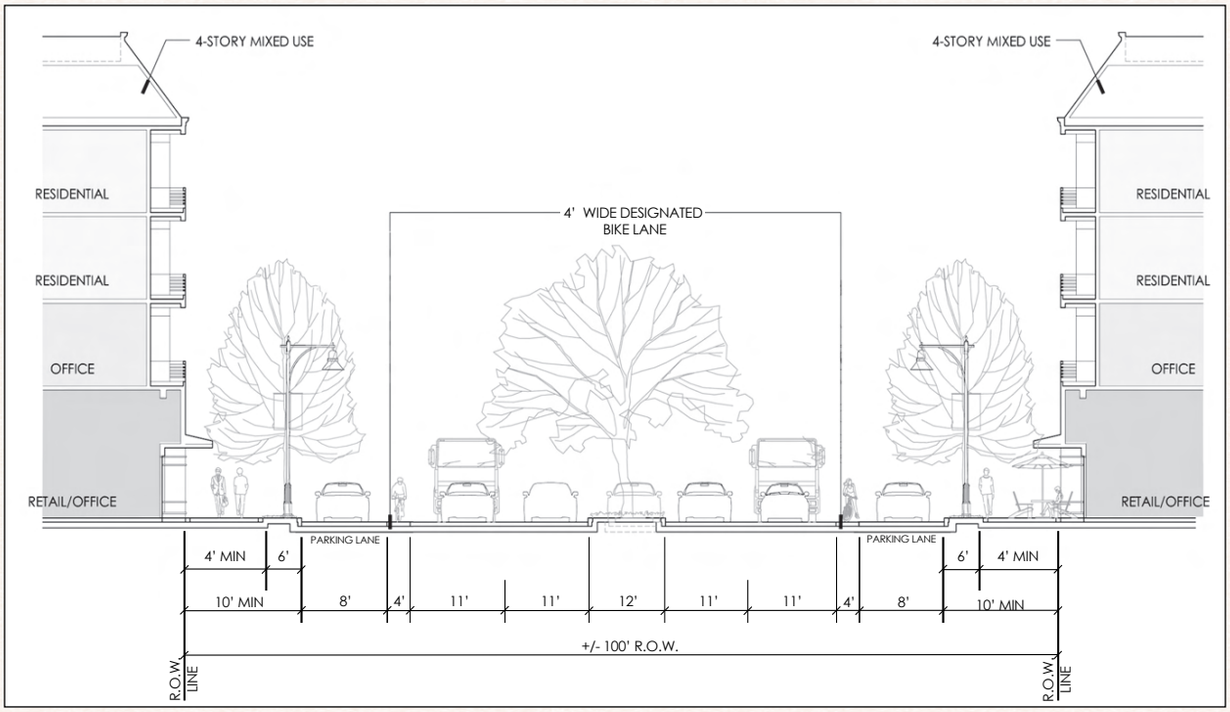
** A masonry wall may be used to help meet the frontage occupancy requirement when attached to a primary building.

Street Type Standards and Guidelines

Intent

A hierarchy of streets, tied to the uses along the street, create varied and interesting public spaces that promote a walkable pedestrian-friendly environment. The following four street types shall be used throughout the focal area:

- Primary Mixed-Use Street
- Secondary Street
- Tertiary Residential Street
- Alley or Lane



A. Typical Primary Mixed-Use Street

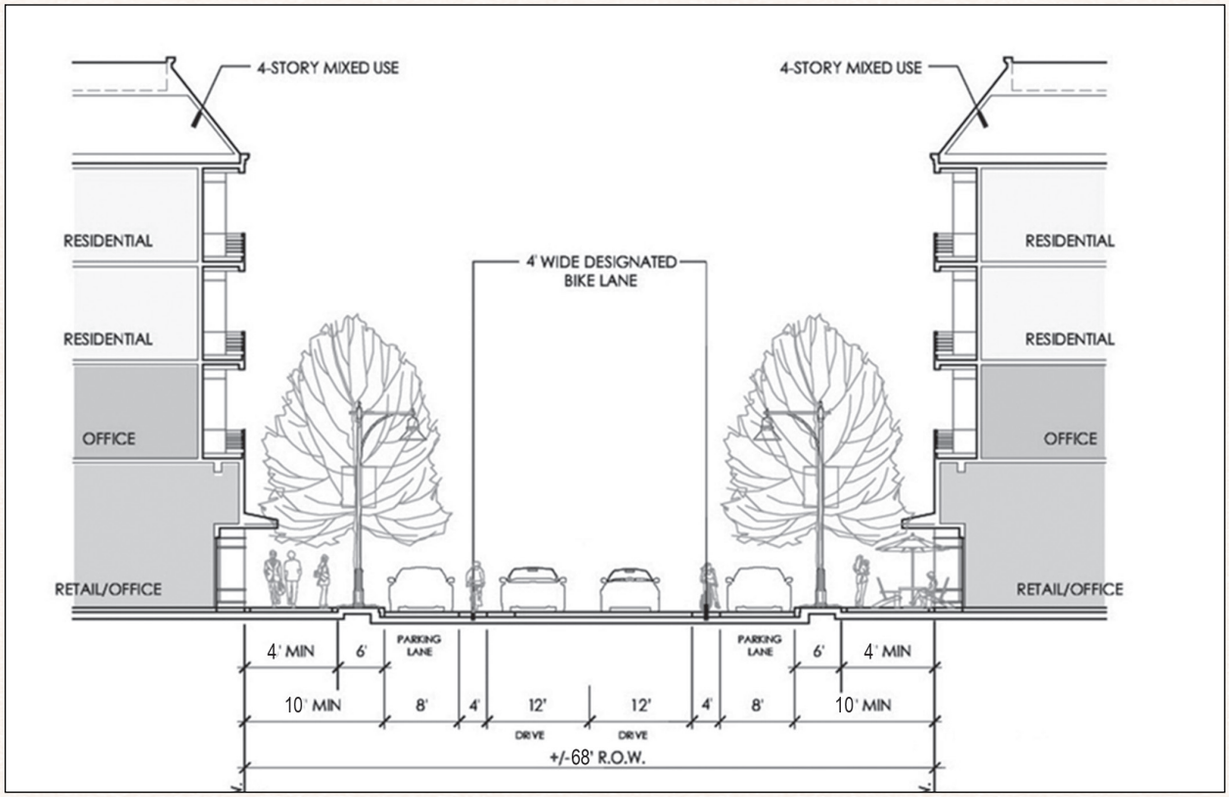
Primary mixed-use streets provide frontage to commercial and mixed-use development. Buildings shall align along the build-to line. Streets shall have wide sidewalks with high-quality material and finishes that accommodate high volume pedestrian traffic and street furniture. Trees shall be located in tree pits with or without grates.

Sidewalk

1. Six-foot tree pit area
2. Four to six-foot clear walkway
3. Eight-foot dooryard

Street

1. Four travel lanes @ 11 feet each
2. Two bicycle lanes @ 4 feet each
3. Two parking lanes @ 8 feet each
4. Minimum 12-foot median (if used)



B. Typical Secondary Street

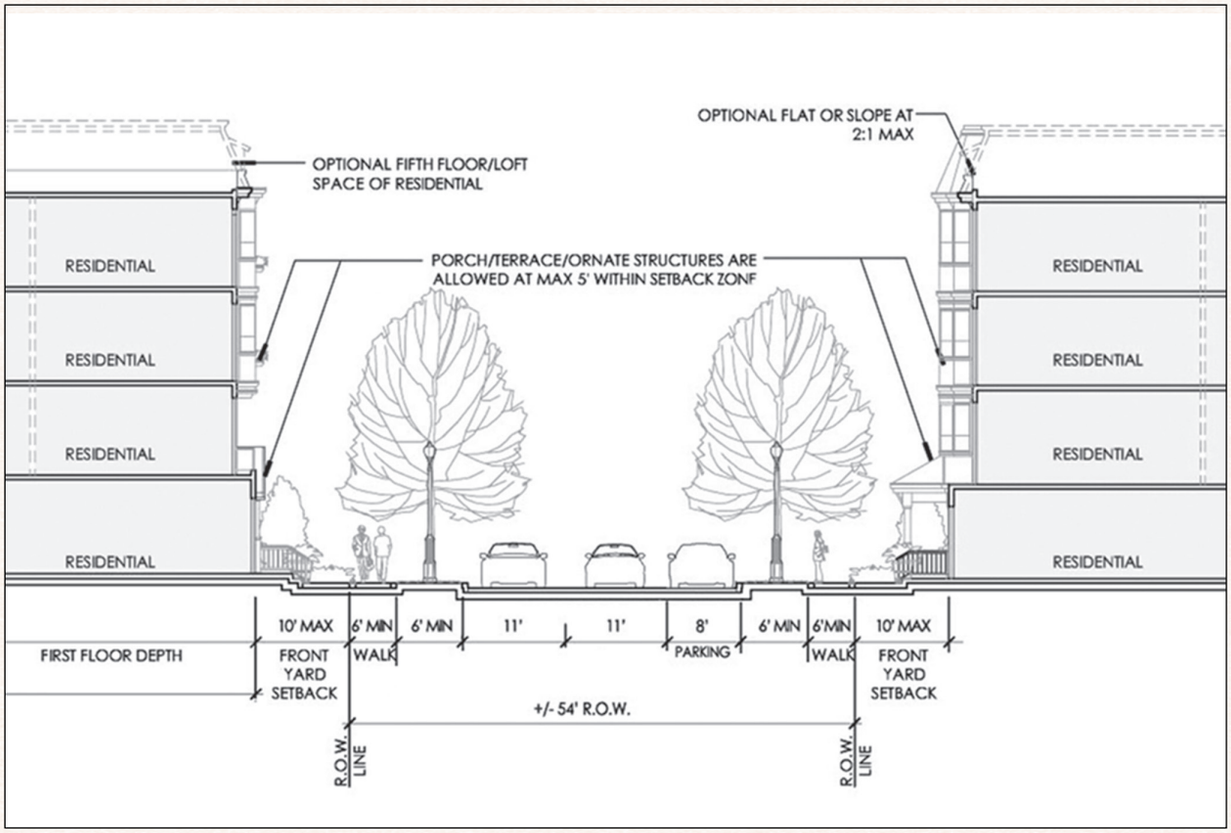
Secondary streets provide frontages to medium-density, multifamily residential and mixed-use developments. Buildings shall align along the build-to line. Streets shall have wide sidewalks with high-quality material and finishes that accommodate medium volume pedestrian traffic and some street furniture. Trees shall be located in tree pits with or without grates.

Sidewalk

1. Six-foot tree planting strip
2. Four to six-foot clear walkway
3. Eight-foot dooryard

Street

1. Four travel lanes @ 11 feet each
2. Two bicycle lanes @ 4 feet each
3. Two parking lanes @ 8 feet each



C. Typical Tertiary Residential Street

Tertiary residential streets provide frontage to medium- to low-density residential buildings. Buildings shall align along the build-to line. Residences may have porches, stoops, and bay windows that encroach beyond the build-to line. Streets shall have narrow sidewalks.

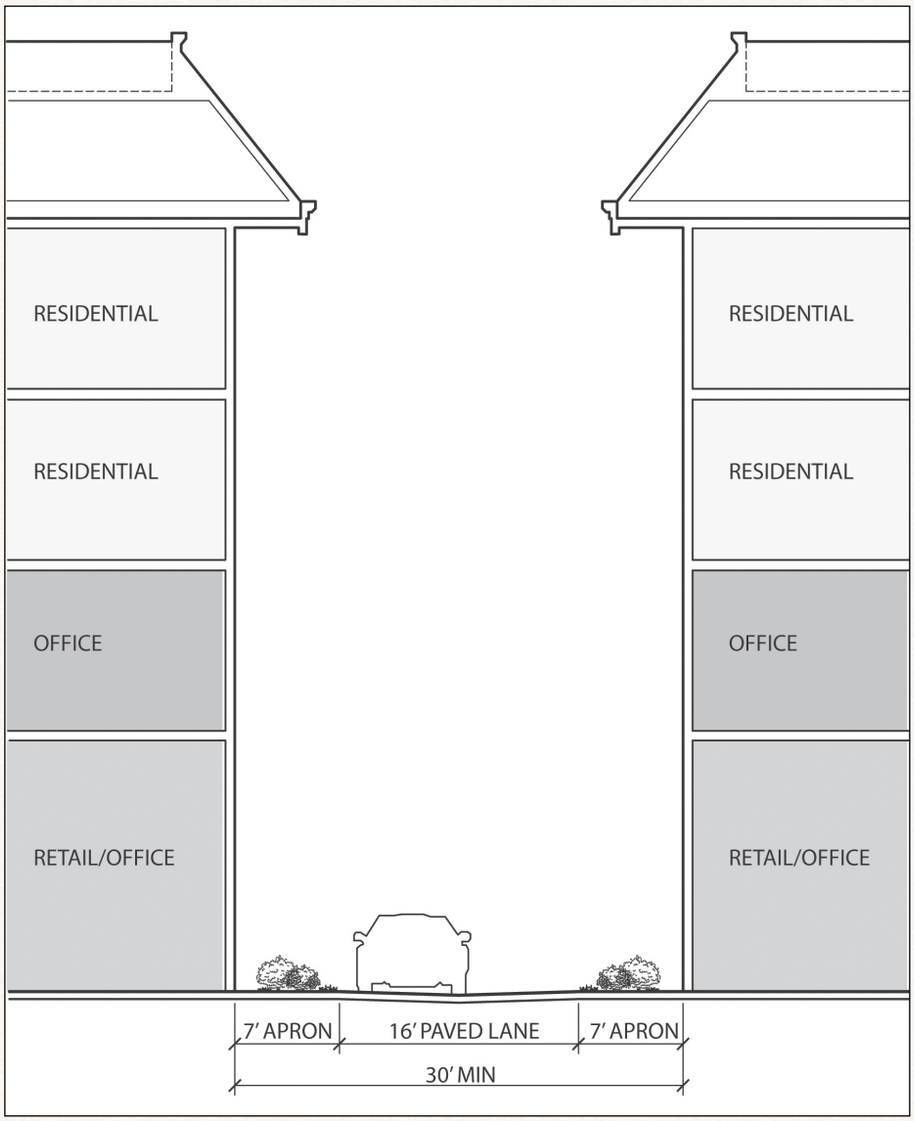
Trees shall be located in tree planting strips.

Sidewalk

1. Six-foot tree planting strip
2. Six-foot sidewalk
3. 10-foot dooryard

Street

1. Two travel lanes @ 11 feet each
2. One parking lane @ 8 feet each



D. Typical Alley or Lane

Alleys or lanes shall be used for public service purposes, including trash pick up, and accessing rear-loaded garages and parking facilities. In most cases, alleys have no sidewalks. The face to face measurement of buildings shall be a minimum of 30 feet. Landscaping shall be provided within alley aprons.

Sidewalk

1. N/A

Alley

1. 16-foot paved lane (may accommodate two-way traffic at slow speeds)
2. Two aprons @ 7 feet in length
3. No parking along the paved lanes

Architectural Standards and Guidelines

Intent

The architecture standards shall guide future new development, the renovation of existing structures, and promote the development of new façades that complement the existing context and add visual interest to streetscapes.

A. General Architectural Framework

1. Where redevelopment occurs within or in close proximity to existing neighborhoods, new construction shall complement the style of existing surrounding buildings.
2. Buildings shall be sited to reinforce the build-to line and define the street wall. Buildings shall shift in massing and have variations in height, profile, and roof form, while maintaining the formal relationship of building placement to the public street frontage.
3. Encroachments that provide for exterior outdoor living spaces, such as porches, balconies, and/or roof terraces, shall be encouraged.

B. Façade Articulation

1. Buildings shall emphasize the first story and primary entrances with pedestrian-friendly architectural features. Structures greater than one-story shall be organized to have a clear base, middle, and cap to the form of the building.
2. Commercial buildings with a long façade (greater than 60 feet) shall be articulated through some combination of massing, fenestration, building openings, materials, and color.
3. New residential structures with blank walls exceeding 40 linear feet shall be prohibited.
4. Rear elevations to commercial buildings serve as important secondary entrances to businesses. These rear entrances shall be designed to create an inviting appearance that is recognizable and related to the primary façade of the business in terms of both massing and material.



Primary façade of a commercial property.



Rear façade of a commercial property.

C. Materials

1. Building façades shall be composed of one dominant facing material and one or two additional accent materials.
2. The dominant material should comprise a minimum of 60 percent of any elevation. No building should have more than three facing materials in addition to glass.
3. Primary building façades shall be faced with quality materials, such as masonry brick, natural stone, architectural precast stone or concrete, and cementitious clapboard siding.
4. Synthetic stucco and aluminum and vinyl siding shall not be permitted as a dominant building material. These materials shall only be permitted on the attached garage area of single-family residences and on side or rear façades not facing a street.

5. Reflective glass, unfinished and painted concrete masonry units, and unfinished pressure treated wood products are prohibited.
6. Wood, glass reinforced fiber concrete, synthetic wood products, fiber cement trim materials, and moulded millwork shall be permitted as trim material.

D. Fenestration

Commercial

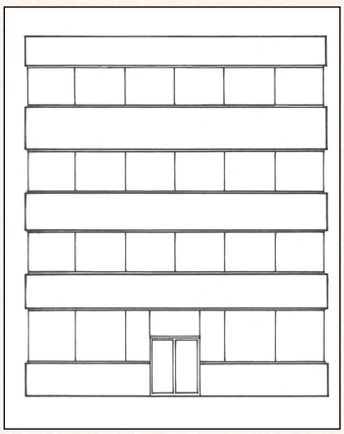
1. The proportions of windows and the alignment and rhythm of windows should replicate the façade design of the immediate surrounding architecture.
2. Windows should be primarily rectilinear in shape.
3. Fenestration shall comprise a minimum of 60 percent of the ground story façades of mixed-use, commercial, and institutional building types and a minimum of 30 percent on the upper stories of these building types.
4. Glazing shall be at least 80 percent transparent.

Residential

1. Windows shall have a vertical proportion.
2. Fenestration shall comprise a minimum of 30 percent of a façade area.



Preferred window treatment.



Unacceptable window treatment.

E. Architectural Elements

Awning/Canopies

1. Awnings shall have a metal structure or a metal structure covered with a durable, commercial grade fabric, canvas, or similar material having a matte finish.
2. If a façade is divided into distinct structural bays, such as masonry piers, awnings shall be placed within the vertical elements, rather than overlap them.
3. Awnings shall not extend more than six feet beyond the face of a building.
4. Awnings may have a front skirt; however, it shall not be scalloped.
5. Awnings shall not be backlit.

Balconies

1. Balconies shall be designed to complement the overall building façade and be proportionate to the building's window and door openings.
2. Exposed pressure treated wood balconies shall not be permitted. Wooden balconies shall be painted, stained, or clad with an approved decorative fascia material.



Balconies proportionate to building windows.

Columns and Piers

1. Columns and piers break down the massing of buildings and should be considered to define individual storefronts and bays on longer building façades.

Doorways and Entries

1. The main entrance to a building or storefront should be emphasized with architectural features.
2. Commercial storefront entries may be recessed.
3. Service entrances to a building shall be located at the rear of a building.
4. Entrances to upper story uses shall be located along the street but should have a secondary character to the main entry.

Door Hoods, Porches, and Stoops

1. Door hoods, porches, and stoops shall be compatible with the architecture of the building.
2. Porches shall be a minimum of six feet in depth. Stoops shall be a minimum of four feet wide and no greater than eight feet in depth.

Roof Treatment and Parapet Walls

1. Roofs may be gabled, hipped, or flat. The particular type of roof on a building should complement its architecture and that of the architecture of the surrounding area.
2. A minimum roof pitch of 1:2 shall be required for a sloped roof.
3. Buildings with flat roofs shall have cornices, and the roof shall be enclosed by a parapet wall. The parapet wall must be a minimum of 42 inches high.
4. Dormers, chimneys, and other architectural embellishments, such as cupolas and towers, may extend above the roof line.
5. Side gabled roofs with expanses greater than 40 linear feet should be articulated. Articulation may consist of dormers, front gables, cupolas, hipped roofs, or other architectural embellishment.

Rooftop Utilities

1. Visible rooftop utilities are prohibited. All roof-mounted equipment shall be screened and painted to blend with the approved roof color.
2. Equipment shall be grouped and arranged in an orderly manner behind one screen.

Security Gates on Commercial Buildings

1. Exterior security gates or burglar bars on windows and doors are prohibited. Additionally, rolled up security doors shall not be permitted.
2. Alternative means of building security including safety glass, lighting, and electronic surveillance should be considered in the place of security bars and roll-up doors over ground floor windows and doors.
3. Security screens and doors should be attractive and complement the buildings on which they are installed.

Shutters

1. The dimension of shutters must fit the dimensions of the window opening to which they are applied.
2. Shutters shall be wood, vinyl, or metal.
3. The use of shutters and awnings on the same window shall be prohibited.



Shutters proportional to window openings.

Stair Towers and Fire Escapes

1. Stair towers or fire escapes shall be allowed only on the side or rear of a building.
2. Stair towers should be semi-enclosed or enclosed with walls, glass, railings and/or a roof structure and compatible to the main building in proportion, style, and materials.

Signage Standards and Guidelines

Intent

Appropriately sized and placed signage shall enhance and contribute to the architectural character of buildings within the DDOZ.

A. General

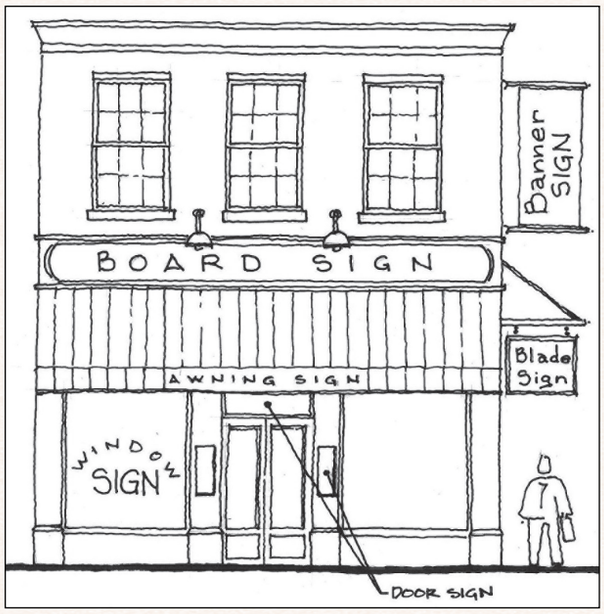
1. Building signs shall be constructed of quality materials. Only essential information, such as the name, business type, company logo, street address, phone number, and hours of operation of the business or retail establishment may be displayed on the front of the building.
2. The placement of signs shall be integrated into the overall architectural design of the building. The materials, color, style, and size of a sign shall be coordinated with the architectural features of the building.
3. Signs for multitenant buildings shall be coordinated in terms of design, placement, size, materials, and color.
4. Temporary signs, flashing or blinking signs, internally illuminated box signs, roof signs, and billboards are prohibited. However, external lighting of signs and signs consisting of individual characters shall be permitted.

B. Board Signs

1. Buildings shall be designed to include a "signage zone" above the business or retail use. Typically, this zone is located above the lintel of the window of the ground level storefront.
2. All business and/or retail buildings shall have front and/or rear entry signage that is oriented toward the pedestrian.
3. The individual tenant signage for buildings with multiple tenants shall be located at approximately the same height to create a unified look.

C. Window Signs

1. Window signs, including letters and logos, shall not obscure views into the business or retail establishment and shall not occupy more than 25 percent of the total window area in which the sign is located.
2. Window signs shall generally be centered within a primary storefront display window, doorway, or an overhead transom window.
3. There shall be a limit of one window sign per ground level building entry.



Examples of the placement and types of retail signage.

D. Blade and Banner Signs

1. Blade signs shall be no more that 16 square feet in area and shall allow for an eight-foot minimum clearance above the finished grade of the sidewalk.
2. Signs attached to buildings shall not project more than 40 inches from the vertical plane of the wall to which they are attached.
3. Blade signs shall not be attached to awnings/canopies.
4. There shall not be more than one blade sign for each storefront tenant and upper floor business tenant, unless the premise is on a corner lot or has public entrances on two or more public rights-of-way, in which case a set of projecting signs may be erected toward the second public right-of-way.

E. Awning/Canopy Signs

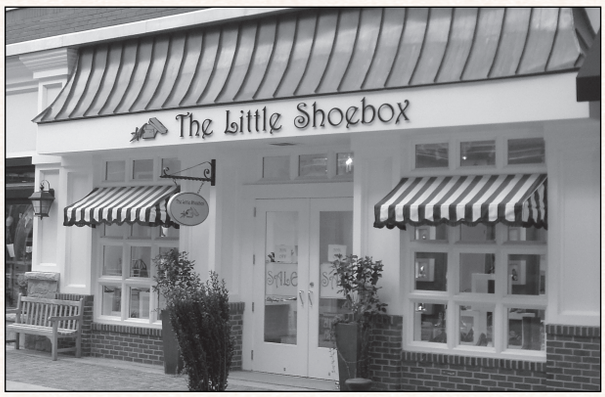
1. Awnings/canopies may include logos and/or text. However, they shall not be backlit.

F. Tenant Directory Signs

1. A tenant directory sign limited to six feet in height and 18 square feet per face may be placed immediately adjacent to a building in the rear yard area.
2. Information on the signage should be limited to the name and/or address of the building and list of the tenants at that location.
3. If used, tenant directory signs must be designed to reflect the architectural style of the primary signs of the building.

G. Specialty Signs

1. Specialty signs advertising special events and/or celebrating a holiday shall be allowed, so long as they provide for vehicular and pedestrian clearance.



Example of an awning sign.



Specialty sign affixed between buildings.

2. Specialty signs must be affixed to light poles or between buildings and must be designed to withstand the elements (i.e., sun exposure and wind gusts).
3. Specialty signs must be removed when the special event is completed.

Landscaping Standards and Guidelines

Intent

Attractive landscaping enhances the overall visual and physical character of the built environment. Additionally, landscaping can screen unattractive uses, parking areas, and mechanical equipment.

A. General

Please refer to the *Prince George's County Landscape Manual* for any standards or guidelines not addressed specifically in this section of the document.

1. All plants shall conform to the American Standard for Nursery Stock as published by the American Association of Nurserymen.
2. Plans for development shall include separate landscape plans. The landscape plans shall address all land areas of a lot that are not covered by buildings (including lead walks, planting beds, and turf areas). Landscape plans for multifamily, mixed-use, commercial, institutional, and industrial uses are to be developed or approved by a registered landscape architect and drawn based on a site development plan.
3. A plant list shall be included on landscape plans and shall specify the plant species (botanical and common name), size/caliper, spacing, quantity, construction details (for trees, shrubs, evergreens, and street trees), and the method of irrigation and illumination.
4. Plant material should be utilized to provide shade; define outdoor spaces; screen, buffer, or enhance views; help define entrances; and accentuate individual developments.
5. Plantings should help mitigate climatic conditions by shading the southern exposure of buildings when feasible.

6. When properties are developed, stands of existing healthy trees should be preserved to the greatest practical extent. Damaged, decayed, or deceased trees should be removed to protect remaining trees.
7. Landscaping and streetscape amenities, including plantings, lawns, fencing, and furniture, should be used to distinguish public from private space.
8. For the intent of the industrial screening and buffering standards and guidelines, the boundary streets shall be referred to as perimeter streets.
9. In industrial areas, plants placed along street frontages and in bufferyard areas are subject to many adverse conditions and are not likely to receive consistent care. Accordingly, plant varieties that require little maintenance and tolerate such conditions as sun, wind, drought, glare, reflected heat, salt, and chemicals should be selected. If trees or shrubberies die, they must be replaced with a plant material similar to the remaining live screening material.

B. Street Trees

1. Street trees, which must be of a drought-resistant native species, shall be planted on average a minimum of 35 feet on center along planting strips or in tree grates of street rights-of-way (Please refer to the *Prince George's County Landscape Manual* for acceptable street tree species). Where necessary, spacing allowances may be made to accommodate curb cuts, fire hydrants, and other infrastructure elements. However, at no location may the spacing exceed 35 feet on center.
2. At planting, street trees shall be at least three inches in diameter and at least 10 feet in overall height.

C. Shade and Ornamental Trees

1. Shade trees shall be planted a minimum of one shade tree per ten surface parking spaces with a minimum of two shade trees per landscaped median strip.
2. Surface parking lots shall have no more than two bays of parking without a continuous planted median.
3. Two ornamental trees may be substituted for one shade tree (or vice versa) in surface parking lots.

D. Dooryard Area

1. The private frontage area between the public right-of-way and the build-to line shall be



Example of a commercial private frontage.



Example of a residential private frontage.

treated in specific ways, depending on the adjacent building type use.

2. Mixed-use, commercial, and institutional private frontages shall be composed primarily of hardscape and may have planters and street furniture.
3. Private frontages that are primarily residential in character shall be composed of sod, shade and ornamental trees, planting beds, and some hardscape.

E. Ground Cover

1. A minimum of 15 percent of the green area of a commercial, office, retail, business, or industrial parcel or lot shall consist of planting beds with shrubs, flowers, or ground cover. For building parcels with large undisturbed areas, this requirement will be based on the disturbed area.
2. For residential properties, a minimum of ten percent of the green area of a lot or parcel shall consist of planting beds with shrubs, flowers, or ground cover.

F. Open Space

1. A minimum of 15 percent of any residential development site must be dedicated for open space. Preferably, the open space should be located around existing mature trees.
2. Open space requirements should be used to establish natural greenways that protect and restore wetlands, provide habitats, allow for the conservation and growth of natural vegetation, and provide opportunity for pedestrian and bicycle pathways.
3. Urban open spaces and pocket parks should be incorporated into the plan. These open spaces shall be planted with shade and flowering trees, evergreen shrubs, and other appropriate landscaping to provide shade, increase air quality, and treat stormwater, as well as add visual interest along streetscapes.

G. Trails/Pathways

1. Trails and pathways shall be provided through naturalized public spaces and common areas that circulate throughout, and connect to, the public sidewalks.
2. Great care shall be given to the placement of trails to ensure that their design will not disturb environmentally sensitive areas.

H. Landscape Elements

Streetscape Enhancements

1. Streetscape enhancements (including, but not limited to street furniture, planters, trash receptacles, decorative paving, sculpture/artwork, and bus shelters) shall be placed in an appropriate location for all future nonresidential development.
2. Placement of streetscape enhancements shall not interfere with clear pedestrian passage in the public space.
3. The color and style of streetscape enhancements shall complement and coordinate with future development.
4. All proposed streetscape enhancements shall be indicated on detailed site plan submittals and



Residential pocket park.



Bicycle rack.

shall include information on location, spacing, quantity, construction details, and methods of illumination.

Bicycle Parking

1. Bicycle parking shall be adequately provided throughout the DDOZ area primarily along primary mixed-use and secondary mixed-use streets for safe and convenient temporary storage.
2. One bicycle parking space shall be provided for every 20 vehicular parking spaces.
3. Bicycle parking shall be located within 50 feet of main entrances to multifamily, mixed-use, commercial, and institutional buildings, and have direct access to public rights-of-way.
4. Bicycle parking areas shall not obstruct sidewalks or walkways.



Fence placed at the front of the dooryard.

5. The color and style of bicycle racks shall complement new streetscape improvements.

Fences

1. Fences, with a height between 36 and 42 inches, may be permitted in the dooryard area adjacent to the public right-of-way. Privacy fences six feet in height may be placed along side and rear lot lines; however, they shall not be placed in the dooryard area of the lot.
2. Front yard fencing should complement and match the vernacular of the primary structure and accessory structures on a lot.
3. Fences must either be wood or metal. No plastic, vinyl, or chain-link fences shall be permitted on properties within the DDOZ.

Retaining Walls

1. Retaining walls may be necessary to grade individual lots or parcels. Such walls shall match or be compatible with the architectural elements of the primary buildings on the lot.
2. Retaining walls at the sidewalk shall have a maximum height of 30 inches.
3. Bare, poured concrete, wood posts and timber ties, and modular concrete retaining walls shall not be permitted in a front or side yard visible from a public street.

Fences and Walls in Industrial Areas

1. Fences and walls shall be constructed of durable materials that include pressure-treated wood, masonry, stucco, and decorative metal. The following materials shall **not** be used for any type of fencing and/or walls: barbed wire, razor wire, unclad cinder block, vinyl cladding, corrugated metal, corrugated fiberglass, sheet metal, wire mesh, nonpressure-treated wood, or chain link.
2. The kickboards (the lower horizontal member of a fence) of pressure treated wood fencing shall be placed at least two inches above grade, so as to prevent deterioration. The base of a wooden fence shall not rest at grade.
3. Fences and/or walls shall be required around properties containing open truck and/or open storage facilities in order to ensure that the storage of materials and/or commercial vehicles are not visible at eye level (five feet) when standing from the approximate centerline of the public right-of ways adjacent to the property. Consequently, fences/walls for these types of facilities must be between six feet minimum and eight feet maximum.
4. Fences and/or walls may be used as screening material around parking lots. These fences and/or walls should be between three and four feet in height.

Lighting

1. Lighting shall be provided along public and private streets, alleys and access drives, public open spaces and trails, and in parking areas.
2. Pedestrian-scaled street light fixtures (at heights between 12 to 14 feet in height) should be installed in all public spaces at no more than 60-foot intervals, as measured parallel to the street.
3. Cobra head streetlights shall not be permitted.
4. The style of ornamental poles and luminaires should be coordinated with the appropriate public agencies.

I. Additional Landscaping Standards for Industrial Properties

1. A 15-foot minimum to 25-foot maximum landscaped buffer area, as measured from the back of curb, shall be provided along perimeter streets.
2. A ten-foot minimum landscaped buffer area, as measured from the edge of paving, shall be provided along internal streets.
3. Side and rear bufferyards around a property shall be at least 20 feet in width.
4. The buffer areas along perimeter streets shall be planted with trees selected from the recommended species of evergreen trees found in Appendix 3, Table A-3(d) of the *Prince George's County Landscape Manual*. Evergreen trees must be at least six feet in height at the time of planting and must be placed between eight feet minimum and 12 feet maximum on center. Trees may be placed in a double staggered row, so long as the center line of each tree within the triangular grouping is between eight and 12 feet apart.
5. The buffer areas along internal streets shall be planted with evergreen trees recommended from the *Prince George's County Landscape Manual.* These trees must be at least six feet in height at the time of planting, but may be placed between 12 feet minimum and 16 feet maximum on center around the edges of a property instead of eight feet minimum to 12 feet maximum. Trees may be placed in a double staggered row, so long as the center line of each tree within the triangular grouping is between 12 and 16 feet apart.
6. Side and rear bufferyards shall be planted with the recommended evergreen trees from the *Prince George's County Landscape Manual.* These trees shall be at least six feet at the time of planting and shall be spaced between 12 feet minimum and 16 feet maximum on center. Trees may be placed in a double staggered row, so long as the center line of each tree within the triangular grouping is between 12 and 16 feet apart.
7. In addition to evergreen trees, shrubs may be provided along perimeter streets, internal streets, and bufferyard areas. If provided, shrubs should be between two to five feet in height at the time of planting and should be placed in tightly spaced groupings of at least three plants (five feet on center). The shrubs should be either evergreen, or if deciduous, have a dense, twiggy growth habit for winter screening and an attractive year-round appearance. Along perimeter streets, every fifth tree may be replaced by a grouping of shrubs, so long as the shrubs are at least four feet in height and do not expose open truck and/or open storage facilities. On an internal street and bufferyard area, every third tree may be replaced by a grouping of shrubs, so long as the shrubs are at least four feet in height.
8. Landscaped berms may be allowed along internal street edges or the side and/or rear bufferyard of a property in order to conceal uses within that property from adjacent public rights-of way and/or properties.

Parking and Loading Standards and Guidelines

Intent

Surface parking lots and structures must be provided to satisfy parking demand and should be strategically located to minimize their visual impact on the urban environment.

A. General

1. The minimum surface parking spaces shall be 80 percent of the minimum required parking and



Attached garage tucked behind principal building.



Parking lot with landscaped strip between bays.

loading as stated by Section 27-568(a) of Part 11 of the Zoning Ordinance.

2. The maximum number of surface parking spaces shall be equal to the minimum required by parking and loading as stated by Section 27-568(a) of Part 11 of the Zoning Ordinance.
3. The maximum number of structured parking shall be equal to 115 percent of the minimum required by parking and loading as stated by Section 27-568(a) of Part 11 of the Zoning Ordinance.
4. Buildings must meet the frontage occupancy requirements for the perimeter of a block when considering the parking requirements.
5. All private residential parking (non-multifamily) shall be located at the rear or side of the principal building on a lot in an attached or detached garage, carport, or on a parking pad, and shall be accessed from a landscaped driveway, side street, or alley. Residential garages or carports must be recessed a minimum of six feet from the front building façade of the principal building on the lot.
6. Parking pads or tandem parking spaces in private residential areas must not block clear pedestrian passage along the adjacent right-of-way.
7. If possible, surface parking lots, structured parking, and loading areas shall be located on the interior of the block or at the rear of the property in the case of commercial, mixed-use, and institutional uses, and shall be accessed from a side street, alley, or entrance drive aisle.
8. In industrial areas, surface parking lots may be located on the side of a primary building, so long as the parking lot does not exceed one parking bay and the property is not located along a primary mixed-use street.
9. Cross-access easements between surface parking lots shall be encouraged.
10. Parking lots and structured parking shall not dominate the streetscape, obscure building frontages, endanger pedestrians, or overwhelm the visual environment. Curb cuts should be reduced to minimize potential pedestrian/vehicular conflict. When possible, there shall be one curb cut per block.

B. Surface Parking Lots

1. Surface parking lots shall be set back from the rear façade of nonresidential, mixed-use, or commercial structures in order to accommodate a landscape planting buffer adjacent to the building and five-foot wide walkway adjacent to the parking.
2. A 10-foot wide by 18-foot deep landscaped island with shade trees must be provided a maximum of every ten parking spaces.
3. Surface parking lots with more than two bays of parking shall be divided by a continuous landscaped strip at least ten feet in width between the third and fourth bays to accommodate shade trees and other landscape elements.



Parking structure with liner retail in the base.



Trash enclosure within a surface parking lot.

Where possible and appropriate, landscaping strips should be greater than ten feet to provide for bio-swales.

4. Surface parking lots located on the side of a principal building must have screen walls behind the build-to line that connect to the principal building and conceal the parking from the adjacent public space. The walls must be between three and three and one-half feet in height and must consist of materials similar to the primary façade of the principal building. Additionally, appropriate landscaping should be provided in front of the wall. Chain link and chain link fences with privacy slats are prohibited as a screening material.

C. Structured Parking

1. A parking structure, adjacent to a street or other public space, shall be located at the build-to line and shall have retail/commercial liner uses on the first level fronting the street in order to create a continuous street wall along the sidewalk edge.
2. Parking structure façades visible from the street or other public spaces shall consist of high-quality materials. These façades shall mimic the architecture of the adjacent buildings. Parking structures located on corner lots shall provide street quality architectural façades on both the front and side streets.
3. Parking structures shall be between two and five stories in height, depending on the site where the garage is located. However, parking garages shall not exceed the height of the surrounding buildings.
4. When the siting of a parking structure creates a gap between the parking structure and the building it services, there shall be a minimum ten-foot-wide landscaped area between the two structures. The sides and rear of parking structures shall be screened from adjacent properties with coniferous plant material.

D. Loading and Service Areas

1. All loading and service areas must be located in the interior of a block behind buildings.
2. Dumpsters, exposed storage areas, machinery, service areas, truck loading areas, utility buildings, air conditioning units, and other similar structures shall be screened from the view of neighboring properties and streets with walls made of the same materials, color, or style as the primary building on the lot or parcel. Additionally, landscaping must also be provided around the perimeter of the loading yard.
3. Utility areas separated from the primary building on a lot or parcel shall be enclosed by a six-foot high solid wall or fence constructed with materials compatible to the primary building.
4. The front of enclosures shall have steel swing gates for vehicular service access. A separate pedestrian gate must also be provided.

5. A wooden trash enclosure is not permitted.

E. Open Storage in Industrial Areas

Open storage, within 20 feet of the inside portion of a screening wall and/or fence for a property, may not extend above the screening wall/fence.

F. Driveways in Industrial Areas

Driveways and curb cuts to properties must be constructed of permeable or nonpermeable paving material, such as asphalt or concrete. Gravel driveway and curb cuts are not permitted.