SOUTHERN GREEN LINE METRO STATION AREA
SECTIONAL MAP AMENDMENT ("SMA")
(CR-10-2014)

DEVELOPMENT DISTRICT OVERLAY ZONE ("DDOZ")
M-U-TC USE TABLE**

****NOTE**: THIS USE TABLE REFLECTS ADDITIONS, MODIFICATIONS, AND ASSOCIATED CORRECTIONS PURSUANT TO THE ADOPTION OF CR-10-2014 BY THE DISTRICT COUNCIL.

TABLE OF USES FOR THE M-U-TC ZONE

Uses permitted.

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

(1) The letter "P" indicates that the use is permitted in the zone indicated.

(2) The letter "P*" indicates that the use is permitted, but subject to the general special exception standards in Section 27-317(a)(1), (4), (5), and (6) and conforms to the recommendations of this preliminary sector plan.

(3) The letters "SE" indicate that the use is permitted, subject to the approval of a Special Exception in accordance with Part 4 of this Subtitle.

(4) The letters "PA" indicate that the use is permitted, subject to the following:

(A) There shall be no entrances to the use directly from outside the building;

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

(C) The use is secondary to the primary use of the building;

(5) The letters "PB" indicate that the use is permitted, subject to the following:

(A) The use shall be related to, dependent on, and secondary to a principal use on the premises;

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

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

(D) The floor area of any building (and the land area occupied by any structure other than a building) devoted to the use shall not exceed an area equal to forty-five percent (45%) of the gross floor area of the building within which the principal use is located.

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

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

(8) All uses not listed are prohibited.

(9) Whenever the table refers to an allowed use, that use is either permitted (P), permitted but subject to certain general special exception standards (P*), permitted by Special Exception (SE), permitted by Special Permit (SP), or permitted as a (PA) or (PB) use, as accordingly listed in the zone in which it is allowed.

(CB-23-1988; CB-2-1994)

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(CR-10-2014)

DEVELOPMENT DISTRICT OVERLAY ZONE ("DDOZ")
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TABLE OF USES

USE	ZONE		
	M-U-TC IN ZO	M-U-TC IN DDOZ	M-U-TC WITHIN ½ MILE OF METRO
(1) COMMERCIAL:			
(A) Eating or Drinking Establishments:			
Drive-in restaurant	SE	P*	P*
Fast-food restaurant:			
(i) Within a wholly enclosed shopping mall, or department, variety, or drug store	P	P	P
(ii) Within an office building	P	P	P
(iii) Within a hotel	P	P	P
(iv) All others	SE	P*	P*
Other than a drive-in or fast-food restaurant (which may include incidental carry out service, except where specifically prohibited):			
(i) Without entertainment (of any sort) other than music, and no patron dancing	P	P	P
(ii) Within an office building	P	P	P
(iii) Accessory to an allowed use	P	P	P
(iv) All others	SE	P*	P*
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:			
Gas station	SE	P*	X
Incidental automobile service in a parking garage	SE	P*	X
Vehicle lubrication or tune-up facility, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage	SE	P*	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[2] (CB-26-2002)	SE	P*	X
Vehicle, boat, or camping trailer rental:			
(i) If existing prior to the adoption date of the M-U-TC Zone	SP	SP	SP
(ii) All others	SE	P*	P*
Vehicle parts or tire store including installation facilities, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage	SE	P*	X

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USE	ZONE		
	M-U-TC IN ZO	M-U-TC IN DDOZ	M-U-TC WITHIN ½ MILE OF METRO
Vehicle parts or tire store without installation facilities	P	P	P
(C) Offices:			
Bank, savings and loan association, or other savings or lending institution:			
(i) Automatic teller machine, only	SP	SP	SP
(ii) All others	P	P	P
Check cashing business (CB-23-2009)	SE[4]	X	X
Office accessory to an allowed use	P	P	P
Office of a medical practitioner or medical clinic (which may include an accessory private spa)	P	P	P
Office, except as otherwise provided	P	P	P
(D) Services:			
Animal hospital, animal training, kennel	SE	P*	P*
Artist's studio	P	P	P
Barber or beauty shop	P	P[(iii)]	P[(iii)]
Bicycle repair shop:			
(i) Nonmotorized only	P	P	P
(ii) All others	SE	P*	P*
Blacksmith shop	P	P	P
Blueprinting, photostating, or other photocopy establishment	P	P	P
Catering establishment:			
(i) Accessory to an allowed use	P	P[(i)]	P[(i)]
(ii) With a retail component	P	P[(i)]	P[(i)]
(iii) All others	SE	P*[(i)]	P*[(i)]
Data processing	P	P	P
Dry cleaning or laundry pickup station	P	P	P
Dry cleaning store or plant:			
(i) Retail	P	P	P
(ii) Wholesale (may include retail service)	X	X	X
Electric or gas appliances, radio, or television repair shop	P	P	P

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USE	ZONE		
	M-U-TC IN ZO	M-U-TC IN DDOZ	M-U-TC WITHIN ½ MILE OF METRO
Employment agency	P	P	P
Fortune telling	SE	P*	P*
Funeral parlor, undertaking establishment	SP	SP	SP
Household appliance or furniture repair shop	P	P	P
Key or locksmith shop	P	P	P
Laboratory	P	P	P
Laundromat	SP	SP	SP
Laundry store or plant:			
(i) Retail	P	P	P
(ii) Wholesale (may include retail service)	X	X	X
Lawn mower repair shop, provided all repairs are performed within a wholly enclosed building	SP	SP	SP
Machine shop accessory to an allowed use	SP[1]	SP	SP
Massage establishment	SE	P*	P*
Newspaper publishing establishment	SE	P*	P*
Pet grooming shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor	P	P	P
Photography studio or darkroom	P	P	P
Pizza delivery service, limited to off-premises delivery with no eat-in, drive-in, or carry-out service	P	P	P
Printing shop:			
(i) Less than 2,000 square feet	P	P	P
(ii) 2,000 square feet or greater	SP	SP	SP
Sauna or steam bath	PB	PB	PB
Shoe repair shop	P	P	P
Tailor or dressmaking shop (may include incidental dyeing and pressing allowed as a "PB" use)	P	P	P
Travel bureau	P	P	P
Upholstery shop	P	P	P
Veterinarian's office:			

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USE	ZONE		
	M-U-TC IN ZO	M-U-TC IN DDOZ	M-U-TC WITHIN ½ MILE OF METRO
(i) Outpatient	P	P	P
(ii) Inpatient	PB	PB	PB
Watch or jewelry repair shop	P	P	P
(E) Trade (Generally Retail):			
Arts, crafts, and hobby supply store	P	P	P
Bakery products, wholesale (must include retail sales)	P	P	P
Bicycle (sales) shop:			
(i) Nonmotorized, only	P	P	P
(ii) All others	SE	P*	P*
Book (except adult bookstore), camera, gift, jewelry, music, souvenir, or other specialty store not specifically listed	P	P	P
Bottled gas sales:			
(i) Accessory to an allowed use	P	P	P
(ii) All others	SE	P*	P*
Building supply store:			
(i) Wholly enclosed, except for nursery stock	P	P	X
(ii) With outdoor storage on not more than 50% of the lot, provided it is enclosed by a slightly opaque wall or fence at least 8 feet high	SE	P*	X
Bulk retailing of products allowed to be sold in a M-U-TC Zone	P	P	P
Carpet or floor covering store	P	P	P
Clothing, dry goods, millinery, or shoe store	P	P	P
Confectioner:			
(i) Retail	P	P	P
(ii) Wholesale	PB	PB	X
Department or variety store	P	P[ii]	P[ii]
Drug store	P	P	P
Florist shop	P	P	P
Food or beverage goods preparation on the premises of a food or beverage store for retail or wholesale sales	PB	PB	PB
Food or beverage store, excluding liquor stores	P	P	P

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USE	ZONE		
	M-U-TC IN ZO	M-U-TC IN DDOZ	M-U-TC WITHIN ½ MILE OF METRO
Garden supplies store, floricultural or horticultural nursery, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees:			
(i) Less than 3,000 square feet	SP	SP	SP
(ii) 3,000 square feet or greater	SE	P*	P*
Hardware store	P	P	P
Household appliance or furniture store	P	P	P
Lawn mower (sales) store	P	P	P
Liquor stores	SP	X	X
Newspaper, magazine, or tobacco shop	P	P	P
Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees:			
(i) Less than 3,000 square feet	SP	SP	SP
(ii) 3,000 square feet or greater	SE	P*	P*
Outdoor display of merchandise for sale (except as otherwise specified) and excluding merchandise displayed on gasoline pump islands associated with gas stations which is allowed:			
(i) Not more than 6 feet from main building (subject to Section 27-388)	P	P	P
(ii) More than 6 feet from main buildings (subject to Section 27-388)	SE	P*	P*
Paint or wall covering store	P	P	P
Pet (sales) shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor; may include the sale of pet feed and supplies	P	P	P
Retail shop or store (not listed) similar to one permitted (P)	P	P[(ii)]	P[(ii)]
Seafood market	P	P	P
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P
Sporting goods shop, which may include marine equipment and supplies	P	P	P
Stationery or office supply store which may include the sale of furniture or business machines	P	P	P
Swimming pool or spa sales and service (excluding outdoor display)	P	P	P
Toy store	P	P	P
Video game or tape store	P	P	P

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USE	ZONE		
	M-U-TC IN ZO	M-U-TC IN DDOZ	M-U-TC WITHIN ½ MILE OF METRO
(2) INSTITUTIONAL/EDUCATIONAL:			
Adult day care center	SP	SP	SP
Church or similar place of worship, convent, or monastery	SP	SP	SP
Day care center for children:			
(A) In accordance with Section 27-464.02(a)(1)(A)	P	P	P
(B) All others	SP	SP	SP
Hospital (may include a private spa)	SE	P*	P*
Nursing or care home (may include a private spa)	SE	P*	P*
School, Private:			
(A) Driving school, automobile only	P	P	P
(B) For artistic instruction (including a studio)	P	P	P
(C) Of business or trade, where the business or trade is permitted (P) in the respective zone	P	P	P
(D) Of business or trade, where the business or trade is permitted by Special Exception (SE) in the respective zone	SE	P*	P*
(E) Tutoring establishment	P	P	P
(F) Private schools, subject to Section 27-463	P	P	P
(G) All others	SE	P*	P*
(3) MISCELLANEOUS:			
Accessory structures and uses, except as otherwise provided	P	P	P
Adaptive reuse of a surplus public school, when not otherwise allowed	SE	P*	P*
Adaptive use of a Historic Site, when not otherwise allowed	SE	P*	P*
Auction house	SP	SP	SP
Carpentry, cabinet making, or other woodworking shop:			
(A) Accessory to an allowed use	P	P	P
(B) All others	SP	SP	SP
Cemetery or crematory:			
(A) Cemetery, accessory to a church, convent, or monastery	SP	SP	X
(B) All others	X	X	X

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USE	ZONE		
	M-U-TC IN ZO	M-U-TC IN DDOZ	M-U-TC WITHIN ½ MILE OF METRO
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	P
(B) With outdoor storage of materials, located only in a side or rear yard; enclosed by a sightly, opaque wall or fence at least 8 feet high; with no storing of material higher than the fence; but excluding the use or outdoor storage of earthmoving or other heavy equipment, or outdoor storage of machinery	X	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	X	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	P
(B) All others	X	X	X
Rental of any merchandise allowed to be sold in the zone:			
(A) If the merchandise sold is permitted by SP	SP	SP	SP
(B) If the merchandise sold is permitted by SE	SE	P*	P*
(C) If the merchandise sold is permitted by right	P	P	P
Sign, in accordance with an approved Development Plan	P	P	P
Storage, wholly enclosed, accessory to an allowed use	P	P	P
Wholesaling of products incidental to the retail sales of the products on the premises	PB	PB	X
(4) PUBLIC/QUASI PUBLIC:			
Community building, except as otherwise provided	P	P	P
Library, private	P	P	P
Post Office	P	P	P
Public building and use, except as otherwise prohibited	P	P	P
Voluntary fire, ambulance, or rescue station[3] (CB-70-2008)	P	P	P
(5) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:			
Amusement arcade	SE	P*	P*

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USE	ZONE		
	M-U-TC IN ZO	M-U-TC IN DDOZ	M-U-TC WITHIN ½ MILE OF METRO
Archery or baseball batting range	SP	SP	SP
Auditorium	P	P[(i)]	P[(i)]
Billiard or pool parlor	SE	P*	P*
Bowling alley	SE	P*	P*
Carnival, circus, fair or similar use, not exceeding seventeen (17) days duration and located at least 250 feet from any dwelling, as a temporary use in accordance with Sections 27-260 and 27-261	SP	SP	SP
Club or lodge (private, nonprofit) except as otherwise provided	SP	SP[(i)]	SP[(i)]
Employees' recreational facilities (private, nonprofit) accessory to an allowed use	P	P	P
Miniature golf course	SP	SP	SP
Museum, aquarium, art gallery, cultural center, or similar facility	P	P	P
Park or playground	P	P	P
Performance arts center, in accordance with Section 27-548.01.03 (CB-12-2001)	SP	SP	SP
Recreational or entertainment establishment of a commercial nature, if not otherwise specified	SE	P*[(i)]	P*[(i)]
Reducing/exercise salon or health club	P	P	P
Rifle, pistol, or skeet shooting range:			
(A) Indoor	SE	P*	P*
(B) Outdoor	X	X	X
Skating rink	SP	SP	SP
Spa (community)	PB	PB	PB
Spa (private), accessory to an allowed dwelling unit	P	P	P
Spa (public):			
(A) Accessory to a hotel or motel	P	P	P
(B) Accessory to a reducing/exercise salon or health club	PB	PB	PB
(C) Accessory to a commercial swimming pool	PB	PB	PB
(D) Unrestricted	SE	P*	P*
Swimming pool:			
(A) Accessory to a hotel or motel	P	P	P

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	M-U-TC IN ZO	M-U-TC IN DDOZ	M-U-TC WITHIN ½ MILE OF METRO
(B) Community	SP	SP	SP
(C) Indoor	SP	SP	SP
(D) Private, accessory to an allowed one-family detached dwelling	P	P	P
(E) All others	SE	P*	P*
Tennis, basketball, handball, or similar court:			
(A) Indoor (within a permanent wholly enclosed building)	P	P	P
(B) Outdoor	SP	SP	SP
(C) With a temporary removable cover (bubble)	SP	SP	SP
Theatre:			
(A) Indoor	P	P	P
(B) Outdoor	SE	P*	P*
(C) Drive-in	X	X	X
(6) RESIDENTIAL/LODGING:			
Apartment housing for the elderly or physically handicapped	SP	SP	SP
Artists' residential studios, in accordance with Section 27-548.01.03 (CB-12-2001)	SP	SP	SP
Country Inn	SP	SP	SP
Dwelling, provided that it was legally erected prior to the date upon which the property was classified in the M-U-TC Zone, or was legally erected in the M-U-TC Zone under prior regulations	P	P	P
Dwelling unit:			
(A) Within a building containing commercial uses on the first floor	P	P	P
(B) All others	SP	SP	SP
Hotel or motel	SE	P*	P*
Tourist Home	SP	SP	SP
(7) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:			
Helistop	SE	P*	P*
Broadcasting studio (without tower)	P	P	P
Bus station or terminal	SE	P*	P

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USE	ZONE		
	M-U-TC IN ZO	M-U-TC IN DDOZ	M-U-TC WITHIN ½ MILE OF METRO
Parking garage, commercial	SP	SP	SP
Parking lot, commercial:			
(A) With shuttle service to Metro, MARC, or similar mass transit service	SP	SP	SP
(B) All others	SE	P*	P*
Parking of vehicles accessory to an allowed use	P	P	P
Public utility use or structure	P	P	P
Satellite dish antenna, in accordance with Section 27-541.02:			
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P	P
(B) More than 10 feet in diameter to serve only 1 dwelling	SE	P*	P*
(C) All others	P	P	P
Taxicab dispatching station:			
(A) Without cab storage, repair, or servicing	P	P	P
(B) With cab storage	SE	P	X
(C) With cab repair or servicing within a wholly enclosed building	X	X	X
Taxicab stand	P	P	P
Telegraph or messenger service	P	P	P
Tower, pole, or antenna (electronic, radio, or television, transmitting or receiving), except a satellite dish antenna:			
(A) Freestanding for commercial or noncommercial purposes, not exceeding 100 feet above ground level	P	P	P
(B) Freestanding for commercial or noncommercial purposes, exceeding 100 feet above ground level	SE	P*	P*
(C) Attached to a roof for commercial purposes, not exceeding 40 feet above the height of the building	P	P	P
(D) Attached to a roof for commercial purposes, exceeding 40 feet above the height of the building (CB-123-1994)	SP	SP	SP

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1 The gross floor area shall not exceed 25% of the gross floor area of the building within which this accessory use is located.

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

3 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)

4 Businesses with a valid state license for check cashing issued prior to September 1, 2009 may continue as a matter of right and shall not be deemed nonconforming, regardless of a change in tenancy or ownership of the check cashing business.
(CB-23-2009; CB-106-2012)

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FOOTNOTES TO THE SOUTHERN GREEN LINE DDOZ TABLE OF USES FOR THE MIXED USE TOWN CENTER ZONE

(i) Except for a "**Banquet hall**," which shall be defined for purposes of this DDOZ as "an establishment that is used regularly for serving food or beverages to groups that, in advance of the event, have reserved the facility for banquets or meetings, to which the general public is not admitted, and for which no admission charge is imposed at the door," unless as an ancillary or accessory use to a restaurant, tavern, hotel, or convention center, or as otherwise provided herein.

(ii) Except for a "**Beauty supply and accessories store**," which shall be defined for purposes of this DDOZ as "a cosmetology, beauty, or barbering supply establishment engaged in the sale of related goods and materials wholesale and/or retail," unless as an ancillary or accessory use, or as otherwise provided herein.

(iii) Except for a "**Nail salon**," which shall be defined for purposes of this DDOZ as "a use designated as North American Industry Classification System ('NAICS') No. 812113," unless as an ancillary or accessory use, or as otherwise provided herein.