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DIVISION 27-3    ZONES AND ZONE REGULATIONS

Sec. 27-3.100    General Provisions

27-3.101.    Compliance with Zone Standards

Land in the County shall not be developed except in accordance with the zone regulations of this article and all other regulations of this Ordinance—including, but not limited to: Division 27-4: Use Regulations, and Division 27-5: Development Standards.

27-3.102.    Establishment of Zones

Table 27-3.102, Establishment of Zones, sets out the zones established by this Ordinance. The boundaries of each of the zones are identified on the Zone Map.

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<td>AR: Agricultural-Residential Zone</td>
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<td>RE: Residential Estate Zone</td>
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<td>RR: Rural Residential Zone</td>
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<td>NAC: Neighborhood Activity Center Zone</td>
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<td>TAC: Town Activity Center Zone</td>
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<td>LTO: Local Transit-Oriented Zone</td>
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| Planned Development Zones               |
| RTO-H: Regional Transit-Oriented – High Intensity Zone |
| Nonresidential Base Zones               |
| NC: Neighborhood Commercial Zone        |
| GCO: General Commercial and Office Zone  |
| SC: Service Commercial Zone             |
| IE: Industrial/Employment Zone          |
| HI: Heavy Industrial Zone               |

| Other Planned Development Zones         |
| MU-PD: Mixed-Use Planned Development Zone |
| IE-PD: Industrial/Employment Planned Development Zone |

| Overlay Zones                           |
| Chesapeake Bay Critical Area Overlay Zones |
| RCO: Resource Conservation Overlay Zone |
| LDO: Limited Development Overlay Zone    |
| IDO: Intense Development Overlay Zone    |
| Aviation Policy Area Overlay Zones       |
| APA-1: Runway Protection Zone            |
| APA-2: Inner Safety Zone                 |
| APA-3S: Small Airport Inner Turning Area Zone |
| APA-3M: Medium Airport Inner Turning Area Zone |
| APA-4: Outer Safety Zone                 |
| APA-5: Sideline Safety Zone              |
| APA-6: Traffic Pattern Area Zone         |

| Other Overlay Zones                     |
| NCO: Neighborhood Conservation Overlay Zone |

27-3.103.    Classification of Zones

This Ordinance generally classifies land in the County in one of a number of base zones. There are four general classifications of base zones: Residential, Agricultural, Commercial, and Industrial.
 zones in this Ordinance: Agricultural and Open Space Zones; Residential Zones; Transit-Oriented/Activity Center Base Zones; and Nonresidential Base Zones. Land may be reclassified (rezoned) to one of the other base zones, to one of the several planned development zones, or to one or more types of overlay zones. Land shall be classified or reclassified into a zone only in accordance with the procedures and requirements set forth in Sec. 27-2.303, Ordinance Amendment.

27-3.104. Relationships Between Base and Overlay Zones

Standards governing development in an overlay zone shall apply in addition to or instead of the standards governing development in the underlying base zone or a planned development zone. Overlay zones may also provide a more flexible alternative to base zone standards. If the regulations governing an overlay zone expressly conflict with those governing an underlying base zone, the regulations governing the overlay zone shall control. If land is classified into multiple overlay zones and the regulations governing one overlay zone expressly conflict with those governing another overlay zone, the more restrictive regulations shall apply.

27-3.105. Relationships Between Base and Planned Development Zones

In certain instances, a landowner may request and the District Council may approve the reclassification of a base zone to a planned development zone. Generally, the planned development zone allows more flexibility in the establishment of form, development, and design standards for development in the zone in return for more innovative and higher quality development, and well as the provision of public benefits. In addition, the regulations controlling development of a planned development zone is subject to a Basic Plan for development of the site, as well as Conditions of Approval.

27-3.106. Organization of Zone Regulations

Zones may be base zones, planned development zones, or overlay zones. The regulations for each type of zone are organized as described below.

A. Base Zones

1. Regulations for each base zone consist of subsections that:
   a. State the purpose of the zone;
   b. Set out the intensity and dimensional standards applicable in the zone;
   c. Reference: potentially relevant development review procedures in Division 27-2; the principal, accessory, and temporary use tables and associated use-specific standards in Division 27-4; the development standards in Division 27-5; and any district-specific modifications of those standards; and
   d. Set out any zone-specific modifications of use regulations and development standards.

2. Regulations for each base zone also include:
   a. A bird’s eye view drawing of a development representative of the zone’s physical character;
   b. Photographs of building forms typical in the zone; and
   c. Perspective illustrations showing how the zone’s intensity and dimensional standards apply to typical lot patterns and building forms.
These graphics are intended to illustrate the general character of the zone and do not necessarily reflect all the standards that may apply to a particular development.

B. Planned Development Zones

1. Regulations for the planned development zones set forth general provisions describing the general purpose of the planned development zones and general standards applicable to all planned development zones, followed by sections that specify standards applicable in each type of planned development zone.

2. Regulations for each type of planned development zone consist of subsections that:
   a. State the purpose of the zone;
   b. Reference the principal, accessory, and temporary use tables that apply, and associated use-specific standards in Division 27-4;
   c. Identify the intensity and dimensional standards that are applicable in the zone or are to be addressed in the PD Plan and PD Agreement for the zone; and
   d. Identify development standards to be addressed in the PD Plan and Conditions of Approval, and the means of modifying them (e.g., through an Alternative Landscaping Plan).

C. Overlay Zones

Regulations for the various overlay zones vary substantially in scope and detail, and thus vary in their organization. Regulations for each overlay zone set out the purpose of the zone and generally include standards that supplement those applied by the underlying base zone, though some overlay zones include requirements that modify or supersede standards otherwise applied by the underlying base zone.

Sec. 27-3.200 Base Zones

27-3.201 Agricultural and Open Space Base Zones

A. General Purposes of Agricultural and Open Space Base Zones

The rural and agricultural zones established in this section are intended to maintain the rural and agricultural character and protect ecological heritage and environmentally sensitive lands of certain areas in the County. More specifically, the agricultural and open space zones are intended to:

1. Support and provide lands for agricultural, forestry, agri-business, agritourism, agricultural support, and related uses important to the County's economy and the character of the County's agricultural and open space zones;

2. Preserve and protect the County's important natural resources, environmentally sensitive lands, and ecological heritage lands, while providing for their use and enjoyment;

3. Encourage agri-business and tourism uses such as equestrian centers and boarding facilities, boutique or unique agri-business, farmers' markets, retreat and training facilities, camps, heritage and rural tourism destinations, and bed and breakfast inns, and ensure they are compatible with the agricultural and open space character established in the zones;

4. Promote the use of conservation subdivisions as the preferred means of accommodating very low and low-
density single-family development that preserves open space consistent with the agricultural and open space character of the zones;

5. Ensure open spaces are designed to maximize preservation and protection of important natural and agricultural resources, to facilitate stormwater management and protect water quality, to maximize residents’ exposure to open space, to maintain the visual character of scenic roads, to promote rehabilitation of degraded habitats, and protect ongoing agricultural activities and prime agricultural lands; and

6. Provide and maintain infrastructure at levels of service that are compatible with the character and needs of the agricultural and open space zones.

B. Established Rural and Agricultural Base Zones

The agricultural and open space base zones established by this Ordinance are:

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<td><strong>AR</strong>: Agricultural-Residential Zone</td>
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C. Public Land (PL) Zone

1. Purpose

The purpose of the Public Land (PL) Zone is to provide lands that support and maintain the primary use of land for the preservation and protection of significant environmental features and functions. More specifically, the intent of the zone is to:

- Preserve and protect the County’s important natural resources and ecological heritage lands while providing for their use and enjoyment;
- Ensure any new development is designed and laid out in ways that are compatible with preservation and protection of ecological heritage lands and other significant environmental features and functions.
- Ensure the infrastructure provided in the zone is consistent with its rural and open character.

Development allowed in the PL Zone includes recreation and entertainment, visitor accommodation, resource extraction (under limited conditions), and supporting public facilities, consistent with the zone’s primary purpose of preserving significant environmental features and maintaining the open and rural character. Single-family detached dwellings and limited group living uses are permitted to accommodate existing households.

2. Use Standards

See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.
### 27-3.201.C Public Land (PL) Zone

#### Intensity and Dimensional Standards

<table>
<thead>
<tr>
<th>Standard</th>
<th>Single-Family Detached Dwelling</th>
<th>Other Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density, max. (du/ac of net lot area)</td>
<td>0.05</td>
<td>n/a</td>
</tr>
<tr>
<td>Net lot area, min. (ac) [2]</td>
<td>20.00†</td>
<td>20.00</td>
</tr>
<tr>
<td>Lot width, min. (ft) [3]</td>
<td>300</td>
<td>300</td>
</tr>
<tr>
<td>Lot coverage, max. (% of net lot area)</td>
<td>2</td>
<td>10</td>
</tr>
<tr>
<td>Front yard depth, min. (ft)</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Side yard depth, min. (ft) [3]</td>
<td>20†</td>
<td>20</td>
</tr>
<tr>
<td>Rear yard depth, min. (ft)</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Principal structure height, maximum (ft) [3]</td>
<td>35</td>
<td>35</td>
</tr>
</tbody>
</table>

**NOTES:**
- du/ac = dwelling units per acre; sf = square feet; ft = feet
- [1] See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.
- [2] Not applicable to land in public ownership.
- [3] On corner lot, min. side yard depth alongside street = 50 ft.

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Prince George’s County, Maryland  
Public Review Draft | October 2015
Division 27-3 Zones and Zone Regulations
Sec. 27-3.200 Base Zones
27-3.201 Agricultural and Open Space Base Zones
27-3.201.C Public Land (PL) Zone

4. References to Other Standards

<table>
<thead>
<tr>
<th>Sec.</th>
<th>Standards and Requirements for Development Applications</th>
<th>Sec.</th>
<th>Off-Street Parking and Loading</th>
<th>Sec.</th>
<th>Mixed-Use and Nonresidential Form and Design</th>
</tr>
</thead>
<tbody>
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<td>Open Space</td>
<td>27-5.1000</td>
<td>Neighborhood Compatibility</td>
</tr>
<tr>
<td>27-3.400</td>
<td>Overlay Zones</td>
<td>27-5.400</td>
<td>Landscaping</td>
<td>27-5.1100</td>
<td>Farmland Compatibility</td>
</tr>
<tr>
<td>27-4.201</td>
<td>Principal Uses</td>
<td>27-5.500</td>
<td>Fences and Walls</td>
<td>27-5.1200</td>
<td>Signage</td>
</tr>
<tr>
<td>27-4.300</td>
<td>Accessory Uses and Structures</td>
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<td>Exterior Lighting</td>
<td>27-5.1300</td>
<td>Sustainable/Green Development Practices</td>
</tr>
<tr>
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<td>Temporary Uses and Structures</td>
<td>27-5.700</td>
<td>Environmental Protections and Noise Controls</td>
<td>Division 27-6</td>
<td>Nonconformities</td>
</tr>
<tr>
<td>27-5.100</td>
<td>Roadway Design, Mobility, and Connectivity</td>
<td>27-5.800</td>
<td>Multifamily Form and Design</td>
<td>Division 27-8</td>
<td>Definitions</td>
</tr>
</tbody>
</table>

1 In the ERR (p. III-21), we recommended that the current Reserved Open Space (R-O-S) Zone be carried forward as is. After further discussions with staff, we now propose that the Public Land (PL) Zone replaces the R-O-S zone, and that it consists primarily of public land.
2 The purpose statement for the PL Zone reflects that part of the current R-O-S Zone addressing preservation and protection of the natural environment, modified to expand example uses.
3 This references the use standards that have been consolidated into Division 27-4: Use Regulations, in accordance with recommendations in the ERR. It also references any overlay zone regulations, which might modify the uses allowed in the zone.
4 This table incorporates, with simplifications and modifications, the standards for principal structures within the R-O-S Zone, contained in the multiple tables in current Sec. 27-442. Standards for accessory structures are contained in Sec. 27-4.303, General Standards for All Accessory Uses and Structures.
5 This note references provisions in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, that explain how the various intensity and dimensional standards are measured and that allow exceptions and variations to those standards. Such provisions, for example, would incorporate provisions explaining where lot width is measured, what is the front of a corner lot, and the current contextual front yard depth provisions in Note 1 to Table IV that allow yard depth to be reduced to match those along the same block face. They would also address height limit variations currently addressed as Notes to Table V, such as those for particular roof designs (Note 4) or slope conditions (Note 8).
6 Current net lot area standards for single-family dwellings include many variations depending on when the lot, or the subdivision including the lot, was created or approved. We propose that such “grandfather” provisions, where still needed, not be included in the intensity and dimensional standards table, but rather be addressed by general transition provisions in Sec. 27-1.800, Transitional Provisions.
7 Current lot width standards (Table III) include a smaller minimum (25 ft) along the lot’s street frontage, presumably to recognize pie-shaped lots at the end of cul-de-sacs or along substantially curved streets, or irregularly shaped parcels. Such accommodation is better addressed through a generic standard in proposed Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, clarifying that lot width is measured at minimum front yard depth, but providing for frontage width that is narrower.
8 Current standards (Table IV) require each side yard to be at least 20 ft deep and the total of both yard depths to be 40 ft. We propose simplifying this unnecessarily complicated standard, which results in no change.
9 See endnote 8.
10 Current height standards exempt public and quasi-public structures up to 120 ft high (Note 7 to Table V) and places of worship up to 180 ft high (Note 12 to Table V). Because staff indicates there is no real need for such exemptions, we propose eliminating them. Because there appears to be no real need for such exemptions, as they are rarely, if ever, used in the County, we propose eliminating them.
D. Agricultural – Large Lot (AL) Zone

1. **Purpose**

The purpose of the Agricultural – Large Lot (AL) Zone is to:

- Preserve and protect the County’s important natural resources and ecological heritage lands while providing for their use and enjoyment;
- Provide lands for agriculture and forestry;
- Accommodate low-density single-family detached dwellings on lots greater than 5 acres in area, or within conservation subdivisions that are designed to protect resources and be consistent with agriculture and forestry; and
- Accommodate other low-intensity development consistent with the General Plan and Area Master Plans (where relevant).

Development allowed in the AL Zone includes resource protection, agriculture and forestry, agriculture and forestry-support uses, single-family detached dwellings, animal care, group living, recreation and entertainment, visitor accommodation, resource extraction (under limited circumstances), and supporting public facilities, consistent with the zone’s open and rural character.

2. **Use Standards**

See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.
### 3. Intensity and Dimensional Standards

<table>
<thead>
<tr>
<th>Standard[1]</th>
<th>Single-Family Detached Dwelling</th>
<th>Other Uses</th>
<th>NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density, max. (du/ac of net lot area)</td>
<td>0.20</td>
<td>n/a</td>
<td>[1] See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.</td>
</tr>
<tr>
<td>Net lot area, min. (ac)</td>
<td>5.00</td>
<td>5.00</td>
<td></td>
</tr>
<tr>
<td><strong>1</strong> Lot width, min. (ft)</td>
<td>300</td>
<td>300[2]</td>
<td></td>
</tr>
<tr>
<td>Lot coverage, max. (% of net lot area)</td>
<td>5</td>
<td>10&quot;</td>
<td></td>
</tr>
<tr>
<td><strong>2</strong> Front yard depth, min. (ft)</td>
<td>50</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td><strong>3</strong> Side yard depth, min. (ft)</td>
<td>20</td>
<td>20&quot;</td>
<td></td>
</tr>
<tr>
<td><strong>4</strong> Rear yard depth, min. (ft)</td>
<td>20</td>
<td>20&quot;</td>
<td></td>
</tr>
<tr>
<td><strong>5</strong> Principal structure height, maximum (ft)</td>
<td>35</td>
<td>35</td>
<td></td>
</tr>
</tbody>
</table>

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Zoning Ordinance
27-3—11
4. **References to Other Standards**

<table>
<thead>
<tr>
<th>Sec. 27-2.200</th>
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<th>Sec. 27-5.200</th>
<th>Off-Street Parking and Loading</th>
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<td>Sec. 27-4.201</td>
<td>Principal Uses</td>
<td>Sec. 27-5.500</td>
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<td>Sec. 27-5.1300</td>
<td>Sustainable/Green Development Practices</td>
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<tr>
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<td>Temporary Uses and Structures</td>
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<td>Environmental Protections and Noise Controls</td>
<td>Division 27-6</td>
<td>Nonconformities</td>
</tr>
<tr>
<td>Sec. 27-5.100</td>
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<td>Sec. 27-5.800</td>
<td>Multifamily Form and Design</td>
<td>Division 27-8</td>
<td>Definitions</td>
</tr>
</tbody>
</table>

---

1. As discussed in the ERR (p. III 21), we recommend the current Open Space (OS) Zone be carried forward as is. After further discussions with staff, we now propose that the Agricultural-Large Lot (AL) Zone be established in its place, which builds on the OS Zone. It purposes are to preserve and protect the County’s important natural resources and ecological heritage lands while providing for their use and enjoyment; to provide lands for agriculture and forestry; and to accommodate low-density single-family detached dwellings on lots greater than 5 acres in area, or within conservation subdivisions that are designed to protect resources and be consistent with agriculture and forestry.

2. The purpose statement for the AL Zone reflects that of the current O-S Zone, modified to expand example uses.

3. This references the use standards that have been consolidated into Division 27-4: Use Regulations, in accordance with recommendations in the ERR. It also references any overlay zone regulations, which might modify the uses allowed in the zone.

4. This table incorporates, with simplifications and modifications, the standards for principal structures within the OS Zone, contained in the multiple tables in current Sec. 27-442. Standards for accessory structures are contained in Sec. 27-4.303, General Standards for All Accessory Uses and Structures.

5. This note references provisions in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, that explain how the various intensity and dimensional standards are measured and that allow exceptions and variations to those standards. Such provisions, for example, would incorporate provisions explaining where lot width is measured, what is the front of a corner lot, and the current contextual front yard depth provisions in Note 1 to Table IV (Yards) that allow yard depth to be reduced to match those along the same block face. They would also address height limit variations currently addressed as Notes to Table V (Building Height), such as those for particular roof designs (Note 4) or slope conditions (Note 8).

6. Current net lot area standards for single-family dwellings include many variations depending on when the lot, or the subdivision including the lot, was created or approved. We propose that such “grandfather” provisions, where still needed, not be included in the intensity and dimensional standards table, but rather be addressed by general transition provisions in Sec. 27-1.800, Transitional Provisions.

7. Current lot width standards (Table III) include a smaller minimum (25 ft) along the lot’s street frontage, presumably to recognize pie-shaped lots at the end of cul-de-sacs or along substantially curved streets, or irregularly shaped parcels. Such accommodation is better addressed through a generic standard in proposed Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, clarifying that lot width is measured at minimum front yard depth, but providing for frontage width that is narrower.

8. Current standards (Table II) establish a reduced maximum lot coverage (10%) for other uses within 2,500 ft of a drinking water reservoir. We propose addressing this more directly in Sec. 27-5.700, Environmental Protection and Noise Controls, as a limit on land disturbance within such a radius.

9. Current standards (Table IV) require each side yard to be at least 20 ft deep and the total of both yard depths to be 40 ft. We propose simplifying this unnecessarily complicated standard, which results in no change.

10. See endnote 9.

11. Current height standards exempt public and quasi-public structures up to 120 ft high (Note 7 to Table V) and places of worship up to 180 ft high (Note 12 to Table V). Because there appears to be no real need for such exemptions, as they are rarely, if ever, used in the County, we propose eliminating them.
E. **Agricultural-Residential (AR) Zone**

1. **Purpose**

   The purpose of the Agricultural Residential (AR) Zone is to provide lands to accommodate and maintain agricultural uses and low-density residential development, where agriculture is encouraged. This is accomplished in the zone by:

   - Providing for agriculture as a primary use;
   - Accommodating single-family detached dwellings on lots greater than or equal to 2 acres in area, or within conservation subdivisions that respect the natural features of the land and are designed to conform to the agricultural residential character of the zone; and
   - Accommodating other low-intensity development consistent with the General Plan and Area Master Plans (where relevant).

   Development allowed in the AR Zone includes agriculture and forestry, agriculture and forestry-support uses, single-family detached dwellings, animal care, group living, recreation and entertainment, visitor accommodation, resource extraction (under limited conditions), and supporting public facilities, consistent with the zone’s agricultural residential character.

2. **Use Standards**

   See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.
### 3. Intensity and Dimensional Standards[^1]

<table>
<thead>
<tr>
<th>Standard[^1]</th>
<th>Single-Family Detached Dwelling</th>
<th>Other Uses</th>
<th>NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet</th>
</tr>
</thead>
</table>
| Density, max. (du/ac of net lot area) | 0.50 | n/a | [1] See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.  
| Net lot area, min. (ac) | 2.00[^2] | 2.00 |  
| Lot width, min. (ft)[^3] | 150 | 150 |  
| Lot coverage, max. (% of net lot area) | 10 | 50[^7] |  
| Front yard depth, min. (ft) | 50 | 50 |  
| Rear yard depth, min. (ft) | 35 | 35 |  
| Principal structure height, maximum (ft)[^11] | 50 | 50[^12] |  

[^1]: See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.

[^2]: On corner lot, min. side yard depth alongside street = 50 ft.

[^3]: See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.

[^4]: See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.

[^5]: On corner lot, min. side yard depth alongside street = 50 ft.

[^6]: See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.

[^7]: See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.

[^8]: See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.

[^9]: See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.

[^10]: See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.

[^11]: See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.

[^12]: See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.
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<td>Overlay Zones</td>
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<td>Nonconformities</td>
</tr>
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<td>Roadway Design, Mobility, and Connectivity</td>
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<td>Multifamily Form and Design</td>
<td>Division 27-8</td>
<td>Definitions</td>
</tr>
</tbody>
</table>

1. As discussed in the ERR (p. III-21), this carries forward the current Residential-Agricultural (R-A) Zone, with the name modified to reflect a greater emphasis on agricultural production as an important use in the zone.

2. The purpose statement for the AR Zone reflects that of the current R-A Zone, modified to better emphasize retention of agriculture as a primary use.

3. This references the use standards that have been consolidated into Division 27-4: Use Regulations, in accordance with recommendations in the ERR. It also references any overlay zone regulations, which might modify the uses allowed in the zone.

4. This table incorporates, with simplifications and modifications, the standards for principal structures within the R-A Zone, contained in the multiple tables in current Sec. 27-442. Standards for accessory structures are contained in Sec. 27-4.303, General Standards for All Accessory Uses and Structures.

5. This Note references provisions in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, that explain how the various intensity and dimensional standards are measured and that allow exceptions and variations to those standards. Such provisions, for example, would incorporate provisions explaining where lot width is measured, what is the front of a corner lot, and the current contextual front yard depth provisions in Note 1 to Table IV (Yards) that allow yard depth to be reduced to match those along the same block face. They would also address height limit variations currently addressed as Notes to Table V (Building Height), such as those for particular roof designs (Note 4) or slope conditions (Note 8).

6. Current net lot area standards for single-family dwellings include many variations depending on when the lot, or the subdivision including the lot, was created or approved. We propose that such “grandfather” provisions, where still needed, not be included in the intensity and dimensional standards table, but rather be addressed by general transition provisions in Sec. 27-1.800, Transitional Provisions.

7. Current lot width standards (Table III) include a smaller minimum (25 ft) along the lot’s street frontage, presumably to recognize pie-shaped lots at the end of cul-de-sacs or along substantially curved streets. Such accommodation is better addressed through a generic standard in proposed Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, clarifying that lot width is measured at minimum front yard depth, but providing for frontage width that is narrower.

8. Current standards (Table II) establish a reduced maximum lot coverage (10%) for other uses within 2,500 ft of a drinking water reservoir. We propose addressing this more directly in Sec. 27-5.700, Environmental Protection and Noise Controls, as a limit on land disturbance within such a radius.

9. Current standards (Table IV) require each side yard to be at least 17 ft deep and the total of both yard depths to be 35 ft. We propose simplifying this unnecessarily complicated standard, which results in minimal change.

10. See endnote 9.

11. Current height standards exempt public and quasi-public structures up to 120 ft high (Note 7 to Table V) and places of worship up to 180 ft high (Note 12 to Table V). Because there appears to be no real need for such exemptions, as they are rarely, if ever, used in the County, we propose eliminating them.

12. Current standards (Note 12 to Table V) exempt all farm buildings from height limits. We recommend applying the current zone height limit to farm structures and identifying specific tall farm structures (e.g. silos) in 27-8.202.C, Exceptions to Maximum Structure Height.
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A. General Purposes of Residential Base Zones

The Residential base zones established in this section are intended to provide a comfortable, healthy, safe, and pleasant environment in which to live and recreate. More specifically, they are intended to:

1. Provide appropriately located lands for residential development that are consistent with the goals and policies of the General Plan;

2. Ensure adequate light, air, privacy, and open space for each dwelling, and protect residents from the negative effects of noise, excessive population density, traffic congestion, flooding, and other significant adverse environmental impacts;

3. Ensure protection from fires, explosions, toxic fumes and substances, and other public safety hazards;

4. Provide for residential housing choice, affordability, and diversity with varying housing densities, types, and designs, including accessory apartments;

5. Provide for safe and efficient vehicular, bicycle, and pedestrian access and circulation, and neighborhoods that promote multi-mode forms of mobility;

6. Provide for the public services and facilities needed to serve residential development;

7. Protect the existing character of lands in the residential zones from incompatible development;

8. Accommodate new infill development and redevelopment that is consistent with its context and the character of the residential zone in which it is located; and

9. Promote sustainable development in terms of energy efficiency and conservation, greenhouse gas reductions, food security, materials recycling, and similar sustainability goals.
B. Established Residential Base Zones

The residential base zones established by this Ordinance are:

<table>
<thead>
<tr>
<th>Table 27-3.202: Residential Base Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>RE: Residential Estate Zone</td>
</tr>
<tr>
<td>RR: Rural Residential Zone</td>
</tr>
<tr>
<td>SFR-4.6: Single-Family Residential-4.6 Zone</td>
</tr>
<tr>
<td>SFR-6.7: Single-Family Residential-6.7 Zone</td>
</tr>
<tr>
<td>SFR-A: Single Family Residential – Attached Zone</td>
</tr>
<tr>
<td>MFR-12: Multifamily Residential-12 Zone</td>
</tr>
<tr>
<td>MFR-20: Multifamily Residential-20 Zone</td>
</tr>
<tr>
<td>MFR-48: Multifamily Residential-48 Zone</td>
</tr>
</tbody>
</table>
C. Residential Estate (RE) Zone

1. Purpose

The purpose of the Residential Estate (RE) Zone is to provide lands that allow for low-density single-family detached dwellings on lots greater than 40,000 square feet in area that may be developed in conjunction with rural uses in the form of subdivisions that:

- Establish a rural estate character;
- Respect the natural features of the land; and
- Conserve open spaces.

Development allowed in the RE Zone includes single-family detached dwellings, agricultural uses, group living, animal care, community service, recreation and entertainment, visitor accommodation, and resource extraction uses consistent with the zone’s rural estate character; and supporting public facilities.

2. Use Standards

See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.
### Intensity and Dimensional Standards

<table>
<thead>
<tr>
<th>Standard[1]</th>
<th>Agricultural Use</th>
<th>Single-Family Detached Dwelling</th>
<th>Other Uses</th>
<th>NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density, max. (du/ac of net lot area)</td>
<td>n/a</td>
<td>1.08</td>
<td>n/a</td>
<td>[1] See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.</td>
</tr>
<tr>
<td>Net lot area, min.</td>
<td>2 ac[^2]</td>
<td>40,000 sf</td>
<td>40,000 sf</td>
<td></td>
</tr>
<tr>
<td>Lot width, min. (ft[^8])</td>
<td>50</td>
<td>120</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>Lot coverage, max. (% of net lot area)</td>
<td>20</td>
<td>20</td>
<td>60[^7]</td>
<td></td>
</tr>
<tr>
<td>Front yard depth, min. (ft[^13])</td>
<td>25</td>
<td>25</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>Rear yard depth, min. (ft)</td>
<td>25</td>
<td>25</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>Principal structure height, maximum (ft) [16]</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td></td>
</tr>
</tbody>
</table>

[^1]: See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.
[^2]: On corner lot, min. side yard depth alongside street = 25 ft.

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**Diagram:**

- **Single-Family Detached Dwellings and Agricultural and Other Uses**
- **1.** Lot width, min. (ft)
- **2.** Lot coverage, max. (% of net lot area)
- **3.** Front yard depth, min. (ft)
- **4.** Side yard depth, min. (ft)
- **5.** Rear yard depth, min. (ft)
- **6.** Principal structure height, maximum (ft)
4. References to Other Standards

<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Section</th>
<th>Title</th>
<th>Section</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sec. 27.2.200</td>
<td>Standard Review Procedures</td>
<td>Sec. 27.5.200</td>
<td>Off-Street Parking and Loading</td>
<td>Sec. 27.5.900</td>
<td>Mixed-Use and Nonresidential Form and Design</td>
</tr>
<tr>
<td>Sec. 27.2.300</td>
<td>Standards and Requirements for Development Applications</td>
<td>Sec. 27.5.300</td>
<td>Open Space</td>
<td>Sec. 27.5.1000</td>
<td>Neighborhood Compatibility</td>
</tr>
<tr>
<td>Sec. 27.3.400</td>
<td>Overlay Zones</td>
<td>Sec. 27.5.400</td>
<td>Landscaping</td>
<td>Sec. 27.5.1100</td>
<td>Farmland Compatibility</td>
</tr>
<tr>
<td>Sec. 27.4.201</td>
<td>Principal Uses</td>
<td>Sec. 27.5.500</td>
<td>Fences and Walls</td>
<td>Sec. 27.5.1200</td>
<td>Signage</td>
</tr>
<tr>
<td>Sec. 27.4.300</td>
<td>Accessory Uses and Structures</td>
<td>Sec. 27.5.600</td>
<td>Exterior Lighting</td>
<td>Sec. 27.5.1300</td>
<td>Sustainable/Green Development Practices</td>
</tr>
<tr>
<td>Sec. 27.4.400</td>
<td>Temporary Uses and Structures</td>
<td>Sec. 27.5.700</td>
<td>Environmental Protections and Noise Controls</td>
<td>Division 27-6</td>
<td>Nonconformities</td>
</tr>
<tr>
<td>Sec. 27.5.100</td>
<td>Roadway Design, Mobility, and Connectivity</td>
<td>Sec. 27.5.800</td>
<td>Multifamily Form and Design</td>
<td>Division 27-8</td>
<td>Definitions</td>
</tr>
</tbody>
</table>

1. As discussed in the ERR (p. III-22), this carries forward the current Residential Estate (R-E) Zone.
2. The purpose statement for the RE Zone reflects that of the current R-E Zone.
3. This references the use standards that have been consolidated into Division 27-4: Use Regulations, in accordance with recommendations in the ERR. It also references any overlay zone regulations, which might modify the uses allowed in the zone.
4. This table incorporates, with simplifications and modifications, the standards for principal structures within the R-E Zone, contained in the multiple tables in current Sec. 27-442. Standards for accessory structures are contained in Sec. 27-4.303, General Standards for All Accessory Uses and Structures.
5. This Note references provisions in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, that explain how the various intensity and dimensional standards are measured and that allow exceptions and variations to those standards. Such provisions, for example, would incorporate provisions explaining where lot width is measured, what is the front of a corner lot, and the current contextual front yard depth provisions in Note 1 to Table IV that allow yard depth to be reduced to match those along the same block face. They would also address height limit variations currently addressed as Notes to Table V, such as those for particular roof designs (Note 4) or slope conditions (Note 8).
6. Current standards do not include a special minimum lot area standard for agricultural uses. After discussions with staff, we propose such a 2-ac minimum—one that is greater than the 40,000 sf standard applicable to other uses, and matches that applicable in the AR Zone.
7. Current net lot area standards for single-family dwellings include many variations depending on when the lot, or the subdivision including the lot, was created or approved. We propose that such “grandfather” provisions, where still needed, not be included in the intensity and dimensional standards table, but rather be addressed by general transition provisions in Sec. 27-1.800, Transitional Provisions.
8. Current lot width standards (Table III) include a smaller minimum (50 ft) along the lot’s street frontage, presumably to recognize pie-shaped lots at the end of cul-de-sacs or along substantially curved streets. Such accommodation is better addressed through a generic standard in proposed Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, clarifying that lot width is measured at minimum front yard depth, but providing for frontage width that is narrower.
9. Although the proposed increase of the minimum lot area standard for agricultural uses would seem to call for a proportional increase in the minimum lot width applicable to such uses, we propose to retain the current 50 ft standard (Table I) in recognition that farm parcels tend to be more irregularly shaped than those created for other development, and thus a more flexible lot width standard is warranted.
10. Current standards (Note 19 to Table III) establish a minimum lot width of 150 ft for lots served by an individual well or sewerage system, and a 120 ft minimum for lots that are not. Given that lot width does not ensure spacing of wells or septic systems between lots, or apparently serve any other purpose, we propose simplifying the code to have a single minimum lot width standard of 120 ft.
11. Current standards (Table II) establish a reduced maximum lot coverage (50%) for places of worship on lots between 1 and 2 acres in area. We recommend deleting that variation in favor of a single standard for other uses because the difference is not significant and such disparate treatment of places of worship may create issues with the Religious Land Use and Institutionalized Persons Act (RLUIPA).
12. Current standards (Table II) establish a reduced maximum lot coverage (10%) for other uses within 2,500 ft of a drinking water reservoir. We propose addressing this more directly in Sec. 27.5.700, Environmental Protection and Noise Controls, as a limit on land disturbance within such a radius.
In addition to minimum front yard depth, current standards (Table IV) require buildings to be set back at least 50 ft from the centerline of a fronting street. We recommend that this provision, applicable in only two zones, not be carried forward. The minimum front yard depth standard will be determinate in all cases except where the street right-of-way width is less than 50 ft—which we assume to be an extremely rare case.

Current standards (Table IV) require each side yard to be at least 17 ft deep and the total of both yard depths to be 35 ft. We propose simplifying this unnecessarily complicated standard, which results in minimal change.

See endnote 14.

Current height standards exempt public and quasi-public structures up to 120 ft high (Note 7 to Table V) and places of worship up to 180 ft high (Note 12 to Table V). Because there appears to be no real need for such exemptions, as they are rarely, if ever, used in the County, we propose eliminating them.
D. Rural Residential (RR) Zone

1. Purpose

The purpose of the Rural Residential (RR) Zone is to provide lands that allow for low-density single-family detached dwellings on lots greater than 20,000 square feet in area that may be developed in conjunction with rural uses in the form of subdivisions that:

- Establish a rural residential character;
- Respect the natural features of the land; and
- Conserve open spaces.

Development allowed in the RR Zone includes single-family detached and two-family dwellings, group living, animal care, community service, recreation and entertainment, visitor accommodation, and resource extraction uses consistent with the zone’s rural residential character, and supporting public facilities.

2. Use Standards

See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.
### 3. Intensity and Dimensional Standards\(^4\)

<table>
<thead>
<tr>
<th>Standard([1])</th>
<th>Single-Family Detached Dwelling</th>
<th>Other Uses</th>
<th>NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density, max. (du/ac of net lot area)</td>
<td>2.17(^2)</td>
<td>n/a</td>
<td>[1] See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.(^5)</td>
</tr>
<tr>
<td>Net lot area, min. (sf)</td>
<td>20,000(^9)</td>
<td>20,000</td>
<td></td>
</tr>
<tr>
<td>Lot width, min. (ft)(^3)</td>
<td>100(^1)</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Lot coverage, max. (% of net lot area)</td>
<td>25</td>
<td>60(^6)</td>
<td></td>
</tr>
<tr>
<td>Front yard depth, min. (ft)</td>
<td>25(^1)</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>Side yard depth, min. (ft)([2])</td>
<td>8(^8)</td>
<td>8(^8)</td>
<td></td>
</tr>
<tr>
<td>Rear yard depth , min. (ft)</td>
<td>20</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>Principal structure height, maximum (ft)([3])</td>
<td>40(^1)</td>
<td>40(^1)</td>
<td></td>
</tr>
</tbody>
</table>

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**Notes:**

1. See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.
2. On corner lot, min. side yard depth alongside street = 25 ft.
3. Lot width, min. (ft)
4. Lot coverage, max. (% of net lot area)
5. Front yard depth, min. (ft)
6. Side yard depth, min. (ft)
7. Rear yard depth, min. (ft)
8. Principal structure height, maximum (ft)

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**Single-Family Detached Dwellings and Other Uses**

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**Prince George’s County, Maryland**

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4. References to Other Standards

<table>
<thead>
<tr>
<th>Sec. 27.2.200 Standard Review Procedures</th>
<th>Sec. 27.5.200 Off-Street Parking and Loading</th>
<th>Sec. 27.5.900 Mixed-Use and Nonresidential Form and Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sec. 27.2.300 Standards and Requirements for Development Applications</td>
<td>Sec. 27.5.300 Open Space</td>
<td>Sec. 27.5.100 Neighborhood Compatibility</td>
</tr>
<tr>
<td>Sec. 27.3.400 Overlay Zones</td>
<td>Sec. 27.5.400 Landscaping</td>
<td>Sec. 27.5.110 Farmland Compatibility</td>
</tr>
<tr>
<td>Sec. 27.4.201 Principal Uses</td>
<td>Sec. 27.5.500 Fences and Walls</td>
<td>Sec. 27.5.1200 Signage</td>
</tr>
<tr>
<td>Sec. 27.4.300 Accessory Uses and Structures</td>
<td>Sec. 27.5.600 Exterior Lighting</td>
<td>Sec. 27.5.1300 Sustainable/Green Development Practices</td>
</tr>
<tr>
<td>Sec. 27.4.400 Temporary Uses and Structures</td>
<td>Sec. 27.5.700 Environmental Protections and Noise Controls</td>
<td>Division 27-6 Nonconformities</td>
</tr>
<tr>
<td>Sec. 27.5.100 Roadway Design, Mobility, and Connectivity</td>
<td>Sec. 27.5.800 Multifamily Form and Design</td>
<td>Division 27-8 Definitions</td>
</tr>
</tbody>
</table>

1. As discussed in the ERR (p. III-22), this carries forward the current Rural Residential (R-R) Zone.
2. The purpose statement for the RR Zone reflects that of the current R-R Zone.
3. This references the use standards that have been consolidated into Division 27-4: Use Regulations, in accordance with recommendations in the ERR. It also references any overlay zone regulations, which might modify the uses allowed in the zone.
4. This table incorporates, with simplifications and modifications, the standards for principal structures within the R-R Zone, contained in the multiple tables in current Sec. 27-442. Standards for accessory structures are contained in Sec. 27-4.303, General Standards for All Accessory Uses and Structures.
5. This Note references provisions in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, that explain how the various intensity and dimensional standards are measured and that allow exceptions and variations to those standards. Such provisions, for example, would incorporate provisions explaining where lot width is measured, what is the front of a corner lot, and the current contextual front yard depth provisions in Note 1 to Table IV that allow yard depth to be reduced to match those along the same block face. They would also address height limit variations currently addressed as Notes to Table V, such as those for particular roof designs (Note 4) or slope conditions (Note 8).
6. Current standards reduce this standard to 20 ft for corner lots within zero lot line developments. We recommend such reduction not be carried forward for reasons explained in endnote 14.
7. Current standards (Table VII) establish a special maximum density standard of 2.0 du/ac for cluster developments with lot areas of at least 10,000 sf, as applied to the “net tract area” of the development. Most codes simply subject cluster development to the same overall density limit applicable to other development. We recommend that such simplification be done here, and that the special density standard not be carried forward.
8. Current net lot area standards for single-family dwellings include many variations depending on when the lot, or the subdivision including the lot, was created or approved. We propose that such “grandfather” provisions, where still needed, not be included in the intensity and dimensional standards table, but rather be addressed by general transition provisions in Sec. 27-1.800, Transitional Provisions.
9. Current standards (Table I) establish a reduced minimum net lot area (10,000sf) for lots within cluster developments. We propose that such variations of dimensional standards be addressed separately in the standards for cluster development rather than in the intensity and dimensional tables for the various zones because such variations are more an element of cluster development than of any particular zone.
10. Current lot width standards (Table III) include a smaller minimum (70 ft) along the lot’s street frontage, presumably to recognize pie-shaped lots at the end of cul-de-sacs or along substantially curved streets. Such accommodation is better addressed through a generic standard in proposed Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, clarifying that lot width is measured at minimum front yard depth, but providing for frontage width that is narrower.
11. Current standards (Table III) establish a reduced minimum lot width (75ft) for lots within cluster developments. We propose that such variations of dimensional standards be addressed separately in the standards for cluster development rather than in the intensity and dimensional tables for the various zones because such variations are more an element of cluster development than of any particular zone.
12. Current standards (Table II) establish a reduced maximum lot coverage (50%) for “agricultural preservation development” and places of worship on lots between 1 and 2 acres in area. We recommend deleting those variations in favor of a single standard for other uses because the difference is not significant and such disparate treatment of places of worship may create issues with the Religious Land Use and Institutionalized Persons Act (RLUIPA).

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13 Current standards (Table II) establish a reduced maximum lot coverage (20%) for other uses within 2,500 ft of a drinking water reservoir. We propose addressing this more directly in Sec. 27-5.700, Environmental Protection and Noise Controls, as a limit on land disturbance within such a radius.

14 Current standards (Note 20 to Table IV) establish a reduced minimum front yard depth (20ft) for lots within a zero lot line development. Given that ZLL development generally emphasizes flexibility in designing side yards, not front yards, such a reduction seems unwarranted and could disrupt what might a consistent front yard depth for otherwise similar homes along street. Because this reduction has rarely, if ever, been used, we recommend that it be deleted in favor of a single minimum front yard depth standard (as shown).

15 Current standards (Table IV) require each side yard to be at least 8 ft deep and the total of both yard depths to be 17 ft. We propose simplifying this unnecessarily complicated standard, which results in minimal change.

16 See endnote 15.

17 Current standards (Note 6 to Table IV) increase the minimum side yard depth by ½ ft for each ft the structure’s height exceeds 35 ft. This would require a structure meeting the current height limit of 40 ft to be set back an additional 10 ft back from the side lot line than a structure only 5 ft shorter. Such a small height difference shouldn’t require such a relatively large difference in side yard depth. We therefore recommend that this provision be eliminated.

18 Current height standards exempt public and quasi-public structures up to 120 ft high (Note 7 to Table V) and places of worship up to 180 ft high (Note 12 to Table V). Because staff indicates there is no real need for such exemptions, we propose eliminating them.

19 Simplifies standard (Table V) to reflect current yard depth standards (Note 6 to Table IV) and height standards (Note 1 to Table V) that allow the stated 35 ft height limit to be increased to 40 ft if minimum side yard setbacks are increased 0.5 foot per each foot height exceeds 35 ft.

20 See endnote 19.
E. Single-Family Residential-4.6 (SFR-4.6) Zone¹

1. Purpose²

The purpose of the Single-Family Residential-4.6 (SFR-4.6) Zone is to provide lands for primarily single-family detached dwellings on lots at least 9,500 square feet in area that are:

- Single-family residential in character;
- Pedestrian-oriented and well connected to surrounding lands;
- Respectful of the natural features of the land; and
- Compatible with surrounding lands.

Development allowed in the SFR-4.6 Zone includes single-family detached dwellings, limited institutional and recreation uses that support single-family development, and supporting public facilities.

2. Use Standards³

See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.
### 3. Intensity and Dimensional Standards\(^4\)

<table>
<thead>
<tr>
<th>Standard [^1]</th>
<th>Single-Family Detached Dwelling</th>
<th>Other Uses</th>
<th>NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density, max. (du/ac of net lot area)</td>
<td>4.58[^8]</td>
<td>n/a</td>
<td>[1] See measurement rules and allowed exceptions/variants in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.(^5)</td>
</tr>
<tr>
<td>Net lot area, min. (sf)</td>
<td>9,500 [^9]</td>
<td>9,500</td>
<td></td>
</tr>
<tr>
<td>Lot width, min. (ft) [^1]</td>
<td>75(2) [^1]</td>
<td>75(2)</td>
<td></td>
</tr>
<tr>
<td>Lot coverage, max. (% of net lot area)</td>
<td>30</td>
<td>60 [^10]</td>
<td></td>
</tr>
<tr>
<td>Front yard depth, min. (ft) [^11]</td>
<td>25</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>Side yard depth, min. (ft) [^13]</td>
<td>8 [^4]</td>
<td>8(4) [^9]</td>
<td></td>
</tr>
<tr>
<td>Rear yard depth, min. (ft)</td>
<td>20</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>Principal structure height, maximum (ft) [^20]</td>
<td>40 [^9]</td>
<td>40 [^9]</td>
<td></td>
</tr>
</tbody>
</table>

\[^1\] May be reduced to 50 ft minimum along street frontage.\(^6\)  
\[^2\] On corner lot, min. side yard depth alongside street = 25 ft.\(^6\)
4. References to Other Standards

<table>
<thead>
<tr>
<th>Section</th>
<th>Standard Review Procedures</th>
<th>Sec. 27-5.200 Off-Street Parking and Loading</th>
<th>Sec. 27-5.900 Mixed-Use and Nonresidential Form and Design</th>
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</thead>
<tbody>
<tr>
<td>Sec. 27-2.00</td>
<td>Standards and Requirements for Development Applications</td>
<td>Sec. 27-5.300 Open Space</td>
<td>Sec. 27-5.1000 Neighborhood Compatibility</td>
</tr>
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</tr>
<tr>
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<td>Sec. 27-5.1300 Sustainable/Green Development Practices</td>
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<tr>
<td>Sec. 27-5.100</td>
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<td>Sec. 27-5.800 Multifamily Form and Design</td>
<td>Division 27-8 Definitions</td>
</tr>
</tbody>
</table>

1. As discussed in the ERR (p. III-22), the current One-Family Detached Residential (R-80) Zone is carried forward and renamed in accordance with the ERR.
2. The purpose statement for the SFR-4.6 Zone reflects that of the current R-80 Zone, but is modified to address walkability and connectivity.
3. This references the use standards that have been consolidated into Division 27-4: Use Regulations, in accordance with recommendations in the ERR. It also references any overlay zone regulations, which might modify the uses allowed in the zone.
4. This table incorporates, with simplifications and modifications, the standards for principal structures within the R-80 Zone, contained in the multiple tables in current Sec. 27-442. Standards for accessory structures are contained in Sec. 27-4.303, General Standards for All Accessory Uses and Structures.
5. This Note references provisions in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, that explain how the various intensity and dimensional standards are measured and that allow exceptions and variations to those standards. Such provisions, for example, would incorporate provisions explaining where lot width is measured, what is the front of a corner lot, and the current contextual front yard depth provisions (Note 1 to Table IV) that allow yard depth to be reduced to match those along the same block face. They would also address height limit variations currently addressed as Notes to Table V, such as those for particular roof designs (Note 4) or slope conditions (Note 8).
6. Current standards establish a reduced minimum lot frontage (45ft) for lots within cluster developments. We propose that such variations of dimensional standards be addressed separately in the standards for cluster development rather than in the intensity and dimensional tables for the various zones because such variations are more an element of cluster development than of any particular zone.
7. Current standards (Table IV) reduce this standard to 20 ft for corner lots within zero lot line developments. We recommend such reduction not be carried forward for reasons explained in endnote 15.
8. Current standards (Table VII) establish a special maximum density standard of 3.0 du/ac for cluster development, as applied to the “net tract area” of the development. Most codes simply subject cluster development to the same overall density limit applicable to other development. We recommend that such simplification be done here, and that the special density standard not be carried forward.
9. Current net lot area standards for single-family dwellings include several variations depending on when the lot, or the subdivision including the lot, was created or approved. We propose that such “grandfather” provisions, where still needed, not be included in the intensity and dimensional standards table, but rather be addressed by general transition provisions in Sec. 27-1.800, Transitional Provisions.
10. Current standards (Table I) establish a reduced minimum net lot area (6,000sf) for lots within cluster developments. We propose that such variations of dimensional standards be addressed separately in the standards for cluster development rather than in the intensity and dimensional tables for the various zones because such variations are more an element of cluster development than of any particular zone.
11. Current lot width standards (Table III) include a smaller minimum (50 ft) along the lot’s street frontage, presumably to recognize pie-shaped lots at the end of cul-de-sacs or along substantially curved streets. Such accommodation is better addressed through a generic standard in proposed Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, clarifying that lot width is measured at minimum front yard depth, but providing for frontage width that is narrower.
12. Current standards (Table III) establish a reduced minimum lot width (65 ft) for lots within cluster developments. We propose that such variations of dimensional standards be addressed separately in the standards for cluster development rather than in the intensity and dimensional tables for the various zones because such variations are more an element of cluster development than of any particular zone.
Current standards (Table II) establish a reduced maximum lot coverage (50%) for places of worship on lots between 1 and 2 acres in area. We recommend deleting that variation in favor of a single standard for other uses because the difference is not significant and such disparate treatment of places of worship may create issues with the Religious Land Use and Institutionalized Persons Act (RLUIPA).

Current standards (Table II) establish a reduced maximum lot coverage (20%) for other uses within 2,500 ft of a drinking water reservoir. We propose addressing this more directly in Sec. 27-5.700, Environmental Protection and Noise Controls, as a limit on land disturbance within such a radius.

Current standards (Note 20 to Table IV) establish a reduced minimum front yard depth (20ft) for lots within a zero lot line development. Given that ZLL development generally emphasizes flexibility in designing side yards, not front yards, such a reduction seems unwarranted and could disrupt what might a consistent front yard depth for otherwise similar homes along street. Because this reduction has rarely if ever been used, we recommend that it be deleted in favor of a single minimum front yard depth standard (as shown). If so, perhaps the table should be revised to carry forward this special variation.

In addition to minimum front yard depth, current standards (Table IV) require buildings to be set back at least 50 ft from the centerline of a fronting street. We recommend that this provision, applicable in only two zones, not be carried forward. The minimum front yard depth standard will be determinate in all cases except where the street right-of-way width is less than 50 ft—which we assume to be an extremely rare case.

Current standards (Note 21 to Table IV) include special provisions varying side yard depth standards for zero lot line development. We propose that such provisions be simplified (the minimum depth of the one side yard = 2X the regular minimum side yard depths) and addressed separately as a use-specific standard for ZLL development rather than in the intensity and dimensional tables for the various zones because such variation is more an element of ZLL development than of any particular zone.

Current standards (Table IV) require each side yard to be at least 8 ft deep and the total of both yard depths to be 17 ft. We propose simplifying this unnecessarily complicated standard, which results in minimal change.

See endnote 18.

Current standards (Note 6 to Table IV) increase the minimum side yard depth by ½ ft for each ft the structure’s height exceeds 35 ft. This would require a structure meeting the current height limit of 40 ft to be set back an additional 10 ft back from the side lot line than a structure only 5 ft shorter. Such a small height difference shouldn’t require such a relatively large difference in side yard depth. We therefore recommend that this provision be eliminated.

Current height standards exempt public and quasi-public structures up to 120 ft high (Note 7 to Table V) and places of worship up to 180 ft high (Note 12 to Table V). Because there appears to be no real need for such exemptions, as they are rarely, if ever, used in the County, we propose eliminating them.

Simplifies standard (Table V) to reflect current yard depth standards (Note 6 to Table IV) and height standards (Note 1 to Table V) that allow the stated 35 ft height limit to be increased to 40 ft if minimum side yard setbacks are increased 0.5 foot per each foot height exceeds 35 ft.

See endnote 22.
F. Single-Family Residential-6.7 (SFR-6.7) Zone

1. Purpose

The purpose of the Single-Family Residential-6.7 (SFR-6.7) Zone is to provide lands for primarily single-family detached dwellings on lots at least 6,500 square feet in area that are:

- Single-family residential in character;
- Pedestrian-oriented and well connected to surrounding lands;
- Respectful of the natural features of the land; and
- Compatible with surrounding lands.

Development allowed in the SFR-6.7 Zone includes single-family detached dwellings, limited institutional and recreation uses that support single-family development, and supporting public facilities.

2. Use Standards

See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.
### Intensity and Dimensional Standards

<table>
<thead>
<tr>
<th>Standard[1]</th>
<th>Single-Family Detached Dwelling</th>
<th>Other Uses</th>
<th>NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net lot area, min. (sf)</td>
<td>6,500[1]</td>
<td>6,500</td>
<td></td>
</tr>
<tr>
<td>Lot width, min. (ft)[2]</td>
<td>65[1]</td>
<td>45</td>
<td></td>
</tr>
<tr>
<td>Lot coverage, max. (% of net lot area)</td>
<td>30</td>
<td>60[1][1]</td>
<td></td>
</tr>
<tr>
<td>Front yard depth, min. (ft)[3]</td>
<td>25</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>Side yard depth, min. (ft)[2][3]</td>
<td>8[1][5]</td>
<td>8[16]</td>
<td></td>
</tr>
<tr>
<td>Rear yard depth, min. (ft)</td>
<td>20</td>
<td>20</td>
<td></td>
</tr>
</tbody>
</table>

1. Lot width, min. (ft)
2. Front yard depth, min. (ft)
3. Side yard depth, min. (ft)
4. Rear yard depth, min. (ft)
5. Principal structure height, maximum (ft)

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4. References to Other Standards

<table>
<thead>
<tr>
<th>Sec. 27-2.200</th>
<th>Standard Review Procedures</th>
<th>Sec. 27-5.200</th>
<th>Off-Street Parking and Loading</th>
<th>Sec. 27-5.900</th>
<th>Mixed-Use and Nonresidential Form and Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sec. 27-2.300</td>
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<td>Sec. 27-5.100</td>
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</tr>
<tr>
<td>Sec. 27-3.400</td>
<td>Overlay Zones</td>
<td>Sec. 27-5.400</td>
<td>Landscaping</td>
<td>Sec. 27-5.1100</td>
<td>Farmland Compatibility</td>
</tr>
<tr>
<td>Sec. 27-4.201</td>
<td>Principal Uses</td>
<td>Sec. 27-5.500</td>
<td>Fences and Walls</td>
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<td>Signage</td>
</tr>
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<td>Sec. 27-4.300</td>
<td>Accessory Uses and Structures</td>
<td>Sec. 27-5.600</td>
<td>Exterior Lighting</td>
<td>Sec. 27-5.1300</td>
<td>Sustainable/Green Development Practices</td>
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<tr>
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<td>Temporary Uses and Structures</td>
<td>Sec. 27-5.700</td>
<td>Environmental Protections and Noise Controls</td>
<td>Division 27-6</td>
<td>Nonconformities</td>
</tr>
<tr>
<td>Sec. 27-5.100</td>
<td>Roadway Design, Mobility, and Connectivity</td>
<td>Sec. 27-5.800</td>
<td>Multifamily Form and Design</td>
<td>Division 27-8</td>
<td>Definitions</td>
</tr>
</tbody>
</table>

1. As discussed in the ERR (p. III-22), the current One-Family Detached Residential (R-55) Zone is carried forward and renamed in accordance with the ERR.
2. The purpose statement for the SFR-6.7 Zone reflects that of the current R-55 Zone, but is modified to address walkability and connectivity.
3. This references the use standards that have been consolidated into Division 27-4: Use Regulations, in accordance with recommendations in the ERR. It also references any overlay zone regulations, which might modify the uses allowed in the zone.
4. This table incorporates, with simplifications and modifications, the standards for principal structures within the R-55 Zone, contained in the multiple tables in current Sec. 27-442. Standards for accessory structures are contained in Sec. 27-4.303, General Standards for All Accessory Uses and Structures.
5. This Note references provisions in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, that explain how the various intensity and dimensional standards are measured and that allow exceptions and variations to those standards. Such provisions, for example, would incorporate provisions explaining where a zero lot line is measured, what is the front of a corner lot, and the current contextual front yard depth provisions (Note 1 to Table IV) that allow yard depth to be reduced to match those along the same block face. They would also address height limit variations currently addressed as Notes to Table V, such as those for particular roof designs (Note 4) or slope conditions (Note 8).
6. Current standards (Note 21 to Table IV) reduce this standard to 20 ft for corner lots within zero lot line developments. We recommend such reduction not be carried forward for reasons explained in endnote 14.
7. Current standards (Table VII) establish a special maximum density standard of 4.2 du/ac for cluster development, as applied to the “net tract area” of the development. Most codes simply subject cluster development to the same overall density limit applicable to other development. We recommend that such simplification be done here, and that the special density standard not be carried forward.
8. Current net lot area standards for single-family dwellings include several variations depending on when the lot, or the subdivision including the lot, was created or approved. We propose that such “grandfather” provisions, where still needed, not be included in the intensity and dimensional standards table, but rather be addressed by general transition provisions in Sec. 27-1.800, Transitional Provisions.
9. Current standards establish a reduced minimum net lot area (4,800sf) for lots within cluster developments. We propose that such variations of dimensional standards be addressed separately in the standards for cluster development rather than in the intensity and dimensional tables for the various zones because such variations are more an element of cluster development than of any particular zone.
10. Current lot width standards (Table III) include a smaller minimum (45 ft) along the lot’s street frontage, presumably to recognize pie-shaped lots at the end of cul-de-sacs or along substantially curved streets. Such accommodation is better addressed through a generic standard in proposed Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, clarifying that lot width is measured at minimum front yard depth, but providing for frontage width that is narrower.
11. Current standards (Table II) establish a reduced minimum lot width (50ft) for lots within cluster developments. We propose that such variations of dimensional standards be addressed separately in the standards for cluster development rather than in the intensity and dimensional tables for the various zones because such variations are more an element of cluster development than of any particular zone.
Current standards (Table II) establish a reduced maximum lot coverage (50%) for places of worship on lots between 1 and 2 acres in area. We recommend deleting that variation in favor of a single standard for other uses because the difference is not significant and such disparate treatment of places of worship may create issues with the Religious Land Use and Institutionalized Persons Act (RLUIPA).

Current standards (Table II) establish a reduced maximum lot coverage (20%) for other uses within 2,500 ft of a drinking water reservoir. We propose addressing this more directly in Sec. 27-5.700, Environmental Protection and Noise Controls, as a limit on land disturbance within such a radius.

Current standards (Note 20 to Table IV) establish a reduced minimum front yard depth (20ft) for lots within a zero lot line development. Given that ZLL development generally emphasizes flexibility in designing side yards, not front yards, such a reduction seems unwarranted and could disrupt what might a consistent front yard depth for otherwise similar homes along street. Because this reduction has rarely, if ever, been used, we recommend that it be deleted in favor of a single minimum front yard depth standard (as shown). If so, perhaps the table should be revised to carry forward this special variation.

Current standards (Table IV) require each side yard to be at least 8 ft deep and the total of both yard depths to be 17 ft. We propose simplifying this unnecessarily complicated standard, which results in minimal change.

See endnote 15.

Current standards (Note 6 to Table IV) increase the minimum side yard depth by ½ ft for each ft the structure’s height exceeds 35 ft. This would require a structure meeting the current height limit of 40 ft to be set back an additional 10 ft back from the side lot line than a structure only 5 ft shorter. Such a small height difference shouldn’t require such a relatively large difference in side yard depth. We therefore recommend that this provision be eliminated.

Current height standards exempt public and quasi-public structures up to 120 ft high (Note 7 to Table V) and places of worship up to 180 ft high (Note 12 to Table V). Because there appears to be no real need for such exemptions, as they are rarely, if ever, used in the County, we propose eliminating them.

Simplifies standard (Table V) to reflect current yard depth standards (Note 6 to Table IV) and height standards (Note 1 to Table V) that allow the stated 35 ft height limit to be increased to 40 ft if minimum side yard setbacks are increased 0.5 foot per each foot height exceeds 35 ft.

See endnote 19.
1. **Purpose**

The purpose of the Single-Family Residential – Attached (SFR-A) Zone is to provide lands for primarily two-family, three-family, and townhouse dwellings as medium-density, attached-unit residential development, as well as other types of development, in a form that supports residential living and walkability and is:

- Pedestrian-oriented and well connected to surrounding lands;
- Respectful of the natural features of the land; and
- Compatible with surrounding lands.

Development allowed in the SFR-A Zone includes: two-family, three-family, and townhouse dwellings; small-lot single-family detached dwellings; live/work units; recreation/entertainment, personal services, and retail sales and services uses that support residential living and walkability; mixed-use development; and supporting public facilities.

2. **Use Standards**

See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.
### 3. Intensity and Dimensional Standards

<table>
<thead>
<tr>
<th>Standard[1]</th>
<th>Single-Family Detached Dwelling</th>
<th>Two- or Three-Family Dwelling</th>
<th>Townhouse Dwelling</th>
<th>Other Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density, max. (du/ac of net lot area)</td>
<td>8.70</td>
<td>12.44</td>
<td>16.33</td>
<td>n/a</td>
</tr>
<tr>
<td>Net lot area, min. (sf)</td>
<td>5,000[3]</td>
<td>2,000[2]</td>
<td>2,000[2]</td>
<td>6,500</td>
</tr>
<tr>
<td>Lot coverage, max. (% of net lot area)</td>
<td>30</td>
<td>35[4]</td>
<td>35</td>
<td>60[3][4]</td>
</tr>
<tr>
<td>Rear yard depth, min. (ft)</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
</tbody>
</table>

**NOTES:**
- du/ac = dwelling units per acre; sf = square feet; ft = feet
- [1] See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.
- [2] Per dwelling unit, as applied to the development lot as a whole (not any individual lots under attached units).
- [4] Applicable to the development lot as a whole (not any individual lots under attached units).
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</tbody>
</table>

1. As discussed in the ERR (p. III-22), the current R-35 and R-20 Zones are consolidated into this Zone (proposed in the ERR to be named the Two-Family Residential (2FR) Zone after what appeared to be its dominant form of dwelling). After further discussions with staff about the zone’s current and future emphasis on attached dwellings and the opportunity to better define its character in terms of walkability and connectivity, we now propose to name it the Traditional Attached Residential (TAR) Zone.

2. The purpose statement for the TAR Zone reflects those of the current R-35 and R-20 Zones, but is modified to emphasize attached dwellings and walkable neighborhoods, and to recognize expansion of allowable uses to include mixed-use development and limited retail sales and service uses serving residents of Zone development.

3. This references the use standards that have been consolidated into Division 27-4: Use Regulations, in accordance with recommendations in the ERR. It also references any overlay zone regulations, which might modify the uses allowed in the zone.

4. This table incorporates, with simplifications and modifications, the standards for principal structures within the R-35 and R-20 Zones, contained in the multiple tables in current Sec. 27-442. Standards for accessory structures are contained in Sec. 27-4.303, General Standards for All Accessory Uses and Structures.

5. This Note references provisions in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, that explain how the various intensity and dimensional standards are measured and that allow exceptions and variations to those standards. Such provisions, for example, would incorporate provisions explaining where lot width is measured, what is the front of a corner lot, and the current contextual front yard depth provisions (Note 1 to Table IV) that allow yard depth to be reduced to match those along the same block face. They would also address height limit variations currently addressed as Notes to Table V, such as those for particular roof designs (Note 4) or slope conditions (Note 8).

6. Added to clarify that this standard applies to the development lot as a whole and not to individual lots under attached units (whether part of a two-family, three-family, or townhouse dwelling). Minimum width standards (and any other dimensional standards) for such individual lots and units are included among the use-specific standards for two-family, three-family, and townhouse dwellings in Sec. 27-4.203, Standards Specific to Principal Uses.

7. Reduced from the current 25 ft to match proposed minimum front yard depth.

8. Increased from the current 6.70 units per acre to reflect the proposed reduction of the minimum net lot area standard.

9. Current net lot area standards for single-family dwellings include many variations depending on when the lot, or the subdivision including the lot, was created or approved. We propose that such “grandfather” provisions, where still needed, not be included in the intensity and dimensional standards table, but rather be addressed by general transition provisions in Sec. 27-1.800, Transitional Provisions.

10. Reduced from the current general standard of 6,500 sf to accommodate small-lot single-family development that is recognized by many table Notes and to be more compatible with the moderate-density attached dwellings that are the primary focus of the SFR-A Zone.

11. Current lot width standards (Table III) include a smaller minimum (45 ft) for single-family detached dwellings and other uses along the lot’s street frontage, presumably to recognize pie-shaped lots at the end of cul-de-sacs or along substantially curved streets. Such accommodation is better addressed through a generic standard in proposed Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, clarifying that lot width is measured at minimum front yard depth, but providing for frontage width that is narrower.

12. Reduced from the current 65 ft to reflect the proposed reduction of the minimum net lot area standard.
Current regulations do not include a lot width standard for development lots containing townhouse dwellings. This adds one that is proportional to the total minimum net lot area proposed for a lot containing a townhouse dwelling.

Current lot coverage standards (Table II) include various standards for two-family (30%), the equivalent one-family semidetached (35%), and the equivalents of three-family dwellings (one-family triple-attached (40% and 30%, depending whether the lot is an inner or outer lot). To simplify this standard, we propose a single standard of 35%.

Current standards (Table II) establish a reduced maximum lot coverage (50%) for places of worship on lots between 1 and 2 acres in area. We recommend deleting that variation in favor of a single standard for other uses because the difference is not significant and such disparate treatment of places of worship may create issues with the Religious Land Use and Institutionalized Persons Act (RLUIPA).

Current standards (Table II) establish a reduced maximum lot coverage (20%) for other uses within 2,500 ft of a drinking water reservoir. We propose addressing this more directly in Sec. 27-5.700, Environmental Protection and Noise Controls, as a limit on land disturbance within such a radius.

Reduced from the current standard of 25 ft to better reflect the more urban context in which this zone is most likely to occur.

Current regulations do not include a front yard depth standard for development lots containing townhouse dwellings. This adds one that matches that proposed for other residential uses.

Current standards (Table IV) require each side yard to be at least 8 ft deep and the total of both yard depths to be 17 ft. We propose simplifying this unnecessarily complicated standard, which results in minimal change.

Current standards (Table IV) require each side yard to be at least 9 ft deep and the total of both yard depths to be 19 ft (10 ft and 20 ft for three-family dwellings). We propose simplifying this unnecessarily complicated standard, and to match the single yard depth standard to that applied to single-family detached and other uses - which results in minimal change.

Current regulations do not include a side yard depth standard for development lots containing townhouse dwellings. This adds one that matches that required on other uses.

Current standards (Note 6 to Table IV) increase the minimum side yard depth by ½ ft for each ft the structure’s height exceeds 35 ft. This would require a structure meeting the current height limit of 40 ft to be set back an additional 10 ft back from the side lot line than a structure only 5 ft shorter. Such a small height difference shouldn’t require such a relatively large difference in side yard depth. We therefore recommend that this provision be eliminated.

Current height standards exempt public and quasi-public structures up to 120 ft high (Note 7 to Table V) and places of worship up to 180 ft high (Note 12 to Table V). Because there appears to be no real need for such exemptions, as they are rarely, if ever, used in the County, we propose eliminating them.

Simplifies standard (Table V) to reflect current yard depth standards (Note 6 to Table IV) and height standards (Note 1 to Table V) that allow the stated 35 ft height limit to be increased to 40 ft if minimum side yard setbacks are increased 0.5 foot per each foot height exceeds 35 ft.

Increased from the current 40 ft (subject to increased side yard depth for heights above 35 ft) to accommodate 3-story townhouse dwellings, perhaps even those over a garage—a dwelling type not uncommon in the DC metropolitan area.
H. Multifamily Residential-12 (MFR-12) Zone

1. Purpose

The general purpose of the MFR-12 Zone is to provide lands for attractive communities with a variety of medium-density residential dwelling types (up to 12 dwelling units per acre) in a form that supports residential living and walkability, and is:

- Proximate to growth centers or commercial corridors;
- Pedestrian-oriented and well connected to nearby centers and commercial corridors, and surrounding developments;
- Adequately served by transportation systems, public utilities, and public facilities;
- Respectful of the natural features of the land; and
- Compatible with surrounding lands.

Development allowed in the MFR-12 Zone includes: multifamily, townhouse, three-family, two-family, and single-family detached dwellings; live/work units; recreation/entertainment, personal services, and retail sales and services uses that support residential living and walkability; mixed-use development; and supporting public facilities.

2. Use Standards

See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.
3. **Intensity and Dimensional Standards**

<table>
<thead>
<tr>
<th>Standard[1]</th>
<th>Single-Family Detached Dwelling</th>
<th>Two- or Three-Family Dwelling</th>
<th>Townhouse Dwelling</th>
<th>Multifamily Dwelling</th>
<th>Other Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density, max. (du/ac of net lot area)</td>
<td>8.71</td>
<td>10.00</td>
<td>12.00</td>
<td>12.00</td>
<td>n/a</td>
</tr>
<tr>
<td>Net lot area, min. (sf)</td>
<td>5,000</td>
<td>1,500</td>
<td>1,800</td>
<td>9,000</td>
<td>14,000</td>
</tr>
<tr>
<td>Lot width, min. (ft)</td>
<td>50</td>
<td>60</td>
<td>75</td>
<td>75</td>
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</tr>
<tr>
<td>Lot coverage, max. (% of net lot area)</td>
<td>30</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>Green area, min. (% of net lot area)</td>
<td>n/a</td>
<td>n/a</td>
<td>50</td>
<td>50</td>
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<tr>
<td>Front yard depth, min. (ft)</td>
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<td>15</td>
<td>15</td>
<td>15</td>
<td>20</td>
</tr>
<tr>
<td>Side yard depth, min. (ft)</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td>Rear yard depth, min. (ft)</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
</tr>
<tr>
<td>Principal structure height, maximum (ft)</td>
<td>40</td>
<td>40</td>
<td>50</td>
<td>50</td>
<td>40</td>
</tr>
</tbody>
</table>

**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet


[2] Per dwelling unit, as applied to the development lot as a whole (not any individual lots under attached units).

[3] 100 ft on corner lots.

[4] Applicable to the development lot as a whole (not any individual lots under attached units).


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4. References to Other Standards

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<tr>
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<td>Sec. 27-5.800</td>
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</tr>
</tbody>
</table>

1 As discussed in the ERR (p. III-22), the current R-T, R-30C, and R-30 Zones are consolidated into the MFR-12 Zone.
2 The purpose statement for the MFR-12 Zone reflects those of the current R-T, R-30C, and R-30 Zones, but is modified to recognize expansion of allowable uses to include mixed-use development and limited retail sales and service uses serving residents of zone development.

Zoning Ordinance
27-3—42

Prince George’s County, Maryland
Public Review Draft | October 2015
Measurement, Exceptions, and Variations of Intensity and Dimensional Standards

Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, that explain how the various intensity and dimensional standards are measured and that allow exceptions and variations to those standards. Such provisions, for example, would incorporate provisions explaining where lot width is measured, what is the front of a corner lot, and the current contextual front yard depth provisions (Note 1 to Table IV) that allow yard depth to be reduced to match those along the same block face. They would also address height limit variations currently addressed as Notes to Table V, such as those for particular roof designs (Note 4) or slope conditions (Note 8).

6. Added to clarify that this standard applies to the development lot as a whole and not to individual lots under attached units (whether part of a two-family, three-family, or townhouse dwelling).
7. Reduced from the current 120 ft to two-family, three-family, and townhouse dwellings to better relate to proposed reduced lot width standards and to have a single standard.
8. Reduced from the current 25 ft to match proposed minimum front yard depth for multifamily dwellings. Current standards requiring multifamily dwellings and “other use” buildings located on corner lots to provide greater side yard depth from side street of a corner lot (Note 19 to Table IV) also require such depths to be increased 1 additional foot for each foot building height exceeds 36 ft—if the lot area ≥ 5 ac. We propose eliminating this requirement.
9. Increased from the current 6.70 units per acre to reflect the proposed reduction of the minimum net lot area standard.
10. Increased from the current 8.0 units per acre to be more compatible with the Zone's higher density limit for multifamily dwellings.
11. Increased from the current 6.0 units per acre to be more compatible with the higher-density multifamily dwellings that are the primary focus of the MFR Zone. Such a low density limit relative to that for multifamily development discourages townhouse development, which can be appropriate to the transitional provisions in Sec. 27-1.800, Transitional Provisions.
12. Reduced from the current general standard of 6,500 sf to accommodate small-lot single-family development that is recognized by many table Notes and to be more compatible with the higher-density multifamily dwellings that are the primary focus of the MFR Zone.
13. Reduced from the current 14,000 sf to reflect the size of townhouse development site with townhouse lots meeting the minimum net lot area standard (and including 20% common area), which is likely to result in about the same building massing and not necessarily additional outdoor parking area.
14. Current lot width standards (Table III) include a smaller minimum (45 ft) for single-family detached dwellings and other uses along the lot’s street frontage, presumably to recognize pie-shaped lots at the end of cul-de-sacs or along substantially curved streets. Such accommodation is better addressed through a generic standard in proposed Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, clarifying that lot width is measured at minimum front yard depth, but providing for frontage width that is narrower.
15. Reduced from the current 65 ft to reflect the proposed reduction of the minimum net lot area standard.
16. Reduced from the current 100 ft to reflect the proposed reduction of the minimum net lot area standard.
17. Current regulations do not include a lot width standard for lots containing townhouse dwellings. This adds one that is proportional to the total minimum net lot area proposed for a lot containing a townhouse dwelling.
18. Increased from the current 20% to match maximum lot coverage for townhouse development, which is likely to result in about the same building footprint.
19. Current standards (Table II) establish a reduced maximum lot coverage (50%) for places of worship on lots between 1 and 2 acres in area. We recommend deleting that variation in favor of a single standard for other uses because the difference is not significant and such disparate treatment of places of worship may create issues with the Religious Land Use and Institutionalized Persons Act (RLUIPA).
20. Current standards (Table II) establish a reduced maximum lot coverage (20%) for other uses within 2,500 ft of a drinking water reservoir. We propose addressing this more directly in Sec. 27-5.700, Environmental Protection and Noise Controls, as a limit on land disturbance within such a radius.
21. Reduced from the current 70% to reflect the proposed increase in maximum lot coverage.
Division 27-3 Zones and Zone Regulations
Sec. 27-3.200 Base Zones
27-3.202 Residential Base Zones

23 Reduced from the current 25 ft to reflect a standard more appropriate for urban areas.

24 Current standards (Note 2 to Table IV) require no minimum front, side, or rear yard depths as long as the combined area of front, side, and rear yards totals at least 800 sf. We propose replacing this provision, which seems unnecessarily complicated and burdensome to administer, with front, side, and rear yard depth standards that match those applicable to single-family detached dwellings (as simplified per endnote 26).

25 See endnote 24.

26 Reduced from the current 30 ft to reflect a standard more appropriate for urban areas and match the minimum front yard depth for all other residential uses.

27 Reduced from the current 30 ft to reflect a standard more appropriate for urban areas and match the minimum front yard depth for all other uses.

28 The current standards require each side yard to be at least 8 ft deep and the total of both yard depths to be 17 ft. We propose simplifying this unnecessarily complicated standard, which results in minimal change.

29 See endnote 24.

30 See endnote 24.

31 Current standards (Table IV) require each side yard to be at least 10 ft deep and the total of both yard depths to be 30 ft. We propose revising this to match the simplified standard proposed for other residential uses.

32 See endnote 31.

33 See endnote 24.

34 See endnote 24.

35 Reduced from the current 30 ft to match that proposed to be required of townhouse dwellings and other residential uses.

36 Carries forward the current standard in Table IV for the RT Zone (reduced from the current 30 ft standard applied in the R-30 and R-30C Zones).

37 Current standards single-family detached dwellings in RT, R-30, and R-30C Zones and to multifamily dwellings and other uses in the RT Zone (Note 6 to Table IV) increase the minimum side yard depth by ½ ft for each ft the structure’s height exceeds 35 ft. This would require a single-family or two-family dwelling meeting the current height limit of 40 ft to be set back an additional 10 ft back from the side lot line than a single-family or two-family dwelling only 5 ft shorter. Such a small height difference shouldn’t require such a relatively large difference in side yard depth. Although the height difference is greater for other structures (15 ft), we still believe it too small to warrant the step-back height provision, given the added administrative burden it imposes. We therefore recommend that this provision be eliminated.

38 Increased from the current 40 ft (subject to increased side yard depth for heights above 35 ft) to accommodate 3-story townhouse dwellings, perhaps even those over a garage—a dwelling type not uncommon in the DC metropolitan area.

39 Increased from the current 40 ft (subject to increased side yard depth for heights above 35 ft) to match the height limit for townhouse development.

40 See endnote 39.
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### Multifamily Residential-20 (MFR-20) Zone

#### Purpose

The purpose of the Multifamily Residential-20 (MFR-20) Zone is to provide lands for a variety of medium- to moderately-high-density residential development (up to 20 dwelling units per acre), along with other forms of development that support residential living and walkability that are:

- Proximate to centers, or in appropriate locations along commercial corridors;
- Respectful of the natural features of the land; and
- Compatible with surrounding lands.

Development allowed in the MFR-20 Zone includes: multifamily dwellings, townhouse dwellings, as well as two- and three-family dwellings; live/work units; recreation/entertainment, personal services, and retail sales and services uses that support residential living and walkability; mixed-use development; and supporting public facilities.

#### Use Standards

See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.
### 3. Intensity and Dimensional Standards

<table>
<thead>
<tr>
<th>Standard[1]</th>
<th>Two-Family Dwelling</th>
<th>Townhouse Dwelling</th>
<th>Multifamily Dwelling</th>
<th>Other Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density, max. (du/ac of net lot area)</td>
<td>14.00[7]</td>
<td>20.00[8]</td>
<td>20.00</td>
<td>n/a</td>
</tr>
<tr>
<td>Lot coverage, max. (% of net lot area)</td>
<td>35</td>
<td>40</td>
<td>40[4]</td>
<td>60[7][11]</td>
</tr>
<tr>
<td>Green area, min. (% of net lot area)</td>
<td>n/a</td>
<td>60[7]</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Side yard depth, min. (ft)</td>
<td>8[4][19]</td>
<td>8[4][19]</td>
<td>8[5][19]</td>
<td>8[5][19]</td>
</tr>
</tbody>
</table>

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions/variants in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.

[2] Per dwelling unit, as applied to the development lot as a whole (not any individual lots under attached units).


[4] Applicable to the development lot as a whole (not any individual lots under attached units).


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**Density, max. (du/ac of net lot area)**

**Net lot area, min. (sf)**

**Lot width, min. (ft)**

**Lot coverage, max. (% of net lot area)**

**Green area, min. (% of net lot area)**

**Front yard depth, min. (ft)**

**Side yard depth, min. (ft)**

**Rear yard depth, min. (ft)**

**Principal structure height, maximum (ft)**

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### Two- and Three-Family Dwellings

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### Townhouse Dwellings
As discussed in the ERR (p. III-23), the current R-18 and R-18C Zones are consolidated into the MFR-20 Zone.
The purpose statement for the MFR-20 Zone reflects those of the current R-18 and R-18C Zones, but is modified to recognize expansion of allowable uses to include mixed-use development and limited retail sales and service uses serving residents of zone development.

This references the use standards that have been consolidated into Division 27-4: Use Regulations, in accordance with recommendations in the ERR. It also references any overlay zone regulations, which might modify the uses allowed in the zone.

This table incorporates, with simplifications and modifications, the standards for principal structures within the R-18 and R-18C Zones, contained in the multiple tables in current Sec. 27-442. Standards for accessory structures are contained in Sec. 27-4.303, General Standards for All Accessory Uses and Structures.

This Note references provisions in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, that explain how the various intensity and dimensional standards are measured and that allow exceptions and variations to those standards. Such provisions, for example, would incorporate provisions explaining where lot width is measured, what is the front of a corner lot, and the current contextual front yard depth provisions (Note 1 to Table IV) that allow yard depth to be reduced to match those along the same block face. They would also address height limit variations currently addressed as Notes to Table V, such as those for particular roof designs (Note 4) or slope conditions (Note 8).

Added to clarify that this standard applies to individual lots under attached units (whether part of a two-family, three-family, or townhouse dwelling) and not to the development lot as a whole.

Reduced from the current 120 ft for two-family, three-family, and townhouse dwellings, 125 ft for multifamily dwellings, and 100 ft for other uses to better relate to proposed reduced lot width standards and to have a single standard.

Reduced from the current 30 ft to match the proposed minimum front yard depth for dwellings.

Increased from the current 8.0 units per acre (two-family dwellings) and 9.0 du/ac (three-family dwellings) to be more compatible with the Zone’s higher density limit for multifamily dwellings.

Increased from the current 6.0 units per acre to be more compatible with the higher-density multifamily dwellings that are the primary focus of the MFR-20 Zone. Such a low density limit relative to that for multifamily development discourages townhouse development, which can be appropriate to the Zone.

Reduced from the current 1,800 sf to match that for two-and three-family dwellings. Requiring a greater lot area discourages townhouse development, which can be appropriate to the Zone.

Reduced from the current 16,000 sf to reflect the size of townhouse development site with townhouse lots meeting the minimum net lot area standard (and including 20% common area), which is likely to result in about the same building massing and not necessarily additional outdoor parking area.

Continues to match minimum net lot area for multifamily dwellings, proposed to be reduced (see endnote 12).

Current lot width standards (Table III) include a smaller minimum (45 ft) for single-family detached dwellings and other uses along the lot’s street frontage, presumably to recognize pie-shaped lots at the end of cul-de-sacs or along substantially curved streets. Such accommodation is better addressed through a generic standard in proposed Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, clarifying that lot width is measured at minimum front yard depth, but providing for frontage width that is narrower.

Reduced from the current 100 ft to more appropriately relate to the minimum net lot area standard.

Reduced from the current 85 ft to more appropriately relate to the minimum net lot area standard.

Reduced from the current 85 ft to reflect the proposed reduction of the minimum net lot area standard.

Reduced from the current 85 ft to reflect the proposed reduction of the minimum net lot area standard.

Increased from the current 35% limit to match that applicable to multifamily dwellings, which better reflects the urban context of the zone.

Carries forward current Table II lot coverage standard for multifamily dwellings with 4 or more stories and deletes 30% minimum for shorter multifamily dwellings. The current distinction is not warranted and seems inappropriate, given that a taller building will cover less—not more—of the lot than a shorter building of the same floor area.

Current standards (Table II) establish a reduced maximum lot coverage (50%) for places of worship on lots between 1 and 2 acres in area. We recommend deleting that variation in favor of a single standard for other uses because the difference is not significant and such disparate treatment of places of worship may create issues with the Religious Land Use and Institutionalized Persons Act (RLUIPA).

Current standards (Table II) establish a reduced maximum lot coverage (20%) for other uses within 2,500 ft of a drinking water reservoir. We propose addressing this more directly in Sec. 27-5.700, Environmental Protection and Noise Controls, as a limit on land disturbance within such a radius.
Carries forward current Table II green area standard for multifamily dwellings with 4 or more stories and deletes 70% minimum for shorter multifamily dwellings. The current distinction is not warranted and seems inappropriate, given that a taller building will cover less land and leave more—not less—potential green area than a shorter building of the same floor area.

Current standards (Note 2 to Table IV) require no minimum front, side, or rear yard depths as long as the combined area of front, side, and rear yards totals at least 800 sf. We propose replacing this provision, which seems unnecessarily complicated and burdensome to administer, with front, side, and rear yard depth standards that match those applicable in the MFR-12 Zone.

See endnote 24.

Reduced from the current 30 ft to reflect a standard more appropriate for urban areas and match the minimum front yard depth for all other residential uses.

Reduced from the current 30 ft to allow buildings with ground-level commercial uses to come up to the sidewalk, which might further encourage the walkability intended for zone development.

See endnote 24.

See endnote 24.

Current standards (Table IV) require each side yard to be at least 10 ft deep and the total of both yard depths to be 30 ft. We propose revising this to match the simplified standard proposed for other residential uses.

See endnote 30.

See endnote 24.

See endnote 24.

Reduced from the current 30 ft to match that proposed to be required of townhouse dwellings and other residential uses.

Reduced from the current 30 ft to match that proposed for all other uses.

Current standards (Note 6 to Table IV) increase the minimum side yard depth by 1 ft for each ft the structure’s height exceeds 35 ft. This would require a two-family dwelling or nonresidential structure meeting the current height limit of 40 ft to be set back an additional 5 ft back from the side lot line than a two-family dwelling or nonresidential structure only 5 ft shorter. The height difference is greater for other structures (15 ft). We believe these differences too small to warrant the step-back height provision, given the added administrative burden it imposes. We therefore recommend that this provision be eliminated.

Current height standards exempt public and quasi-public structures up to 120 ft high (Note 7 to Table V) and places of worship up to 180 ft high (Note 12 to Table V). Because there appears to be no real need for such exemptions, as they are rarely, if ever, used in the County, we propose eliminating them.

Increased from the current 40 ft (subject to increased side yard depth for heights above 35 ft) to accommodate 3-story townhouse dwellings, perhaps even those over a garage—a dwelling type not uncommon in the DC metropolitan area.

Increased from the current 40 ft (subject to increased side yard depth for heights above 35 ft) to match the height limit for townhouse development.
### J. Multifamily Residential-48 (MFR-48) Zone

<table>
<thead>
<tr>
<th>1. Purpose</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>The purpose of the Multifamily Residential-48 (MFR-48) Zone is to provide lands for a high-density multifamily development (up to 48 dwelling units per acre), along with other forms of development that support residential living and walkability that are:</td>
<td></td>
</tr>
<tr>
<td>• Primarily high density residential in character and form;</td>
<td></td>
</tr>
<tr>
<td>• Proximate to centers (including transit centers), or in appropriate locations along commercial corridors;</td>
<td></td>
</tr>
<tr>
<td>• Respectful of the natural features of the land; and</td>
<td></td>
</tr>
<tr>
<td>• Compatible with surrounding lands.</td>
<td></td>
</tr>
<tr>
<td>Development allowed in the MFR-48 Zone includes: multifamily dwellings; live/work units; recreation/entertainment, personal services, and retail sales and services uses that support residential living and walkability; mixed-use development; and supporting public facilities.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Use Standards</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.</td>
<td></td>
</tr>
</tbody>
</table>
### 3. Intensity and Dimensional Standards

<table>
<thead>
<tr>
<th>Standard[1]</th>
<th>Multifamily Dwelling</th>
<th>Other Uses</th>
<th>NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet</th>
</tr>
</thead>
</table>
| Density, max. (du/ac of net lot area) | 48.00 | n/a | [1] See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.
| Lot coverage, max. (% of net lot area) | 60<sup>[7]</sup> | 60<sup>[7]</sup> | [4] At least 80% of buildings in the multifamily development must be ≥ 52 ft high.  
| Front yard depth, min. [ft] | 15<sup>[3]</sup> | 15<sup>[3]</sup> | [5] Provided those portions of the structure greater than 52 ft high are set back from the minimum front, side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 52 ft.  
| Side yard depth, min. [ft] (both yards total/either yard)[3] | 8<sup>[18]</sup> | 8<sup>[19]</sup> |  

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**NOTES:**

- [1] See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.
- [2] 100 ft on corner lots.
- [3] On corner lot, min. side yard depth alongside street = 30 ft.
- [4] At least 80% of buildings in the multifamily development must be ≥ 52 ft high.
- [5] Provided those portions of the structure greater than 52 ft high are set back from the minimum front, side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 52 ft.
4. References to Other Standards

| Sec. 27-2.200 Standard Review Procedures | Sec. 27-5.200 Off-Street Parking and Loading | Sec. 27-5.900 Mixed-Use and Nonresidential Form and Design |
| Sec. 27-2.300 Standards and Requirements for Development Applications | Sec. 27-5.300 Open Space | Sec. 27-5.1000 Neighborhood Compatibility |
| Sec. 27-3.400 Overlay Zones | Sec. 27-5.400 Landscaping | Sec. 27-5.1100 Farmland Compatibility |
| Sec. 27-4.201 Principal Uses | Sec. 27-5.500 Fences and Walls | Sec. 27-5.1200 Signage |
| Sec. 27-4.300 Accessory Uses and Structures | Sec. 27-5.600 Exterior Lighting | Sec. 27-5.1300 Sustainable/Green Development Practices |
| Sec. 27-4.400 Temporary Uses and Structures | Sec. 27-5.700 Environmental Protections and Noise Controls | Division 27-6 Nonconformities |
| Sec. 27-5.100 Roadway Design, Mobility, and Connectivity | Sec. 27-5.800 Multifamily Form and Design | Division 27-8 Definitions |

1. As discussed in the ERR (p. III-22), the current R-10A, R-10, and R-H Zones are consolidated into the MFR-24 Zone.
2. The purpose statement for the MFR-48 Zone reflects those of the current R-10A, R-10, and R-H Zones, but is modified to recognize expansion of allowable uses to include mixed-use development and limited retail sales and service uses serving residents of zone development.
3. This references the use standards that have been consolidated into Division 27-4: Use Regulations, in accordance with recommendations in the ERR. It also references any overlay zone regulations, which might modify the uses allowed in the zone.
4. This table incorporates, with simplifications and modifications, the standards for principal structures within the R-10A, R-10, and R-H Zones, contained in the multiple tables in current Sec. 27-442. Standards for accessory structures are contained in Sec. 27-4303, General Standards for All Accessory Uses and Structures.
5. This Note references provisions in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards that explain how the various intensity and dimensional standards are measured and that allow exceptions and variations to those standards. Such provisions, for example, would incorporate provisions explaining where lot width is measured, what is the front of a corner lot, and the current contextual front yard depth provisions (Note 1 to Table IV) that allow yard depth to be reduced to match those along the same block face. They would also address height limit variations currently addressed as Notes to Table V, such as those for particular roof designs (Note 4) or slope conditions (Note 8).
6. Reduced from the current 150 ft to better relate to proposed reduced lot width standards.
7. Reduced from the current 30 ft to match proposed minimum front yard depth for multifamily dwellings.
8. This carries forward a current standard for the R-10A and R-10 Zones (Note 6 to Table V). Current standards for the R-H Zone (Note 11 to Table V) go a step further and establish a minimum height standard of 52 ft for all multifamily dwellings. We propose to carry forward the less stringent standard.
9. Current standards (Table I) range from 217,800 sf in the R-H Zone to 87,120 sf in the R-10A Zone to 20,000 sf in the R-10 Zone. These all seem excessive for a high-density urban zone. We propose to substantially reduce the standard to that proposed for the MFR-20 Zone.
10. See endnote 9.
11. Reduced from the current 100 ft to reflect the proposed reduction of the minimum net lot area standard.
12. See endnote 11.
13. Increased from the current 50% limit to reflect a more realistic standard for such intense development.
14. Current standards (Table II) establish a reduced maximum lot coverage (50%) for places of worship on lots between 1 and 2 acres in area. We recommend deleting that variation in favor of a single standard for other uses because the difference is not significant and such disparate treatment of places of worship may create issues with the Religious Land Use and Institutionalized Persons Act (RLUIPA).
15. Current standards (Table II) establish a reduced maximum lot coverage (20%) for other uses within 2,500 ft of a drinking water reservoir. We propose addressing this more directly in Sec. 27-5.700, Environmental Protection and Noise Controls, as a limit on land disturbance within such a radius.
16. Reduced from the current 30 ft (in R-10A and R-10 Zones) and 50 ft (in the R-H Zone) to reflect a standard more appropriate for urban areas.
17. See endnote 16.
Current standards (Table IV) for the R-10A and R-10 Zones require each side yard to be at least 10 ft deep and the total of both yard depths to be 30 ft (20 ft and 50 ft for the R-H Zone). We propose consolidating and simplifying these unnecessarily complicated standards to have a single minimum side yard depth standard, and to reduce it to match that required in the MFR-20 Zone.

Reduced from the current 30 ft to reflect a standard more appropriate for urban areas.

Current standards for the R-10A and R-10 Zones (Note 4 to Table IV) provide that the minimum front, side, and rear yard depth standards (of 30 ft, 30/10 ft, and 30 ft) be increased 0.5 foot for each foot building height exceeds 36 ft. For the R-H Zone, current standards (Note 3 to Table IV) provides that the minimum front, side, and rear yard depth standards (of 50 ft, 50/20 ft, and 50 ft) be increased 1 foot for each foot building height exceeds 52 ft. Because this is the highest density zone, we propose to carry forward the more lenient R-H height threshold of 52 ft. Also, as currently written, the current provision applies to the building as a whole—i.e., it defines a cubic building envelope whose sides move inward from lot lines as building height exceeds the threshold height. For example, with a threshold height of 52 ft, if any part of the building is 70 feet high, the minimum front, side, and rear yard depths as applied to any part of the building are each increased by 52 ft. This seems unduly restrictive. Many codes apply such a provision to just those parts of the building that exceed the threshold height—i.e., as a step-back provision defining a building envelope whose sides slant inward above the threshold height. We therefore propose that this provision operate as a step-back provision and apply only to portions of structures above 52 ft high, and not to the structure as a whole. We also propose that the ratio of additional setback to added height be 1:2 rather than 1:1.

Current height standards exempt public and quasi-public structures up to 120 ft high (Note 7 to Table V) and places of worship up to 180 ft high (Note 12 to Table V). Because staff indicates there is no real need for such exemptions, we propose eliminating them.
27-3.203. **Transit-Oriented/Activity Center Base Zones**

A. **General Purposes of Transit-Oriented/Activity Center Base Zones**

The transit-oriented/activity center base zones are intended to serve as focal points for a neighborhood or series of neighborhoods. They are more urban than the areas they serve, are walkable, and contain mixed-use development.

The transit-oriented/activity center base zones are made up of two regional transit-oriented zones—which are intended to be areas of intense urban development around major transit stations and the principal targets for the County’s future planned growth and mixed-use development—and three other transit-oriented/activity center base zones—which are intended to provide alternative low and moderate-density/intensity opportunities for walkable urbanism.

B. **Established Transit-Oriented/Activity Center Base Zones**

The transit-oriented/activity center base zones established by this Ordinance are:

<table>
<thead>
<tr>
<th>Table 27-3.203: Transit-Oriented/Activity Center Base Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NAC</strong>: Neighborhood Activity Center Zone</td>
</tr>
<tr>
<td><strong>TAC</strong>: Town Activity Center Zone</td>
</tr>
<tr>
<td><strong>LTO</strong>: Local Transit-Oriented Zone</td>
</tr>
<tr>
<td><strong>RTO-L</strong>: Regional Transit-Oriented - Low Intensity Zone</td>
</tr>
<tr>
<td><strong>RTO-H</strong>: Regional Transit-Oriented - High Intensity Zone</td>
</tr>
</tbody>
</table>

1 As described in the ERR (p. III-16), one of the key changes to the zone structure of the current zoning ordinance is replacing the current zones used as the key regulatory mechanisms for approving mixed-use and transit-supportive development—the comprehensive design, planned community, and mixed-use floating zones, and Development District and Transit District overlay zones—with base zones that (1) better reflect Plan Prince George’s 2035 Approved General Plan’s classifications and policies that focus on centers, and (2) provide a base zone alternative that allows preferred forms of walkable urbanism and transit-supportive development to occur by right without a complex, lengthy, and uncertain development review process that dampens developers’ and investors’ interests in undertaking such development forms. It should be noted that these base zones will function similar to how base zones currently work in Prince George’s County—the by-right development applications will proceed directly to the permit office. Only development that meets certain criteria, such as that which the County, in collaboration with the community through this Zoning Rewrite process, may establish for “Major Site Plans,” will be subject to a discretionary review. This discretionary review path will include the strengthened, up-front community input process outlined in the Evaluation and Recommendation Report.

Regulations for each of the transit-oriented/activity center zones set out a purpose statement, standards regarding the division of the zone into Core and Edge areas (except in the NAC Zone), a references to the use tables in Division 27-4, intensity and dimensional standards, references to development standards in Division 27-5, and supplemental use and development standards specific to the zone.
C. Standards Applicable to all Center Zones

1. Supplemental Development Standards

   The following standards shall apply to development within the transit-oriented/activity center zones in addition to the generally applicable development standards in Division 27-5: Development Standards, unless expressly stated otherwise.

   a. Connectivity

      i. The internal vehicular, bicycle, and pedestrian circulation systems of development shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and any internal vehicular, bicycle, and pedestrian circulation systems of existing or allowable future development on adjoining lots.  

      ii. Easements allowing vehicular, bicycle, or pedestrian cross-access between adjoining lots, along with agreements defining maintenance responsibilities of the property owners, shall be recorded in the appropriate County land records.

   b. Vehicular Access and Circulation

      The location and design of curb-cuts shall comply with the standards in Table 27-3.203.C.2.b: Curb-Cut Standards: Transit-Oriented/Activity Center Zones.

---

2 These supplemental standards address aspects of development generally addressed in the generally applicable standards in Division 27-5: Development Standards, (to be drafted as part of Module 2). To the extent that a supplemental standard is made generally applicable throughout all zones and included in Section Division 27-5: Development Standards, it will be removed from this section. These standards do not address certain aspects of development—such as street cross-section design, landscaping, street trees, etc.—with the assumption that those aspects will be covered by generally applicable standards when drafting the development standards in Division 27-5: Development Standards. If we find that certain generally applicable standards should be supplemented for the transit-oriented/center zones, such supplemental standards will be located in this section.

3 A well-connected system of streets, bikeways, and walkways is essential to a mixed-use, transit-oriented zone—both to ensure convenient access between the transit station/stop or center and all major origin and destination points within and surrounding the zone, and to ensure the level of access and circulation needed to establish the zone as a vibrant mixed-use activity center. Although these connectivity and cross-access standards may be included in generally applicable access and circulation standards in Sec. 27-5.100, Roadway Design, Mobility, and Connectivity, they are included here because of the added importance of minimizing sidewalk-disrupting curb cuts in a pedestrian-oriented zone.

4 This standard will be subject to an administrative adjustment in accordance with Sec. 27-2.313, Adjustments (drafted in Module 3). It will allow the Planning Director to modify or adjust the connectivity requirements of this section if it is determined cross-access is impractical due to site constraints, inappropriate due to traffic safety issues, or undesirable due to the proposed development’s incompatibility with existing development on the adjoining lot.

5 These underscore the need to limit sidewalk-disrupting curb cuts to facilitate pedestrian activity.
### Table 27-3.203.C.1.b Curb Cut Standards: Transit-Oriented / Activity Center Zones

<table>
<thead>
<tr>
<th></th>
<th>Minimum Distance from Street Intersection (ft)</th>
<th>Minimum Distance from Other Curb Cuts on same Block Face (ft)</th>
<th>Maximum Curb Cut Width (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RTO</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Curb-cuts allowed only if adequate parcel access cannot be provided by alleys or secondary street system. If curb cuts necessary, they shall be shared between sites and parcels to minimize their use (as appropriate), and shall comply with the curb-cut standards for the NAC, TAC and LTO Core area.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>NAC, TAC, and LTO Core area</strong></td>
<td>50</td>
<td>100</td>
<td>24</td>
</tr>
<tr>
<td><strong>TAC and LTO Edge areas</strong></td>
<td>25</td>
<td>50</td>
<td>30</td>
</tr>
</tbody>
</table>

### Table 27-3.203.C.1.c Sidewalk Widths: Transit-Oriented / Activity Center Zones

<table>
<thead>
<tr>
<th></th>
<th>Width (ft)</th>
<th>Sidewalk Pedestrian Clearance Zone Required?</th>
<th>Sidewalk Pedestrian Clearance Zone Minimum Width (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RTO Core area</strong></td>
<td>20 [1]</td>
<td>Yes</td>
<td>5</td>
</tr>
<tr>
<td><strong>RTO Edge area</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>LTO Core area</strong></td>
<td>10 [2]</td>
<td>Yes</td>
<td>5 ft.</td>
</tr>
<tr>
<td><strong>TAC Core area</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>NAC</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>LTO Edge area</strong></td>
<td>6 [2]</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>TAC Edge area</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. This includes the street tree planting area.
2. Does not include street tree planning area.

### Pedestrian Access and Circulation

Sidewalks shall be provided on both sides of the street. Sidewalk widths shall comply with the standards in Table 27-3.203.C.2.c: Sidewalk Widths: Transit-Oriented/Activity Center Zones.

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6 These standards are intended to ensure a leading role for sidewalks and other pedestrian walkways in the transit-oriented/activity center zones. Along street frontages, where the highest level of pedestrian activity is expected or encouraged, wider sidewalks are needed to accommodate higher volumes of pedestrian traffic and outdoor dining, street furniture, and other pedestrian amenities that serve pedestrians.
driveway, drive aisle, or parking lot, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar elements.

d. Off-Street Parking

i. Reduced Minimum Vehicle Parking Space Requirements

Development in the Core area of the RTO or LTO zones shall be exempt from the off-street vehicular parking standards in Sec. 27-5.2 ☞, Minimum Number of Off-Street Vehicle Parking Spaces.

The minimum required number of off-street vehicle parking spaces for development in the Edge area of the RTO or LTO zones, the Core area of the TAC zone, and the NAC zone, shall be 50 percent of the minimum requirements in Sec. 27-5.2 ☞, Minimum Number of Off-Street Vehicle Parking Spaces. 8

ii. Maximum Off-Street Vehicle Parking Spaces

(A) In the Core area of the RTO or LTO zones, the maximum number of off-street vehicle parking spaces for development shall be 125 percent of the minimum requirements calculated in accordance with Sec. 27-5.2 ☞, Minimum Number of Off-Street Vehicle Parking Spaces. Spaces in structured parking facilities do not count toward the maximum allowed. 10,11

(B) In the Edge area of the RTO or LTO zones, and in the TAC and NAC zones, the maximum number of off-street vehicle parking spaces for development shall be 150 percent of the minimum requirements approved by the Planning Director to further reduce the number of off-street vehicle parking spaces required for a development in the Edge area of the LTO and RTO zones, and in the TAC and NAC zones, provided the development application includes a parking demand study demonstrating that because of the development’s specific location, nature, or mix of uses, there is a reasonable probability the number of parking spaces actually needed to serve the development is less than the minimum established in the regulations.

Communities are increasingly adding maximum parking standards as generally applicable standards. Such maximums, however, are particularly important in mixed-use, transit-oriented zones.

This provision related to structured parking is included as an incentive for applicants to use structured parking rather than surface parking.

A provision will be included in Sec. 27-5.2 ☞, Minimum Number of Off-Street Vehicle Parking Spaces, that allows the Planning Director to approve an increase in the maximum number of off-street vehicle parking spaces proposed for a development where the development application includes a parking demand study demonstrating how the maximum allowed number of parking spaces is insufficient for the development. The provision will require that the number of additional vehicle parking spaces allowed shall be limited to the minimum number of spaces justified as needed by the required parking demand study.

---

7 Land used for excessive surface parking undermines the zone’s pedestrian-oriented character. It is important to make sure minimum parking standards are indeed “minimum” and reflect the reduced vehicular trips and parking demand inherent with mixed-use development and the availability of transit as an alternative means of transportation. How minimum parking requirements for a transit-oriented zone relate to generally applicable parking requirements depends on the type, intensity, and character of the zone. We recommend allowing the market to govern parking in the Core areas of the RTO and LTO zones. Recent studies, for example, indicates that trip generation rates for mixed-use developments near transit may be about 50 percent less than that estimated from ITE trip generation rates. We recommend a 50 percent reduction in the parking standards in the other transit-oriented/activity center zones.

8 A provision will be included in Sec. 27-5.2 ☞, Minimum Number of Off-Street Vehicle Parking Spaces (drafted in Module 2), that allows the Planning Director to approve a proposal to further reduce the number of off-street vehicle parking spaces required for a development in the Edge area of the LTO and RTO zones, and in the TAC and NAC zones, provided the development application includes a parking demand study demonstrating that because of the development’s specific location, nature, or mix of uses, there is a reasonable probability the number of parking spaces actually needed to serve the development is less than the minimum established in the regulations.
calculated in accordance with Sec. 27-5.2, Minimum Number of Off-Street Vehicle Parking Spaces. Spaces in structured parking facilities do not count toward the maximum allowed.

e. Arrangement and Design of Off-Street Vehicle Parking

i. Location

Along any street frontage in the RTO, LTO, or NAC zones, and in the Core area of the TAC zone, all proposed new or additional surface vehicle parking shall be located to the rear or side of the development’s principal building(s), or in a parking structure built accordance with Sec. 27-3.203.C.1.f.v, Parking Structures in the RTO Zone. Parking may and is encouraged to be provided along the street (on-street parking), even though it does not count toward compliance with the off-street vehicular parking standards.

ii. Break-Up of Large Parking Lots

Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain 50 or fewer spaces each and are visually separated by buildings or landscaped areas in accordance with Sec. 27-5.4, Break-Up of Large Parking Lots.

iii. Pedestrian Walkways Through Parking Areas

All vehicle parking lots and structures containing more than 50 parking spaces shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas that are designed and located to minimize the pedestrian routes interface with traffic circulation routes, and provide pedestrian walkways with direct pedestrian and ADA access to the primary building entrance(s).

iv. Bicycle Parking

New development in the RTO, LTO, or NAC zones, and in the Core area of the TAC zone, shall provide at least one bicycle rack or other bicycle parking facility, designed to accommodate parking spaces for at least four bicycles, and a locker. In addition, larger bicycle parking facilities shall be provided to accommodate parking spaces for at least two additional bicycles for each additional 40

---

12 These standards are intended to ensure that off-street parking does not undermine the zone’s pedestrian-friendly environment, especially in the RTO, LTO, and NAC zones, and the Core area of the TAC zone. Also important towards meeting that intent are standards providing flexibility in how an applicant can comply with parking requirements (e.g., via shared parking, off-site parking, deferred parking, valet and tandem parking, on-street parking, and in-lieu payments to a public parking fund). Because such flexibility is needed in all locations, such flexibility standards will be included in the generally applicable parking standards in Sec. 27-5.2, Minimum Number of Off-Street Vehicle Parking Spaces.

13 These are intended to facilitate and encourage bicycle traffic.
vehicle parking spaces over an initial 80 parking spaces. Required bicycle parking facilities shall be located within 50 feet of the primary pedestrian entrance(s) to the development’s principal building(s).

f. Building Form Standards\textsuperscript{14}

i. Building Placement in Build-To Zone\textsuperscript{15}

Where the facades of principal buildings face a street frontage and are required to be located within a build-to zone, the buildings shall be located such that the facades occupy a minimum percentage of the build-to zone along the street frontage. Minimum percentages are as shown as the minimum building width in the build-to zone standards in the Intensity and Density tables for each transit-oriented/activity center zone.

\begin{itemize}
  \item \textbf{Building Massing and Scale}\textsuperscript{16}
  \begin{itemize}
    \item If the street-facing facade of a building is more than 60 feet wide, the perceived massing and scale of the building shall be reduced by incorporating at least three of the following design elements to create distinctive differences in facade design or composition, spaced no more than 60 feet apart:
    \begin{itemize}
      \item (A) Differences in roof form and parapet heights;
      \item (B) Pronounced (at least one foot deep) recesses and/or projections in the wall plane;
      \item (C) Distinct changes in texture and/or color of wall surfaces;
      \item (D) Pilasters that are at least eight inches deep and at least eight inches wide, that have a height equal to at least 80 percent of the facade’s height;
      \item (E) Ground level arcades, awnings, or similar overhangs;
      \item (F) Second floor galleries/balconies;
      \item (G) Cornices;
    \end{itemize}
    \end{itemize}
\end{itemize}

\textsuperscript{14} These requirements are intended to promote those streetscape characteristics that are conducive to the active pedestrian environment that is important to walkable urbanism.

\textsuperscript{15} This provision is intended to ensure that the extent of a building facade next to sidewalks along pedestrian street frontages is sufficient to establish a streetscape with pedestrian activity. This provision references the minimum transparency standards shown in the intensity and dimensional standards tables in each individual transit-oriented/activity center zone.

\textsuperscript{16} These are basic menu-based standards intended to ensure a minimum degree of articulation and variability along street-facing building facades. The 60-foot threshold reflects that used for a similar provision in current Sec. 27A-402(b) (Facade Composition). If Module 2 proposes these building massing and scale standards as generally applicable to multifamily, mixed-use, and nonresidential buildings in multiple zones, they will be relocated to Sec. 27-5.900, Mixed Use and Nonresidential Form and Design Standards.
(H) Projected and recessed entries;
(I) Vertical accents or focal points; or
(J) Enhanced window treatments.

iii. **Building Entrances**

(A) Where the facade of a principal building abuts or faces a street frontage in the Core area of the RTO, LTO, or TAC zones, or in the NAC zone, at least one operable pedestrian entrance providing both ingress and egress shall be provided for every 150 feet, or major fraction thereof, along the facade. An angled entrance at the corner of the building may count toward satisfying this requirement on both sides of the angle’s entrance.

(B) If a facade in the Core area of the RTO, LTO, or TAC zones, or in the NAC zone, includes multiple tenant spaces, at least one such entrance shall be provided for each street-level tenant space that is at least 25 feet wide.

(C) These required pedestrian entrances shall open directly to the street sidewalk without requiring pedestrians to pass through a garage, parking lot, or other non-pedestrian area located between the entrance and the pedestrian street frontage.

(D) At least 50 percent of the facade area occupied by a required pedestrian entrance shall be comprised of transparent material.

(E) All primary pedestrian entrances into principal buildings shall be clearly defined and emphasized using changes in the wall plane or facade material, lintels, pediments, pilasters, awnings, canopies, porches, or other additional architectural elements.

iv. **Windows/Doors/ Transparency**

(A) Where the facade of a principal building other than a single-family or duplex dwelling abuts or faces a street frontage or an adjoining public gathering space in the Core area of the TAC zone, a minimum percentage of the street-level facade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians. Minimum percentages are as shown as the minimum

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17 These are intended to ensure interaction between sidewalk pedestrians and the uses in adjacent buildings.

18 Transparent facades along street frontages are needed to encourage interaction between sidewalk pedestrians and the uses behind the facades. Such minimum standards could be located here instead in the Intensity and Density Standards table for each transit-oriented/activity center zone, but we chose to locate them with the tables because they, along with the minimum building width in the build-to zone standards, are important to defining the pedestrian-oriented character of the zone.
building facade transparency standard in the Intensity and Density standards table for each individual transit-oriented/activity center zone.

**(B)** Window and door openings counting toward meeting this transparency requirement shall consist of glass that is relatively clear and non-reflective, with a minimum visible light transmittance of 0.65 and maximum visible light reflectance of 0.20.

v. **Parking Structures in RTO zone**¹⁹

**(A)** In the RTO zone, where the street-level facade of a parking structure abuts or faces a street frontage, the structure shall be designed to accommodate retail sales and service uses, service-oriented office uses, or entertainment uses to a depth of 30 feet along at least 60 percent of the width of such street-level facade—to provide visual interest and create pedestrian activity at the street level.²⁰ In addition, the upper level façade of the parking structure shall be articulated through use of at least three of the following features:

1. Windows or window-shaped openings;
2. Masonry columns;
3. Decorative wall insets or projections;
4. Awnings;

**(B)** The façade above the street level shall be articulated through the use of at least three of the following features:

1. Changes in color or texture of exterior materials;
2. Integrated vegetation (hanging or along trellises); or
3. Similar features

vi. **Parking Structures in Other Transit-Oriented/Activity Center Zones**

Where the facade of a parking structure abuts or faces a street frontage in the LTO or NAC zones, or the Core area of the TAC zone, the facade shall be articulated through use of at least three of the following features:

**(A)** Windows or window-shaped openings;
**(B)** Masonry columns;
**(C)** Decorative wall insets or projections;
**(D)** Awnings;

¹⁹ This is intended to accommodate parking structures as a preferable alternative to surface parking lots, but ensure that they do not disrupt the pedestrian-friendly environment along a street frontage or adversely affect the visual attractiveness of the zone.

²⁰ This standard will be subject to an administrative adjustment in accordance with Sec. 27-2.313, Adjustments (drafted in Module 3). It will allow the Planning Director to modify or adjust this requirement if it is determined that (1) an equally good alternative is provided that achieves the same purpose, or (2) the site lacks sufficient depth to accommodate both a parking structure and usable retail and office space at the street level, in which case, alternative design will be considered.
(E) Changes in color or texture of exterior materials;

(F) Integrated vegetation (hanging or along trellises); or

(G) Similar features.
D. Neighborhood Activity Center (NAC) Zone

1. Purpose

The purpose of the Neighborhood Activity Center (NAC) Zone is to provide lands for lower-density, small-scale, mixed-use centers that are attractive to employers and employees, are well connected to transit, and serve the surrounding neighborhood. Such zones embody key elements of walkable urbanism, and are envisioned as walkable and bikeable areas that are well-connected to a regional transportation network through various transit options (e.g., rail transit stations/stops, local bus hubs/ stops). They may be anchored by institutional uses and contain a mix of office and flex uses—with supporting retail, entertainment, and medical uses that serve local neighborhood needs. They also include low-rise and mid-rise multifamily dwellings, townhouse dwellings, and small-lot single-, two-, and three-family residential development. The vertical mixing of residential uses with nonresidential uses within a neighborhood-scale single project or building, with residential development on upper floors, is encouraged. The horizontal mixing of stand-alone neighborhood-scale residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is also encouraged, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.
## 2. Use Standards³

See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.

## 3. Intensity and Dimensional Standards⁴

<table>
<thead>
<tr>
<th>Standard [1]</th>
<th>All Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block length, min.</td>
<td>max. (ft)</td>
</tr>
<tr>
<td>Lot area, min. (sf)</td>
<td>5,000 [2]</td>
</tr>
<tr>
<td>Lot width, min. (ft)</td>
<td>50 [3]</td>
</tr>
<tr>
<td>Density, min.</td>
<td>max. (du/ac of net lot area)</td>
</tr>
<tr>
<td>Floor area ratio (FAR), min.</td>
<td>max.</td>
</tr>
<tr>
<td>Lot coverage, min.</td>
<td>max. (% of net lot area)</td>
</tr>
<tr>
<td>Build-to line, min.</td>
<td>max. (ft)</td>
</tr>
<tr>
<td>Building width in build-to zone, min. (% of lot width)</td>
<td>60</td>
</tr>
<tr>
<td>Front yard depth, min. (ft.)</td>
<td>0</td>
</tr>
<tr>
<td>Rear yard depth, min. (ft)</td>
<td>0</td>
</tr>
<tr>
<td>Building facade transparency, min. (% of street-level facade area)</td>
<td>40</td>
</tr>
<tr>
<td>Principal structure height, min.</td>
<td>max. (ft)</td>
</tr>
</tbody>
</table>

**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet

1. See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.
2. 1,500 sf for townhouse lots, and 4,000 sf for single-family detached dwellings.
3. 20 ft for townhouse lots.
4. Applicable to residential development and the residential component of mixed-use development.
5. Applicable to nonresidential development and the nonresidential component of mixed-use development.
6. The area between the minimum and maximum build-to lines that extends the width of the lot constitutes the build-to zone.
7. Where existing buildings along street frontages are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in the build-to zone standard.
8. The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities that use LID or ESD techniques, driveways (subject to Sec. 27-5.100), or surface parking (subject to Sec. 27-5.200).
4. References to Other Standards

See development standards in Division 27-5: Development Standards (including those noted below) and any modified development standards for any overlay zones, subject to the supplemental development standards in Sec 27-3.203.C.1.

<table>
<thead>
<tr>
<th>Sec. 27-2.200</th>
<th>Standard Review Procedures</th>
<th>Sec. 27-5.200</th>
<th>Off-Street Parking and Loading</th>
<th>Sec. 27-5.900</th>
<th>Mixed-Use and Nonresidential Form and Design</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sec. 27-2.300</td>
<td>Standards and Requirements for Development Applications</td>
<td>Sec. 27-5.300</td>
<td>Open Space</td>
<td>Sec. 27-5.1000</td>
<td>Neighborhood Compatibility</td>
</tr>
<tr>
<td>Sec. 27-3.400</td>
<td>Overlay Zones</td>
<td>Sec. 27-5.400</td>
<td>Landscaping</td>
<td>Sec. 27-5.1100</td>
<td>Farmland Compatibility</td>
</tr>
<tr>
<td>Sec. 27-4.201</td>
<td>Principal Uses</td>
<td>Sec. 27-5.500</td>
<td>Fences and Walls</td>
<td>Sec. 27-5.1200</td>
<td>Signage</td>
</tr>
<tr>
<td>Sec. 27-4.300</td>
<td>Accessory Uses and Structures</td>
<td>Sec. 27-5.600</td>
<td>Exterior Lighting</td>
<td>Sec. 27-5.1300</td>
<td>Sustainable/Green Development Practices</td>
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<tr>
<td>Sec. 27-4.400</td>
<td>Temporary Uses and Structures</td>
<td>Sec. 27-5.700</td>
<td>Environmental Protections and Noise Controls</td>
<td>Division 27-6</td>
<td>Nonconformities</td>
</tr>
<tr>
<td>Sec. 27-5.100</td>
<td>Roadway Design, Mobility, and Connectivity</td>
<td>Sec. 27-5.800</td>
<td>Multifamily Form and Design</td>
<td>Division 27-8</td>
<td>Definitions</td>
</tr>
</tbody>
</table>

1 In accordance with the ERR (p. III-23), the Neighborhood Activity Center (NAC) Zone provides a base zone option for Neighborhood Centers in Plan Prince George’s 2035 Approved General Plan (with a name change from the Neighborhood Center Zone proposed in the ERR to avoid directly reflecting a plan policy framework that may change when the plan is revised in the future). The term “activity center” is a generic term commonly used in land use planning and development regulation. As noted in the ERR, the intent is that areas currently designated as Neighborhood Center in Plan Prince George’s 2035 Approved General Plan may be rezoned to the NAC zone. Because NAC Zones are anticipated to be relatively small compared to other transit-oriented/activity center zones, it is not proposed to be divided into a Core area and Edge area as in the other zones.

2 The purpose statement for the NAC Zone is based on the description of Neighborhood Centers in Plan Prince George’s 2035 Approved General Plan as a low to moderate-density and intensity employment center with a walkable environment attractive to employers and employees, and typically with rail or bus transit service. Generally, uses allowed in the NAC Zone include a range of commercial, personal services, office, eating or drinking establishments, lodging, and residential uses (including single-family on small lots) that are appropriate for a moderate intensity mixed-use context; uses that do not support walkable urbanism (e.g., auto-oriented uses, industrial uses, large shopping centers, etc.) are not allowed.

3 This references use standards appropriate for Neighborhood Centers (as derived from Plan Prince George’s 2035 Approved General Plan), which have been included in Division 27-4: Use Regulations, in accordance with recommendations in the ERR. It also references any overlay zone regulations, which might modify the uses allowed in the zone.

4 This table incorporates standards for principal structures, as deemed appropriate for the zone character called for by the description of Neighborhood Centers in Plan Prince George’s 2035 Approved General Plan. Standards for accessory structures are contained in Sec. 27-4.303, General Standards for All Accessory Uses and Structures.

5 The build-to line and build-to zone standards are intended to ensure that buildings constructed along pedestrian street frontages are close enough to the sidewalk to encourage a high level of pedestrian activity along the streetscape. Where the facades of existing transit-oriented/activity center zone buildings are located behind the build-to line, the note to this standard would ensure that future additions to such buildings are extended frontwards into the build-to zone before they can be extended to the rear or side.

6 This note references provisions in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, that explain how the various intensity and dimensional standards are measured and that allow exceptions and variations to those standards. Such provisions, for example, would incorporate provisions explaining where lot width is measured, what is the front of a corner lot, and contextual standards that allow minimum front yard depths to be reduced to match the average front yard depths of existing buildings along the same block face. They would also address height limit variations, such as those for water towers, steeples, antennas, and rooftop solar panels.
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E. Town Activity Center (TAC) Zone

1. Purpose

The purpose of the Town Activity Center (TAC) Zone is to provide lands for moderate-intensity, auto-accessible, mixed-use centers that serve larger areas of surrounding neighborhoods. They contain a mix of office, retail, entertainment, public and quasi-public, flex, and medical uses that serve community-wide needs. They also include residential development consisting of multifamily dwellings, townhouse dwellings, and small-lot single-, two, and three-family dwellings. The vertical mixing of residential uses with nonresidential uses within a single project or building in the Core area of the TAC Zone, with residential development on upper floors, is strongly encouraged. The horizontal mixing of stand-alone moderate-scale residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is also encouraged, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

2. Division of Zone into Core and Edge Areas

When land is zoned or rezoned to a TAC Zone, it shall be designated as part of the zone’s Core area or part of its Edge area. The Core area shall include the land area that is the main focal point of the zone or a concentrated area of the zone’s most intense development. The remainder of the zone shall be designated as the zone’s Edge area, which is intended to accommodate less intense, more auto-oriented development with more of a residential mix and less emphasis on commercial development. The zone’s Core area and Edge area shall be delineated on the Zoning Map in conjunction with the mapping of the TAC Zone.
3. Use Standards

See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.

4. Intensity and Dimensional Standards

<table>
<thead>
<tr>
<th>Standard [1]</th>
<th>Core</th>
<th>Edge</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Block length, min.</td>
<td>max. (ft)</td>
<td>200</td>
</tr>
<tr>
<td>Lot area, min. (sf)</td>
<td>1,500</td>
<td>3,000</td>
</tr>
<tr>
<td>Lot width, min. (ft)</td>
<td>20</td>
<td>30</td>
</tr>
<tr>
<td>Density, min.</td>
<td>max. (du/ac of net lot area) [5]</td>
<td>15.00</td>
</tr>
<tr>
<td>Floor area ratio (FAR), min.</td>
<td>max. [6]</td>
<td>1.0</td>
</tr>
<tr>
<td>Lot coverage, min.</td>
<td>max. (% of net lot area)</td>
<td>50</td>
</tr>
<tr>
<td>3 Build-to line, min.</td>
<td>max. (ft) [7][8]</td>
<td>15</td>
</tr>
<tr>
<td>Building width in build-to zone, min. (% of lot width) [8][9]</td>
<td>70</td>
<td>50</td>
</tr>
<tr>
<td>Front yard depth, min. (ft)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Side yard depth, min. (ft)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Rear yard depth, min. (ft)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Building facade transparency, min. (% of street-level facade area)</td>
<td>Abutting or facing a street frontage or pedestrian way</td>
<td>40</td>
</tr>
<tr>
<td></td>
<td>Facing a public gathering space</td>
<td>35</td>
</tr>
<tr>
<td>5 Principal structure height, min.</td>
<td>max. (ft)</td>
<td>24</td>
</tr>
</tbody>
</table>

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
[1] See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards. 7
[2] These standards do not apply in Edge areas that extend more than one-half mile beyond the Core area.
[7] The area between the minimum and maximum build-to lines that extends the width of the lot constitutes the build-to-zone.
[8] Where existing buildings along a street frontage are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in the build-to-zone standard.
[9] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities that use LID or ESD techniques, driveways (subject to Sec. 27-5.100), or surface parking (subject to Sec. 27-5.200).
[10] Not applicable to townhouse lots except to the outside of end units.
Division 27-3 Zones and Zone Regulations
Sec. 27-3.200 Base Zones
27-3.203 Transit-Oriented/Activity Center Base Zones
27-3.203.E Town Activity Center (TAC) Zone
5. References to Other Standards

See development standards in Division 27-5: Development Standards (including those noted below) and any modified development standards for any overlay zones, subject to the supplemental development standards in Sec. 27-5.

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Sec. 27-2.200 Standard Review Procedures
Sec. 27.2.300 Standards and Requirements for Development Applications
Sec. 27.3.400 Overlay Zones
Sec. 27.4.201 Principal Uses
Sec. 27.4.300 Accessory Uses and Structures
Sec. 27.4.400 Temporary Uses and Structures
Sec. 27.5.100 Roadway Design, Mobility, and Connectivity
Sec. 27.5.200 Off-Street Parking and Loading
Sec. 27.5.300 Open Space
Sec. 27.5.400 Landscaping
Sec. 27.5.500 Fences and Walls
Sec. 27.5.600 Exterior Lighting
Sec. 27.5.700 Environmental Protections and Noise Controls
Sec. 27.5.800 Multifamily Form and Design
Sec. 27.5.900 Mixed-Use and Nonresidential Form and Design
Sec. 27.5.1000 Neighborhood Compatibility
Sec. 27.5.1100 Farmland Compatibility
Sec. 27.5.1200 Signage
Sec. 27.5.1300 Sustainable/Green Development Practices
Division 27-6 Nonconformities
Division 27-8 Definitions

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1 In accordance with the ERR (p. III-23), the Town Activity Center (TAC) Zone provides a base zone option for Town Centers in Plan Prince George’s 2035 Approved General Plan (with a name change from the Town Center Zone proposed in the ERR to avoid directly reflecting a plan policy framework that may change when the plan is revised in the future. The term “activity center” is a generic term commonly used in land use planning and development regulation. As noted in the ERR, the intent is that areas currently designated as Town Center in Plan Prince George’s 2035 Approved General Plan may be rezoned to the TAC zone.

2 The purpose statement for the TAC Zone derives from the description of Town Centers in Plan Prince George’s 2035 Approved General Plan as auto-accessible, suburban centers that are less intense than other centers, but still with a walkable core. The development character of the Town Centers is different from the other Local Centers in that, while supporting a core area, it is more auto-oriented and auto-accessible—meaning some of the core physical elements of the TAC zone will be different from zones reflecting the other transit-oriented activity center zones. Generally, uses allowed in the TAC Zone include a range of commercial, personal services, office, eating or drinking establishments, lodging, residential (excluding single-family), continuing care retirement, and some limited auto-oriented uses (outside the Core area of the zone).

3 The boundaries of the Core area and Edge area would be delineated on the Zoning Map as part of a comprehensive map amendment process, or when a future rezoning occurs. The Core area should include that area that is the main focal point of the zone or a concentrated area of the zone’s most intense development. The remainder of the zone shall be designated as the zone’s Edge area, which is intended to accommodate less intense, more auto-oriented development with more of a residential mix and less emphasis on commercial development. The boundaries may also be informed by an existing master plan or sector plan for the area.

4 This references use standards appropriate for Town Centers (as derived from Plan Prince George’s 2035 Approved General Plan), which have been included in Division 27-4: Use Regulations, in accordance with recommendations in the ERR. It also references any overlay zone regulations, which might modify the uses allowed in the zone.

5 This table incorporates standards for principal structures, as deemed appropriate for the zone character called for by the description of Town Centers in Plan Prince George’s 2035 Approved General Plan. Standards for accessory structures are contained in Sec. 27-4.303, General Standards for All Accessory Uses and Structures.

6 The build-to line and build-to zone standards are intended to ensure that buildings constructed along street frontages are close enough to the sidewalk to encourage a high level of pedestrian activity along the streetscape. Where the facades of existing zone buildings are located behind the build-to line, the note to this standard would ensure that future additions to such buildings are extended forward onto the build-to zone before they can be extended to the rear or side.

7 This note references provisions in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, that explain how the various intensity and dimensional standards are measured and that allow exceptions and variations to those standards. Such provisions, for example, would incorporate provisions explaining where lot width is measured, what is the front of a corner lot, and contextual standards that allow minimum front yard depth to be reduced to match the average front yard for existing buildings along the same block face. They would also address height limit variations, such as those for water towers, steeples, antennas, and rooftop solar panels.
F. Local Transit-Oriented (LTO) Zone

1. Purpose

The purpose of the Local Transit-Oriented (LTO) Zone is to provide lands for moderate-intensity, vibrant, and transit-rich mixed-use centers. Such zones embody key elements of walkable urbanism, and are envisioned as walkable and bikeable areas that are well-connected to a regional transportation network through a range of transit options. They contain a mix of office, retail, entertainment, public and quasi-public, flex, and medical uses that serve neighborhood or community-wide needs. The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged. The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is also encouraged, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

2. Division of Zone into Core and Edge Areas

When land is zoned or rezoned to a LTO Zone, it shall be designated as part of the zone’s Core area or part of its Edge area. The Core area shall include land that is within convenient walking distance (generally about ¼ mile) of the existing or proposed transit station/stop, around which the zone is centered and otherwise has a high potential for higher-intensity, mixed-use, pedestrian-oriented, and transit-supportive development. The remainder of the zone shall be designated as the zone’s Edge area, which is intended to accommodate less intense development with more of a residential mix and less emphasis on commercial development. The zone’s Core area and Edge area shall be delineated on the Zoning Map in conjunction with the mapping of the LTO Zone.
3. Use Standards

See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.

4. Intensity and Dimensional Standards

<table>
<thead>
<tr>
<th>Standard [1]</th>
<th>Core All Uses</th>
<th>Core Nonresidential &amp; Mixed-Use</th>
<th>Core Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block length, min.</td>
<td>200</td>
<td>400</td>
<td>400</td>
</tr>
<tr>
<td>Lot area, min.</td>
<td>1,500</td>
<td>3,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Lot width, min.</td>
<td>20</td>
<td>30</td>
<td>50</td>
</tr>
<tr>
<td>Density, min.</td>
<td>10.00</td>
<td>30.00</td>
<td>5.00</td>
</tr>
<tr>
<td>Floor area ratio (FAR), min.</td>
<td>1.0</td>
<td>3.0</td>
<td>0.5</td>
</tr>
<tr>
<td>Lot coverage, min.</td>
<td>65</td>
<td>100</td>
<td>50</td>
</tr>
<tr>
<td>Build-to line, min.</td>
<td>15</td>
<td>27</td>
<td>11</td>
</tr>
<tr>
<td>Building width in build-to zone, min.</td>
<td>70</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Front yard depth, min.</td>
<td>0</td>
<td>0</td>
<td>10</td>
</tr>
<tr>
<td>Side yard depth, min.</td>
<td>0</td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td>Rear yard depth, min.</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Building facade transparency, min.</td>
<td>45</td>
<td>35</td>
<td>n/a</td>
</tr>
<tr>
<td>Principal structure height, min.</td>
<td>24</td>
<td>60</td>
<td>n/a</td>
</tr>
</tbody>
</table>

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
[6] The area between the minimum and maximum build-to lines that extends the width of the lot constitutes the build-to zone.
[7] Where existing buildings along a street frontage are all located behind a required build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in the build-to-zone standard.
[8] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities that use LID or EID techniques, driveways (subject to Sec. Sec. 27-5.100), or surface parking (subject to Sec. Sec. 27-5.200).
[9] Not applicable to townhouse lots except to the outside of end units.
[10] Applies to mixed use only.
Division 27-3 Zones and Zone Regulations
Sec. 27-3.200 Base Zones
27-3.203 Transit-Oriented/Activity Center Base Zones
27-3.203.F Local Transit-Oriented (LTO) Zone
5. References to Other Standards

See development standards in Division 27-5: Development Standards (including those noted below) and any modified development standards for any overlay zones, subject to the supplemental development standards in Sec 27-3.203.C.1.

| Sec. 27-2.200 Standard Review Procedures | Sec. 27-5.200 Off-Street Parking and Loading | Sec. 27-5.900 Mixed-Use and Nonresidential Form and Design |
| Sec. 27-2.300 Standards and Requirements for Development Applications | Sec. 27-5.300 Open Space | Sec. 27-5.1000 Neighborhood Compatibility |
| Sec. 27-3.400 Overlay Zones | Sec. 27-5.400 Landscaping | Sec. 27-5.1100 Farmland Compatibility |
| Sec. 27-4.201 Principal Uses | Sec. 27-5.500 Fences and Walls | Sec. 27-5.1200 Signage |
| Sec. 27-4.300 Accessory Uses and Structures | Sec. 27-5.600 Exterior Lighting | Sec. 27-5.1300 Sustainable/Green Development Practices |
| Sec. 27-4.400 Temporary Uses and Structures | Sec. 27-5.700 Environmental Protections and Noise Controls | Division 27-6 Nonconformities |
| Sec. 27-5.100 Roadway Design, Mobility, and Connectivity | Sec. 27-5.800 Multifamily Form and Design | Division 27-8 Definitions |

1 In accordance with the ERR (p. III-23), the Local Transit-Oriented Center (LTO) Zone provides a base zone option for Local Transit Centers in Plan Prince George’s 2035 Approved General Plan (with a name change from the Local Transit Center Zone proposed in the ERR to avoid directly reflecting a plan policy framework that may change when the plan is revised in the future). The descriptor “transit-oriented” is commonly used in modern land use planning and development regulation. As noted in the ERR, the intent is that areas currently designated as Local Transit Centers in Plan Prince George’s 2035 Approved General Plan may be rezoned to the LTO zone.

2 The purpose statement for the LTO Zone derives from the description of Local Transit Centers in Plan Prince George’s 2035 Approved General Plan as a smaller-scale, mixed-use center well connected to the regional transportation system by transit. Generally, uses allowed in the LTO Zone include a range of commercial, personal services, office, eating or drinking establishments, lodging, and residential uses (including single-family on small lots) that are appropriate for a moderate-intensity, mixed-use context; uses that do not support walkable urbanism (e.g., auto-oriented uses, industrial uses, etc.) are not allowed.

3 The boundaries of the zone’s Core area and Edge area would be delineated on the Zoning Map as part of a comprehensive map amendment, or when a future rezoning occurs. The Core area should include those areas within convenient walking distance (e.g., 4/8 mile) of the transit station. The Edge area would include that part of the zone surrounding the Core area, but still within convenient walking distance (e.g., ½ mile) of the transit station. The actual boundaries of the Core and Edge areas will vary depending topography, existing street layout, existing development patterns, and other factors affecting walkability and development potential. The boundaries may also be informed by an existing master plan or sector plan for the area.

4 This references uses standards appropriate for Local Transit Centers (as derived from Plan Prince George’s 2035 Approved General Plan), which have been included in Division 27-4: Use Regulations, in accordance with recommendations in the ERR. It also references any overlay zone regulations, which might modify the uses allowed in the zone.

5 This table incorporates standards for principal structures, as deemed appropriate for the zone character called for by the description of Local Transit Centers in Plan Prince George’s 2035 Approved General Plan. Standards for accessory structures are contained in Sec. 27-3.303, General Standards for All Accessory Uses and Structures.

6 The build-to-line and build-to zone standards are intended to ensure that buildings constructed along street frontages are close enough to the sidewalk to encourage a high level of pedestrian activity along the streetscape. Where the facades of existing center zone buildings are located behind the build-to line, the note to this standard would ensure that future additions to such buildings are extended frontwards into the build-to zone before they can be extended to the rear or side.

7 This note references provisions in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards that explain how the various intensity and dimensional standards are measured and that allow exceptions and variations to those standards. Such provisions, for example, would incorporate provisions explaining where lot width is measured, what is the front of a corner lot, and contextual standards that allow minimum front yard depths to be reduced to match the average front yard depths of existing buildings along the same block face. They would also address height limit variations, such as those for water towers, steeples, antennas, and rooftop solar panels.
G. Regional Transit-Oriented (RTO-) Zones

1. Purpose

The purpose of the Regional Transit-Oriented (RTO-) Zones is to provide lands for high-intensity, vibrant, mixed-use centers that are intended to capture the majority of the County’s future residential and employment growth and development. They embody key elements of walkable urbanism, and are envisioned as walkable and bikeable areas that are well-connected to a regional transportation network through a range of transit options. They contain a mix of office, retail, entertainment, public and quasi-public, flex, and medical uses that serve regional needs. They also include high-rise multifamily dwellings and townhouse dwellings.

The two Regional Transit-Oriented Zones differ primarily by development intensity and the range of uses allowed, with the Regional Transit-Oriented, High-Intensity (RTO-H) Zone accommodating higher intensity development and uses than the Regional Transit-Oriented, Lower-Intensity (RTO-L) Zone. The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged. The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is also encouraged, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

2. Division of Zone into Core and Edge Areas

When land is zoned or rezoned to a RTO- Zone, it shall be designated as part of the zone’s Core area or part of its Edge area. The Core area shall include land that is within convenient walking distance (generally about ¼ mile) of the existing or proposed transit station, if any, around which the zone is centered and otherwise has a high potential for high-intensity, mixed-use, pedestrian-oriented, and transit-supportive development. If there is no transit station the core area shall include land that is the focal point of development with high potential for high-intensity, mixed-use development. The remainder of the zone shall be designated as the zone’s Edge area, which is intended to accommodate less intense development with more of a residential mix (e.g., townhouses). The zone’s Core area and Edge area shall be delineated on the Zoning Map in conjunction with the mapping of the RTO- Zone.
3. Use Standards

See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.

4. Intensity and Dimensional Standards

<table>
<thead>
<tr>
<th>Standard [1]</th>
<th>Regional Transit-Oriented, Lower-Intensity (RTO-L) Zone</th>
<th>Regional Transit-Oriented, High-Intensity (RTO-H) Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>All Uses</td>
<td>Nonresidential &amp; Mixed-Use</td>
</tr>
<tr>
<td>(1) Block length, min.</td>
<td>200</td>
<td>400</td>
</tr>
<tr>
<td>(2) Lot area, min.</td>
<td>1,500</td>
<td>3,000</td>
</tr>
<tr>
<td>(3) Lot width, min.</td>
<td>20</td>
<td>30</td>
</tr>
<tr>
<td>(4) Density, min.</td>
<td>5.200</td>
<td>5,000</td>
</tr>
<tr>
<td>(5) Floor area ratio (FAR), min.</td>
<td>1.25</td>
<td>0.5</td>
</tr>
<tr>
<td>(6) Build-to line, min.</td>
<td>20</td>
<td>30</td>
</tr>
<tr>
<td>(7) Building width in build-to zone, min.</td>
<td>80</td>
<td>15</td>
</tr>
<tr>
<td>(8) Front yard depth, min.</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>(9) Side yard depth, min.</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>(10) Rear yard depth, min.</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>(11) Building facade transparency, min.</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>(12) Principal structure height, min.</td>
<td>35</td>
<td>90</td>
</tr>
</tbody>
</table>

**NOTES:**

[6] The area between the minimum and maximum build-to lines that extends the width of the lot constitutes the build-to zone.
[7] Where existing buildings along a street frontage are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in build-to zone standard.
[8] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities using LID or EID techniques, driveways (subject to Sec. 27-5.100), or surface parking (subject to Sec. 27-5.200).
[9] Not applicable to townhouse lots except to the outside of end units.
[10] Provided those portions of the structure on the front facade greater than 50 ft high are set back from the minimum build-to line or front yard depth an additional 0.5 ft. for each 1 ft. (or major fraction thereof) the height of the portion exceeds 50 ft.
[11] Provided those portions of the structure on the front façade greater than 75 ft high are set back from the minimum build-to line or front yard depth an additional 0.5 ft. for each 2 ft. (or major fraction thereof) the height of the portion exceeds 75 ft.
[12] Applies to mixed-use only.
Division 27-3 Zones and Zone Regulations
Sec. 27-3.200 Base Zones
27-3.203 Transit-Oriented/Activity Center Base Zones
27-3.203.G Regional Transit-Oriented (RTO-) Zones
Division 27-3 Zones and Zone Regulations
Sec. 27-3.200 Base Zones
27-3.203 Transit-Oriented/Activity Center Base Zones
27-3.203.G Regional Transit-Oriented (RTO-) Zones

RTO-L

Prince George’s County, Maryland
Public Review Draft | October 2015
Division 27-3 Zones and Zone Regulations
Sec. 27-3.200 Base Zones
27-3.203 Transit-Oriented/Activity Center Base Zones
27-3.203.G Regional Transit-Oriented (RTO-) Zones
5. References to Other Standards

See development standards in Division 27-S: Development Standards (including those noted below) and any modified development standards for any overlay zones, subject to the supplemental development standards in Sec 27-3.203.C.1.

| Sec. 27-2.200 | Standard Review Procedures | Sec. 27-5.200 | Off-Street Parking and Loading | Sec. 27-5.900 | Mixed-Use and Nonresidential Form and Design |
| Sec. 27-2.300 | Standards and Requirements for Development Applications | Sec. 27-5.300 | Open Space | Sec. 27-5.1000 | Neighborhood Compatibility |
| Sec. 27-3.400 | Overlay Zones | Sec. 27-5.400 | Landscaping | Sec. 27-5.1100 | Farmland Compatibility |
| Sec. 27-4.201 | Principal Uses | Sec. 27-5.500 | Fences and Walls | Sec. 27-5.1200 | Signage |
| Sec. 27-4.300 | Accessory Uses and Structures | Sec. 27-5.600 | Exterior Lighting | Sec. 27-5.1300 | Sustainable/Green Development Practices |
| Sec. 27-4.400 | Temporary Uses and Structures | Sec. 27-5.700 | Environmental Protections and Noise Controls | Division 27-6 | Nonconformities |
| Sec. 27-5.100 | Roadway Design, Mobility, and Connectivity | Sec. 27-5.800 | Multifamily Form and Design | Division 27-8 | Definitions |

1. In accordance with the ERR (p. Ill-23), the Regional Transit-Oriented Center (RTO-) Zones provide base zone options for Regional Transit Districts in Plan Prince George’s 2035 Approved General Plan (with a name change from the Regional Transit District Zone proposed in the ERR to avoid directly reflecting a plan policy framework that may change when the plan is revised in the future). The descriptor “transit-oriented” is commonly used in modern land use planning and development regulation. As noted in the ERR, the intent is that areas currently designated as Regional Transit District in Plan Prince George’s 2035 Approved General Plan may be rezoned to one of the RTO- zones, depending on the intended density/intensity level.

2. The purpose statement for the RTO- Zones derives from the description of Regional Transit Districts in Plan Prince George’s 2035 Approved General Plan as a high-intensity regional-serving center and destination for regional workers and residents that is typically focused around a Metrorail station. Generally, uses allowed in the RTO- Zones include a range of retail, personal services, office, entertainment, public and quasi-public, flex, medical, lodging, eating or drinking establishments, residential, and recreational uses that are appropriate for a high-intensity, mixed-use, transit-accessible context. Uses that do not support walkable urbanism (e.g., auto-oriented uses, industrial uses, etc.) are not allowed.

3. The boundaries of the zone’s Core area and Edge area would be delineated on the Zoning Map as part of a comprehensive map amendment, or when a future rezoning occurs. The Core area should include those areas within convenient walking distance (e.g., ¼ mile) of the transit station (if any). The Edge area would include that part of the zone surrounding the Core area, but still within somewhat convenient walking distance of the Core area. The actual boundaries of the Core and Edge areas will vary depending on topography, existing street layout, existing development patterns, and other factors affecting walkability and development potential. The boundaries may also be informed by an existing master plan or sector plan for the area.

4. This references use standards appropriate for Regional Transit Districts (as derived from Plan Prince George’s 2035 Approved General Plan), which have been included in Division 27-4: Use Regulations, in accordance with recommendations in the ERR. It also references any overlay zone regulations, which might modify the uses allowed in the zone.

5. This table incorporates standards for principal structures, as deemed appropriate for the zone character called for by the description of Regional Transit Districts in Plan Prince George’s 2035 Approved General Plan. Standards for accessory structures are contained in Sec. 27-4.303, General Standards for All Accessory Uses and Structures.

6. The build-to line and build-to zone standards are intended to ensure that buildings constructed along street frontages are close enough to the sidewalk to encourage a high level of pedestrian activity along the streetscape. Where the facades of existing center zone buildings are located behind the build-to line, the note to this standard would ensure that future additions to such buildings are extended frontwards into the build-to zone before they can be extended to the rear or side.

7. This note references provisions in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards that explain how the various intensity and dimensional standards are measured and that allow exceptions and variations to those standards. Such provisions, for example, would incorporate provisions explaining where lot width is measured, what is the front of a corner lot, and the current contextual front yard depth provisions (Note 1 to Table IV) that allow yard depth to be reduced to match....
those along the same block face. They would also address height limit variations currently addressed as Notes to Table V, such as those for particular roof designs (Note 4) or slope conditions (Note 8).

8 This step-back standard is intended to limit the scale of building facades along the street so as to retain a degree of pedestrian scale to the streetscape relative to the intensity of the zone. The step-back provision would not apply to side or rear property lines.
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27-3.204. Nonresidential Base Zones

A. General Purposes of Nonresidential Base Zones

The nonresidential base zones are established for the general purpose of ensuring there are lands in the County that provide a wide range of retail, office, service, employment, light industrial, heavy industrial, and related uses to meet the needs of County residents and the region, and more specifically to:

1. Provide appropriately located lands for the full range of business uses needed by the County’s residents, businesses, and workers, consistent with the goals and policies of the General Plan to support quality economic growth;

2. Strengthen the County’s economic base, and provide employment opportunities close to home for County residents;

3. Create suitable environments for various types of businesses, and protect them from the adverse effects of incompatible development;

4. Create suitable environments for various types of mixed-use development, where business, office, retail, and residential development is designed and integrated in compatible ways;

5. Support the governmental activities taking place in the County;

6. Accommodate new infill development and redevelopment that is consistent with its context and the character of the nonresidential zone in which it is located;

7. Ensure nonresidential development is located and designed to protect and preserve the character of existing single-family districts and neighborhoods; and

8. Promote sustainable development in terms of energy efficiency and conservation, greenhouse gas reductions, food security, materials recycling, and similar sustainability goals.

The nonresidential base zones established by this Ordinance are:

<table>
<thead>
<tr>
<th>Table 27-3.204: Nonresidential Base Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>NC: Neighborhood Commercial Zone</td>
</tr>
<tr>
<td>SC: Service Commercial Zone</td>
</tr>
<tr>
<td>GCO: General Commercial and Office Zone</td>
</tr>
<tr>
<td>IE: Industrial/Employment Zone</td>
</tr>
<tr>
<td>HI: Heavy Industrial Zone</td>
</tr>
</tbody>
</table>
B. Neighborhood Commercial (NC) Zone

1. Purpose
The purpose of the Neighborhood Commercial (NC) Zone is to provide lands for a diverse range of small-scale, low-intensity retail and service commercial development that provides goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods. Zone standards are intended to ensure uses, development intensities, and development forms that are consistent with a pedestrian-friendly and neighborhood scale, are well-connected to and compatible with surrounding areas, and do not attract significant traffic from outside the surrounding neighborhoods.

Development allowed in the NC Zone includes retail sales and services, personal services, eating establishments, recreation and entertainment, offices, limited vehicle sales and services, institutional uses, and supporting public facilities. Medium-density residential development is encouraged on the upper floors of nonresidential establishments, and may exist as stand-alone buildings when integrated into a horizontal mixed-use development.

2. Use Standards
See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.
### 3. Intensity and Dimensional Standards

<table>
<thead>
<tr>
<th>Standard</th>
<th>Multifamily Dwelling[2]</th>
<th>Other Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density, max. (du/ac of net lot area)</td>
<td>12.00</td>
<td>n/a</td>
</tr>
<tr>
<td>Net lot area, min. (sf)</td>
<td>9,000</td>
<td>n/a</td>
</tr>
<tr>
<td>Lot width, min. (ft)</td>
<td>75</td>
<td>50</td>
</tr>
<tr>
<td>Lot coverage, max. (% of net lot area)</td>
<td>65</td>
<td>65</td>
</tr>
<tr>
<td>Front yard depth, min. (ft)</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td>Side yard depth, min. (ft)</td>
<td>8</td>
<td>8*</td>
</tr>
<tr>
<td>Rear yard depth, min. (ft)</td>
<td>20</td>
<td>20*</td>
</tr>
<tr>
<td>Principal structure height, maximum (ft)</td>
<td>10</td>
<td>50</td>
</tr>
</tbody>
</table>

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet


[2] Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.
We instead propose to address separation from adjoining residential development or zoning through the neighborhood compatibility standards forward as the base minimum side yard depth standard. It does not carry forward the minimum side yard depth standard of 12 ft from an abutting residentially zoned lot (except where building height exceeds 30 ft). This carries that zero yard depth standard forward as the base rear yard depth standard. It does not carry forward the minimum rear yard depth standard of 25 ft from an abutting residentially zoned lot. We instead propose to address separation from adjoining residential development or zoning through the neighborhood compatibility standards in Sec. 27-5.1000. Current regulations do not include any height limits. We propose to add a 50-foot limit to better ensure a walkable, pedestrian-friendly scale.

There is a current standard (Note 2 to Table I) in the C-A Zone that increases all yard depth standards by 1/3 the structure height if the building height exceeds 30 ft. This current standard seems unnecessarily stringent. For example, it requires a 35-foot-high building to be set back about 22 ft from the street and about 12 ft from all other lot lines.
The current standard precludes a continuous building façade within a block if any building is more than 2 stories high, and would preclude the relatively common scheme for redeveloping a setback strip commercial shopping center that proposes siting a restaurant or other outbuilding at the front of the site where it could generate some pedestrian activity and attract pedestrian customers to the center. We propose and have deleted this provision from this zone since maximum heights are 50 ft.
C. Service Commercial (SC) Zone

1. **Purpose**

The purpose of the Service Commercial (SC) Zone is to provide for a concentration of retail sales and services (including auto-oriented commercial uses), office, and eating or drinking establishments. Development allowed includes retail sales and services (including higher-intensity and auto-oriented commercial uses), offices, eating establishments, mixed-use development, and supporting public facilities. Medium- to moderately high-density residential development is encouraged on the upper floors of nonresidential establishments, and may exist as stand-alone buildings when integrated into a horizontal mixed-use development.

2. **Use Standards**

See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.
### 3. Intensity and Dimensional Standards

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Density, max. (du/ac of net lot area)</td>
<td>20.00</td>
<td>n/a</td>
</tr>
<tr>
<td>Net lot area, min. (sf)</td>
<td>7,500</td>
<td>5,000</td>
</tr>
<tr>
<td>Lot width, min. (ft)</td>
<td>60[3]</td>
<td>50</td>
</tr>
<tr>
<td>Lot coverage, max. (% of net lot area)</td>
<td>40</td>
<td>n/a</td>
</tr>
<tr>
<td>Front yard depth, min. (ft) [4]</td>
<td>15</td>
<td>10</td>
</tr>
<tr>
<td>Side yard depth, min. (ft) [4]</td>
<td>8</td>
<td>0</td>
</tr>
<tr>
<td>Rear yard depth, min. (ft) [4]</td>
<td>20</td>
<td>0</td>
</tr>
<tr>
<td>Principal structure height, maximum (ft)</td>
<td>50</td>
<td>50</td>
</tr>
</tbody>
</table>

**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.7

[2] The standards in this column apply to multifamily dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.


[4] Provided those portions of the structure greater than 35 ft high are set back from the minimum front, side, and rear yard depths an additional 1 ft for each 2 ft (or major fraction thereof) the height of the portion exceeds 35 ft.8

### 4. References to Other Standards

| Sec. 27-2.200 Standard Review Procedures | Sec. 27-5.200 Off-Street Parking and Loading | Sec. 27-5.900 Mixed-Use and Nonresidential Form and Design |
| Sec. 27-2.300 Standards and Requirements for Development Applications | Sec. 27-5.300 Open Space | Sec. 27-5.1000 Neighborhood Compatibility |
| Sec. 27-3.400 Overlay Zones | Sec. 27-5.400 Landscaping | Sec. 27-5.1100 Farmland Compatibility |
| Sec. 27-4.201 Principal Uses | Sec. 27-5.500 Fences and Walls | Sec. 27-5.1200 Signage |
| Sec. 27-4.300 Accessory Uses and Structures | Sec. 27-5.600 Exterior Lighting | Sec. 27-5.1300 Sustainable/Green Development Practices |
| Sec. 27-4.400 Temporary Uses and Structures | Sec. 27-5.700 Environmental Protections and Noise Controls | Division 27-6 Nonconformities |
| Sec. 27-5.100 Roadway Design, Mobility, and Connectivity | Sec. 27-5.800 Multifamily Form and Design | Division 27-8 Definitions |
Division 27-3 Zones and Zone Regulations
Sec. 27-3.200 Base Zones
27-3.204 Nonresidential Base Zones
27-3.204.C Service Commercial (SC) Zone

1 As discussed in the ERR (p. III-28), the current C-M and C-H Zones are consolidated into the CC Zone.
2 The purpose statement for the CC Zone reflects those of the current C-M and C-H Zones, but is modified to recognize expansion of allowable uses to include mixed-use development (including moderate- and high-density residential development when integrated into nonresidential development).
3 This references the use standards that have been consolidated into Division 27-4: Use Regulations, in accordance with recommendations in the ERR. It also references any overlay zone regulations, which might modify the uses allowed in the zone.
4 This table incorporates, with simplifications and modifications, the very similar standards for principal structures within the C-M and C-H Zones, contained in the table in current Sec. 27-462. Standards for accessory structures are contained in Sec. 27-4.303, General Standards for All Accessory Uses and Structures.
5 Current regulations do not generally allow residential uses and thus do not include standards for residential development. We propose allowing mixed-use development that includes moderate- to high-density multifamily dwelling development—both as stand-alone buildings of multifamily dwelling units and as multifamily dwelling units above nonresidential development. This column proposes standards generally matching those for the high-density MFR-20 Zone for application to stand-alone multifamily buildings, with multifamily development above nonresidential development subject to a density standard matching that for the high-density MFR-20 Zone but otherwise to the same standards as nonresidential development.
6 Current regulations do not include any height limits. We propose to add a height limit that can generally accommodate four-story buildings.
7 This Note references provisions in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, that explain how the various intensity and dimensional standards are measured and that allow exceptions and variations to those standards. Such provisions, for example, would incorporate provisions explaining where lot width is measured, what is the front of a corner lot, and the current contextual front yard depth provisions that allow yard depth to be reduced to match those along the same block face. They would also address height limit variations for special structures or circumstances.
8 A current standard in (Note 2 to Table I of Sec. 27-462) increases all yard depth standards by 1/3 the structure height if the building height exceeds 30 ft. This current standard seems unnecessarily stringent. For example, it requires a 35-ft-high building to be set back about 22 ft from the street and about 12 ft from all other lot lines. A building of the proposed height limit of 50 ft would have to be set back about 37 ft from the street and about 27 ft from all other lot lines. The current standard precludes a continuous building façade within a block if any building is more than 2.5 stories high, and would preclude the relatively common scheme for redeveloping a setback strip commercial shopping center that proposes siting a restaurant or other outbuilding at the front of the site, next to the sidewalk, where it could generate some pedestrian activity and attract pedestrian customers to the center. For the sake of consistency, we propose using a step-back provision similar to that proposed for structures in the MR-48 Zone (which would apply only to parts of a structure above a specified height threshold), and to increase the height threshold from 30 ft to 35 ft. Under this proposed standard, all of a 35-ft-high building could come up to the sidewalk, and taller buildings could have a 35-ft-high façade at the sidewalk, with higher parts set back in proportion (1:2) to their height over 35 ft. For example, a tall building could exist as a tower atop a 35-ft-high pedestal, or as a ziggurat structure with each floor set back about 5-6 feet further than the one below, or as any number of alternatives in between.
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D. General Commercial and Office (GCO) Zone

1. Purpose

The purpose of the General Commercial and Office (GCO) Zone is to provide lands for a diverse range of business, civic, and mixed-use development, typically at major intersections where visibility and good access are important, in a form that supports connections and a balance between good automobile access and pedestrian-friendliness.

Development allowed in the GCO Zone includes retail sales and services, personal services, eating or drinking establishments, recreation and entertainment, offices, limited vehicle sales and services, institutional, commercial marine and water-oriented activities along waterways, mixed-use development (including residential), and supporting public facilities.

Development in the zone is encouraged to be configured as development with multiple uses, shared parking, and coordinated signage and landscaping. Higher-density residential development is encouraged on the upper floors of nonresidential establishments, and may exist as stand-alone buildings when integrated into a horizontal mixed-use development.

2. Use Standards

See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.
### 3. Intensity and Dimensional Standards

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Density, max. (du/ac of net lot area)</td>
<td>48.00</td>
<td>n/a</td>
<td>[1] See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.</td>
</tr>
<tr>
<td>Net lot area, min. (sf)</td>
<td>7,500</td>
<td>n/a</td>
<td>[2] The standards in this column apply to multifamily dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.</td>
</tr>
<tr>
<td>Lot width, min. (ft)</td>
<td>50</td>
<td>n/a</td>
<td>[3] Provided those portions of the structure greater than 50 ft high are set back from the minimum front, side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 50 ft.</td>
</tr>
<tr>
<td>Lot coverage, max. (% of net lot area)</td>
<td>70</td>
<td>n/a</td>
<td>[4] 110 ft for office buildings or mixed-use development consisting primarily of office uses.</td>
</tr>
<tr>
<td>Front yard depth, min. (ft)</td>
<td>10</td>
<td>0</td>
<td>[5] 110 ft for office buildings or mixed-use development consisting primarily of office uses.</td>
</tr>
<tr>
<td>Side yard depth, min. (ft)</td>
<td>8</td>
<td>0&quot;</td>
<td>[6] 110 ft for office buildings or mixed-use development consisting primarily of office uses.</td>
</tr>
<tr>
<td>Rear yard depth, min. (ft)</td>
<td>15</td>
<td>0&quot;</td>
<td>[7] 110 ft for office buildings or mixed-use development consisting primarily of office uses.</td>
</tr>
<tr>
<td>Principal structure height, maximum (ft)</td>
<td>[3][4][5]</td>
<td>86</td>
<td>[8] 110 ft for office buildings or mixed-use development consisting primarily of office uses.</td>
</tr>
</tbody>
</table>

**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet

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### Multifamily Dwelling and Other Uses

- **Density, max. (du/ac of net lot area):** 48.00
- **Net lot area, min. (sf):** 7,500
- **Lot width, min. (ft):** 50
- **Lot coverage, max. (% of net lot area):** 70
- **Front yard depth, min. (ft):** 10
- **Side yard depth, min. (ft):** 8
- **Rear yard depth, min. (ft):** 15
- **Principal structure height, maximum (ft):** [3][4][5] 86
4. References to Other Standards

| Sec. 27-2.00 | Standard Review Procedures | Sec. 27-5.200 | Off-Street Parking and Loading | Sec. 27-5.900 | Mixed-Use and Nonresidential Form and Design |
| Sec. 27-2.300 | Standards and Requirements for Development Applications | Sec. 27-5.300 | Open Space | Sec. 27-5.1000 | Neighborhood Compatibility |
| Sec. 27-3.400 | Overlay Zones | Sec. 27-5.400 | Landscaping | Sec. 27-5.1100 | Farmland Compatibility |
| Sec. 27-4.201 | Principal Uses | Sec. 27-5.500 | Fences and Walls | Sec. 27-5.1200 | Signage |
| Sec. 27-4.300 | Accessory Uses and Structures | Sec. 27-5.600 | Exterior Lighting | Sec. 27-5.1300 | Sustainable/Green Development Practices |
| Sec. 27-4.400 | Temporary Uses and Structures | Sec. 27-5.700 | Environmental Protections and Noise Controls | Division 27-6 | Nonconformities |
| Sec. 27-5.100 | Roadway Design, Mobility, and Connectivity | Sec. 27-5.800 | Multifamily Form and Design | Division 27-8 | Definitions |

1. As discussed in the ERR (p. III-28), the current C-1, C-2, C-G, C-C, C-O, C-W, C-A, and C-S-C Zones are consolidated into the GCO Zone.

2. The purpose statement for the GCO Zone reflects those of the current C-1, C-2, C-G, C-C, C-O, C-W, C-A, and C-S-C Zones, but is modified to recognize expansion of allowable uses to include mixed-use development (including a vertical or horizontal mix of residential uses).

3. This references the use standards that have been consolidated into Division 27-4: Use Regulations, in accordance with recommendations in the ERR. It also references any overlay zone regulations, which might modify the uses allowed in the zone.

4. This table incorporates, with simplifications and modifications, the very similar standards for principal structures within the C-1, C-2, C-G, C-C, C-O, C-W, C-A, and C-S-C Zones, contained in the table in current Sec. 27-462. Standards for accessory structures are contained in Sec. 27-4.303, General Standards for All Accessory Uses and Structures.

5. Current regulations do not generally allow residential uses and thus do not include standards for residential development. We propose allowing mixed-use development that includes high-density multifamily dwelling development—both as stand-alone buildings of multifamily dwelling units and as multifamily dwelling units above nonresidential development. This column proposes a maximum density standard matching that for the high-density MFR-48 Zone for application to stand-alone multifamily buildings and multifamily development above nonresidential development, but with stand-alone multifamily development otherwise being subject to more lenient standards more closely approaching those for nonresidential development, and upper-story multifamily development being subject to the same standards as nonresidential development.

6. This Note references provisions in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards that explain how the various intensity and dimensional standards are measured and that allow exceptions and variations to those standards. Such provisions, for example, would incorporate provisions explaining where lot width is measured, what is the front of a corner lot, and the current contextual front yard depth provisions that allow yard depth to be reduced to match those along the same block face. They would also address height limit variations for special structures or circumstances.

7. A current standard in (Note 2 to Table I of Sec. 27-462) increases all yard depth standards by 1/3 the structure height if the building height exceeds 30 ft. This current standard seems unnecessarily stringent. For example, it requires a 35-ft-high building to be set back about 22 ft from the street and about 12 ft from all other lot lines. A nonresidential building of the proposed height limit of 86 ft would have to be set back about 29 ft from the street and all other lot lines. The current standard precludes a continuous building façade within a block if any building is more than 2 stories high, and would preclude the relatively common scheme for redeveloping a setback strip commercial shopping center that proposes siting a restaurant or other outbuilding at the front of the site, next to the sidewalk, where it could generate some pedestrian activity and attract pedestrian customers to the center. For the sake of consistency, we propose using a step-back provision similar to that proposed for structures in the MR-48 Zone (which would apply only to parts of a structure above a specified height threshold), and to increase the height threshold from 30 ft to 50 ft. Under this proposed standard, all of a 50-ft-high building could come up to the sidewalk, and taller buildings could have a 50-ft-high façade at the sidewalk, with higher parts set back in proportion (1:2) to their height over 50 ft. For example, a tall building could exist as a tower atop a 50-ft-high pedestal, or as a zigzag structure with each floor set back about 5-6 feet further than the one below, or as any number of alternatives in between.

8. Current Sec. 27-462 refers to “setback” from the street and side and rear “yard”. To be consistent with terminology used in the standards for the residential zones, we propose using the more definitive terms “front yard” and “front yard depth” instead of “setback from street” to describe the distance between a building and the adjacent street right-of-way/front lot line.
Current standards do not require a side yard where the lot abuts another non-residentially zoned lot (except where building height exceeds 30 ft—see endnote 7). This carries that zero yard depth standard forward as the base minimum side yard depth standard. It does not carry forward the minimum side yard depth standard of 12 ft from an abutting residentially-zoned lot. We instead propose to address separation from adjoining residential development or zoning through the neighborhood compatibility standards in Sec. 27-5.1000.

Current standards do not require a rear yard where the lot abuts another non-residentially zoned lot (except where building height exceeds 30 ft—see endnote 7). This carries that zero yard depth standard forward as the base rear yard depth standard. It does not carry forward the minimum rear yard depth standard of 25 ft from an abutting residentially-zoned lot. We instead propose to address separation from adjoining residential development or zoning through the neighborhood compatibility standards in Sec. 27-5.1000.

Current regulations do not include any height limits. In addition to adding a height limit of 110 feet for mixed-use buildings with primarily office development, we also propose to add a height limit for multifamily developments that can generally accommodate buildings with up to eight stories.
E. Industrial/Employment (IE) Zone

1. Purpose

The purpose of the Industrial Employment (I-E) Zone is to provide for a mix of employment, research and development, and light industrial development, with an expectation of high quality design that is set apart from the high-traffic-generating commercial zones and residential communities.

Development allowed in the I-E Zone includes office, light industrial, warehouse, research and development, light manufacturing, warehousing, and supporting activities, small-scale outdoor uses that can be operated with minimal adverse impacts on the environment and surrounding uses—as well as limited small-scale commercial uses (e.g., flex buildings and ancillary commercial uses serving zone businesses and their employees), and storage uses serving light industrial uses. Intensive forms of industrial development are prohibited, as well as outdoor manufacturing, processing, and storage.

In addition to an expectation for high quality design, the zone includes standards to help ensure compatibility between development and nearby residential uses.

2. Use Standards

See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.
3. Intensity and Dimensional Standards

<table>
<thead>
<tr>
<th>Standard[1]</th>
<th>All Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net lot area, min. (sf)</td>
<td>10,000(^5)</td>
</tr>
<tr>
<td>Lot width, min. (ft)</td>
<td>75'</td>
</tr>
<tr>
<td>Lot coverage, max. (% of net lot area)</td>
<td>45(^8)</td>
</tr>
<tr>
<td>Green area, min. (% of net lot area)</td>
<td>25(^9)</td>
</tr>
<tr>
<td>Front yard depth, min. (ft)</td>
<td>10(^{10})</td>
</tr>
<tr>
<td>Side yard depth, min. (ft) (both yards total)</td>
<td>20(^{11})</td>
</tr>
<tr>
<td>Rear yard depth, min. (ft)</td>
<td>0(^{12})</td>
</tr>
<tr>
<td>Building separation, min. (ft)</td>
<td>25 or height of taller building(^{13})</td>
</tr>
<tr>
<td>Principal structure height, maximum (ft) (^{3})</td>
<td>n/a (^{14})</td>
</tr>
</tbody>
</table>

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.\(^{15}\)

[2] Up to a distance of 150 ft.

[3] Provided those portions of the structure greater than 50 ft high are set back from the minimum front, side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 50 ft.\(^{16}\)

4. References to Other Standards

Sec. 27-2.200 Standard Review Procedures
Sec. 27-2.300 Standards and Requirements for Development Applications
Sec. 27-3.400 Overlay Zones
Sec. 27-4.201 Principal Uses
Sec. 27-4.300 Accessory Uses and Structures
Sec. 27-4.400 Temporary Uses and Structures
Sec. 27-5.100 Roadway Design, Mobility, and Connectivity
Sec. 27-5.200 Off-Street Parking and Loading
Sec. 27-5.300 Open Space
Sec. 27-5.400 Landscaping
Sec. 27-5.500 Fences and Walls
Sec. 27-5.600 Exterior Lighting
Sec. 27-5.700 Environmental Protections and Noise Controls
Sec. 27-5.800 Multifamily Form and Design
Sec. 27-5.900 Mixed-Use and Nonresidential Form and Design
Sec. 27-5.100 Neighborhood Compatibility
Sec. 27-5.1100 Farmland Compatibility
Sec. 27-5.1200 Signage
Sec. 27-5.1300 Sustainable/Green Development Practices
Division 27-6 Nonconformities
Division 27-8 Definitions
Zoning Ordinance
27-3—102

Prince George’s County, Maryland
Public Review Draft | October 2015

Division 27-3 Zones and Zone Regulations
Sec. 27-3.200 Base Zones
27-3.204 Nonresidential Base Zones
27-3.204.E Industrial/Employment (IE) Zone

1 As discussed in the ERR (p. III-29), the current I-1, I-3, I-4, and U-L-I Zones are consolidated into the I-E Zone, which also serves as a base zone version of the current E-I-A floating zone.
2 The purpose statement for the IE Zone reflects those of the current I-1, I-3, I-4, U-L-I, and E-I-A Zones, but is modified to limit commercial uses to those serving the zone’s principal light industrial and employment uses.
3 This references the use standards that have been consolidated into Division 27-4: Use Regulations, in accordance with recommendations in the ERR. It also references any overlay zone regulations, which might modify the uses allowed in the zone.
4 This table incorporates, with simplifications and modifications, the standards for principal structures within the I-1, I-3, I-4, and U-L-I Zones, contained in the multiple tables in current Sec. 27-474 (the current E-I-A Zone does not apply intensity or dimensional standards). Standards for accessory structures are contained in Sec. 27-4.303, General Standards for All Accessory Uses and Structures.
5 Current standards for the I-4 Zone (Note 1 to Table III) apply a maximum floor area ratio standard of 0.30 to development including buildings with more than one story. This is the only application of a floor area standard within any of the current base zones. To be consistent, we recommend that it not be carried forward and that, as in nearly all other base zones, building massing be determined by a combination of lot coverage and structure height standards.
6 Current regulations for the I-1 and I-4 Zones do not include a net lot area standard. Current standards for the I-3 Zone (Table II) require a minimum net lot area of 87,120 sf (2 ac). This standard is targeted to industrial parks, the predominant use of the I-3 Zone, but would be too great for the wider range of industrial development (and limited commercial development) proposed to be allowed in the IE Zone. We recommend having a minimum new lot area standard, but a small one.
7 This adds a lot width standard (none of the current industrial zones include such a standard) that reflects the proposed minimum net lot area standard. Current standards (Table III) include minimum lot frontage standards for the I-3 Zone that depend on whether the fronting street is a cul-de-sac. As with the residential zones, we recommend those be eliminated in favor of provisions in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, that allow minimum lot frontage to be less than lot width in certain circumstances (such as along cul-de-sacs).
8 This carries forward the current standard in Table IV for the I-3 Zone. There is no maximum lot coverage standard for the I-1 Zone; that for the I-4 Zone is 30%; and that for the U-L-I Zone is 100%. We think the 45% standard reasonable for an industrial zone.
9 This carries forward the current standard in Table IV for the I-3 and I-4 Zones. The minimum green area standard for the I-1 Zone is 10% and that for the U-L-I Zone is 0%. Given the County’s increasing emphasis on green development and the latitude allowed by the proposed maximum lot coverage standard of 45%, we propose carrying forward the more stringent standard.
10 This carries forward the current street setback standard in Table I for the I-1 and I-4 Zones. Current standards for the I-3 Zone require a 30 ft front yard depth and a 50-ft setback from freeways. Current standards for the U-L-I Zone require a 10-ft setback from a street ROW ≤ 50 ft, and allow the Planning Board to determine a setback from all other streets. We propose a single minimum front yard depth standard matching that for the U-L-I Zone and that the code rely on buffer standards to provide separation from freeways (as well as dissimilar uses).
11 Unlike all other Zones, a current standard in Table I for the I-1 Zone—like the I-4 Zone—applies a minimum side setback standard of 30 ft to the total of two side yards rather than to each side yard. Current standards for the I-3 Zone require a minimum side yard depth of 20 ft. No side yard depth standard applies in the U-L-I Zone. Although a single minimum side yard standard applicable to each side yard is generally preferable for purposes of uniform administration and user understanding, we propose carrying forward the minimum standard for total side yard depths primarily to avoid creating additional nonconforming structures in existing industrially-zoned areas. But we propose that this minimum combined side yard depth standard be reduced to 20 ft to be more consistent with the reduced minimum front yard depth standard.
12 This carries forward the current zero minimum rear yard depth standard in Table I for the I-1 and I-4 Zones. Current standards for the I-3 Zone require a minimum side yard depth of 20 ft—a standard targeted to industrial park development and thus better located among use-specific standards for industrial parks, in Sec. 27-4.203, Standards Specific to Principal Uses.
13 This carries forward the current standard in Table I for the I-3 and I-4 Zones (no building separation standards exist for the I-1 and U-L-I Zones).
14 Regulations for the I-1, I-3, and I-4 Zones do not include a height limit. Those for the U-L-I Zone limit height to 35 ft or 12 ft higher than the highest building on adjoining property. We recommend no height limit, relying on the minimum side yard and rear yard standards rather than the difficult-to-administer U-L-I Zone standard to control building height relative to those on adjoining properties.
This Note references provisions in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, that explain how the various intensity and dimensional standards are measured and that allow exceptions and variations to those standards. Such provisions, for example, would incorporate provisions explaining where lot width is measured, what is the front of a corner lot, and the current contextual front yard depth provisions that allow yard depth to be reduced to match those along the same block face. They would also address height limit variations for special structures or circumstances.

A current standard for the I-1 Zone increases the minimum side and rear yard depth standards by 1/3 ft for each 1 ft structure height exceeds 30 ft. Also, as currently written, this provision applies to the building as a whole—i.e., it defines a cubic building envelope whose sides move inward from lot lines as building height exceeds 30 ft. For example, if any part of the building is 70 feet high, the minimum side and rear yard depths as applied to any part of the building are each increased by 40 ft. This seems unduly restrictive. Many codes apply such a provision to just those parts of the building that exceed the threshold height—i.e., as a step-back provision defining a building envelope whose sides slant inward above the threshold height. We therefore propose that this provision operate as a step-back provision and apply only to portions of structures above a threshold height, and not to the structure as a whole. We also propose increasing the threshold height from 30 ft to 50 ft, to reflect the broad range of building forms anticipated in this zone.
F. Heavy Industrial (HI) Zone

1. Purpose

The purpose of the Heavy Industrial (HI) Zone is to provide lands for intense industrial development that generally requires large sites, as well as industrial uses that are important for the County's economic growth but may impact adjoining lands. The uses generally involve greater potential for adverse off-site impacts on the environment and surrounding development (e.g., from dust, fumes, smoke, odors, noise, or vibration, or due to exterior movement of vehicle, materials, and goods).

Development allowed in the HI Zone includes heavy manufacturing, assembly, fabrication, processing, storage, research and development, other large-scale industrial uses that require the significant movement of vehicles, materials, and goods with the potential for adverse environmental and visual impacts, and supporting uses and public facilities. The zone may also include vehicle service uses and other commercial uses that may be incompatible in other zones, as well as ancillary commercial uses serving zone businesses and their employees.

Standards are intended to encourage the reuse of existing industrial development. Zone development is intended to include buffers and the use of other mitigation techniques to ensure the heavy industry development mitigates potential impacts to surrounding neighborhoods.

2. Use Standards

See use tables and use-specific standards in Division 27-4, Use Regulations, and any modified use standards for applicable overlay zones.
3. Intensity and Dimensional Standards

<table>
<thead>
<tr>
<th>Standard[1]</th>
<th>All Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net lot area, min. (sf)</td>
<td>10,000²</td>
</tr>
<tr>
<td>Lot width, min. (ft)</td>
<td>75²</td>
</tr>
<tr>
<td>Lot coverage, max. (% of net lot area)</td>
<td>n/a</td>
</tr>
<tr>
<td>Green area, min. (% of net lot area)</td>
<td>10</td>
</tr>
<tr>
<td>Front yard depth, min. (ft)</td>
<td>25</td>
</tr>
<tr>
<td>Side yard depth, min. (ft) (both yards total)</td>
<td>30³</td>
</tr>
<tr>
<td>Rear yard depth, min. (ft)</td>
<td>0</td>
</tr>
<tr>
<td>Principal structure height, maximum (ft) [2]</td>
<td>n/a</td>
</tr>
</tbody>
</table>

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
[1] See measurement rules and allowed exceptions/variations in Sec. 27.8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.

[2] Provided those portions of the structure greater than 50 ft high are set back from the minimum front, side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 35 ft.

4. References to Other Standards

<table>
<thead>
<tr>
<th>Sec. 27.2.200</th>
<th>Standard Review Procedures</th>
<th>Sec. 27.3.204</th>
<th>Nonresidential Base Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sec. 27.2.300</td>
<td>Standards and Requirements for Development Applications</td>
<td>Sec. 27.3.100</td>
<td>Neighborhood Compatibility</td>
</tr>
<tr>
<td>Sec. 27.3.400</td>
<td>Overlay Zones</td>
<td>Sec. 27.5.1100</td>
<td>Farmland Compatibility</td>
</tr>
<tr>
<td>Sec. 27.4.201</td>
<td>Principal Uses</td>
<td>Sec. 27.5.1200</td>
<td>Signage</td>
</tr>
<tr>
<td>Sec. 27.4.300</td>
<td>Accessory Uses and Structures</td>
<td>Sec. 27.5.1300</td>
<td>Sustainable/Green Development Practices</td>
</tr>
<tr>
<td>Sec. 27.4.400</td>
<td>Temporary Uses and Structures</td>
<td>Sec. 27.5.700</td>
<td>Environmental Protections and Noise Controls</td>
</tr>
<tr>
<td>Sec. 27.5.100</td>
<td>Roadway Design, Mobility, and Connectivity</td>
<td>Sec. 27.5.800</td>
<td>Multifamily Form and Design</td>
</tr>
<tr>
<td>Sec. 27.5.200</td>
<td>Off-Street Parking and Loading</td>
<td>Sec. 27.5.900</td>
<td>Mixed-Use and Nonresidential Form and Design</td>
</tr>
<tr>
<td>Sec. 27.5.300</td>
<td>Open Space</td>
<td>Sec. 27.5.1000</td>
<td>Neighborhood Compatibility</td>
</tr>
<tr>
<td>Sec. 27.5.400</td>
<td>Landscaping</td>
<td>Sec. 27.5.1100</td>
<td>Farmland Compatibility</td>
</tr>
<tr>
<td>Sec. 27.5.500</td>
<td>Fences and Walls</td>
<td>Sec. 27.5.1200</td>
<td>Signage</td>
</tr>
<tr>
<td>Sec. 27.5.600</td>
<td>Exterior Lighting</td>
<td>Sec. 27.5.1300</td>
<td>Sustainable/Green Development Practices</td>
</tr>
<tr>
<td>Sec. 27.5.700</td>
<td>Environmental Protections and Noise Controls</td>
<td>Div. 27-6</td>
<td>Nonconformities</td>
</tr>
<tr>
<td>Sec. 27.5.800</td>
<td>Multifamily Form and Design</td>
<td>Div. 27-8</td>
<td>Definitions</td>
</tr>
</tbody>
</table>
1 As discussed in the ERR (p. III-29), the current I-2 Zone is carried forward and renamed the Heavy Industrial (HI) Zone.

2 The purpose statement for the HI Zone reflects those of the current I-2 Zone, but is modified to limit commercial uses to those serving the zone’s principal heavy industrial and employment uses.

3 This references the use standards that have been consolidated into Division 27-4: Use Regulations, in accordance with recommendations in the ERR. It also references any overlay zone regulations, which might modify the uses allowed in the zone.

4 This table incorporates, with simplifications and modifications, the standards for principal structures within the I-2 Zone, contained in the multiple tables in current Sec. 27-4. Standards for accessory structures are contained in Sec. 27-4.303, General Standards for All Accessory Uses and Structures.

5 Current regulations for the I-2 Zone do not include a net lot area standard. We recommend adding a minimum new lot area standard, but a small one.

6 Current regulations for the I-2 Zone do not include a lot width standard. This adds one that reflects the proposed minimum net lot area standard.

7 This carries forward the current standard in Table I for the I-2 Zone, which applies to the total of two side yards rather than to each side yard (unlike most other zones). Although a single minimum side yard standard applicable to each side yard is generally preferable for purposes of uniform administration and user understanding, we propose carrying forward the minimum standard for total side yard depths primarily to avoid creating additional nonconforming structures in existing industrially-zoned areas.

8 A current standard for the I-2 Zone increases the minimum side and rear yard depth standards by 1/3 ft for each 1 ft structure height exceeds 30 ft. Also, as currently written, this provision applies to the building as a whole—i.e., it defines a cubic building envelope whose sides move inward from lot lines as building height exceeds 30 ft. For example, if any part of the building is 70 feet high, the minimum side and rear yard depths as applied to any part of the building are each increased by 40 ft. This seems unduly restrictive. Many codes apply such a provision to just those parts of the building that exceed the threshold height—i.e., as a step-back provision defining a building envelope whose sides slant inward above the threshold height. We therefore propose that this provision operate as a step-back provision and apply only to portions of structures above a threshold height, and not to the structure as a whole. We also propose increasing the threshold height from 30 ft to 35 ft, to be consistent with the lowest height limit used in other zones.

9 This Note references provisions in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards, that explain how the various intensity and dimensional standards are measured and that allow exceptions and variations to those standards. Such provisions, for example, would incorporate provisions explaining where lot width is measured, what is the front of a corner lot, and the current contextual front yard depth provisions that allow yard depth to be reduced to match those along the same block face. They would also address height limit variations for special structures or circumstances.
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Sec. 27-3.300 Planned Development Zones

27-3.301. General Provisions for All Planned Development Zones

A. General Purposes of Planned Development Zones

The Planned Development (PD) zones are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other County goals and objectives by:

1. Reducing the inflexibility of zone standards that sometimes results from strict application of the zone development, form, and design standards established in this Ordinance;

2. Allowing greater freedom and flexibility in selecting:
   a. The form and design of development;
   b. The ways by which pedestrians and traffic circulate;
   c. How the development will be located and designed to respect the natural features of the land and protect the environment;
   d. The location and integration of open space and civic space into the development; and
   e. Design amenities.

3. Where appropriate, allowing greater freedom in providing a well-integrated mix of uses in the same development, including a mix of nonresidential development, housing types, lot sizes, and densities/intensities;

4. Allowing more efficient use of land, with smaller networks of streets and utilities;

5. Promoting development forms and patterns that respects the character of established surrounding neighborhoods and or other types of land uses; and

6. Promoting development forms that respects and takes advantage of a site’s natural and man-made features, such as rivers, lakes, wetlands, floodplains, trees, and historic features.

B. Classification of Planned Development Zones

Land shall be classified into a PD zone only in accordance with the procedures and requirements set forth in Section 27-2-302.
C. **Relationship to Existing Planned Development Zones**

Lands designated in a PD Zone on [insert effective date of new Zoning Ordinance] are subject to the standards and conditions included within the previously adopted master plans, development agreements, and development approvals. These developments may proceed subject to their original approvals in accordance with Sec. 27-1.800, Transitional Provisions. If the PD zone authorization expires, or a modification other than a minor modification of the zone is proposed, the provisions in this Ordinance shall apply.

D. **Organization of Planned Development Zone Regulations**

Sec. 27-3.301.E, General Standards for All Planned Development Zones, sets out general standards applicable to all types of PD zones. Sec 27-3.302 through Sec. 27-3.304 sets out for each of the different types of PD zones, a purpose statement, a list of the types of form, intensity, dimensional, development, and design standards to be applied as part of the PD Basic Plan and Conditions of Approval, and references to applicable use and other standards.

E. **General Standards for All Planned Development Zones**

Before approving a PD zone classification, the District Council shall find that the application for the PD zone classification, as well as the PD Basic Plan and Conditions of Approval, comply with the following standards:

1. **PD Basic Plan**

   The PD Basic Plan shall:

   a. Establish a statement of planning and development goals for the zone that is consistent with the General Plan and purposes of the PD Zone;

   b. Establish the specific principal, accessory, and temporary uses permitted in the zone. They shall be consistent with the Principal Use Tables, and the purposes of the particular type of PD zone, and be subject to applicable use-specific standards identified in the PD Basic Plan, and any additional limitations or requirements applicable to the particular type of PD zone;

   c. Establish the general location of each development area in the zone, its acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity. The residential

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22 The contents of the PD Basic Plan will be included in the Procedures Manual. It will include requirements for (but not be limited to): a statement of planning objectives for the zone; identification of the proposed principal, accessory, and temporary uses permitted in the zone; a concept plan, development areas, and on-site pedestrian and transportation circulations systems; densities and intensities; the proposed dimensional and development standards that will apply; the location, types, and amount of open space; the location of environmentally sensitive lands, resource lands, wildlife habitat, and waterway corridors, and how they will be protected; a transportation impact analysis; Identification of the general location of on-site potable water and wastewater facilities, and other public facilities, and how they will connect to existing and planned County and regional systems; and explanation of how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development,
density and nonresidential intensity shall be consistent with the purposes of the PD zone and the specific requirements of the individual PD zone;

d. Establish the dimensional standards that apply in the PD zone. The dimensional standards shall be consistent with the requirements of the individual PD zone, and its purposes;

e. Where relevant, establish the standards and requirements that ensure development on the perimeter of the PD zone is designed and located to be compatible with the character of adjacent existing or approved development. Determination of compatible character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, form and design features, hours of operation, exterior lighting, and siting of service areas;

f. Establish the general location, amount, and type (whether designated for active or passive recreation) of open space, consistent with the purposes of the individual PD zone;

g. Identify the location of environmentally sensitive lands, resource lands, wildlife habitat, and waterway corridors, and ensure protection of these lands consistent with the purposes of the individual PD zone and the requirements of this Ordinance;

h. Identify the on-site pedestrian circulation system, and how it will connect to off-site pedestrian systems in ways that are consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

i. Identify the general design and layout of the on-site transportation circulation system, including the general location of all public streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system (pedestrian and bicycle pathways, and trails), and connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

j. Identify the general location of on-site potable water and wastewater facilities, and how they will connect to existing and planned County and regional systems in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

k. Identify the general location of on-site storm drainage facilities, and how they will connect to existing and planned County systems, in a manner consistent with the purposes of the individual PD zone, and the requirements of this Ordinance;

l. Identify the general location and layout of all other on-site and off-site public facilities serving the development, and how they are consistent with the purposes of the individual PD zone. The other on-site and off-site public facilities considered shall include—but not limited to—parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management;

m. Establish provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be
provided to accommodate the proposed development;

n. Establish the development standards that will be applied to development. The development standards shall be consistent with the requirements of the individual PD zone and its purposes, and the requirements of this Ordinance, as appropriate. At a minimum, the development standards shall address:
   i. Roadway design, mobility, and connectivity;
   ii. Off-street parking and loading;
   iii. Open space;
   iv. Landscaping;
   v. Fences and walls;
   vi. Exterior lighting;
   vii. Environmental protection and noise controls;
   viii. Form and design;
   ix. Signage; and
   x. Sustainable/green development practices.

2. **Conditions of Approval**

   The Conditions of Approval shall include, but not be limited to:

   a. Conditions related to approval of the application for the PD zone classification;

   b. Conditions related to the approval of the PD Basic Plan, including any conditions related to the form and design of development shown in the PD Basic Plan;

   c. Provisions addressing how public facilities (transportation, potable water, wastewater, stormwater management, and other public facilities) will be provided to accommodate the proposed development. This shall include but not be limited to:
      i. Recognition that the applicant/landowner will be responsible to design and construct or install required and proposed on-site public facilities in compliance with applicable County, State, and federal regulations;
      ii. The responsibility of the applicant/landowner to dedicate to the public the rights-of-way and easements necessary for the construction or installation of required and proposed on-site public facilities in compliance with applicable County, State, and federal regulations;

   d. Provisions related to environmental protection and monitoring (e.g., restoration of mitigation measures, annual inspection reports);

   e. Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the PD zone; and

   f. Any other provisions the District Council determines are relevant and necessary to the development of the planned development.

   g. All Conditions of Approval shall be related in both type and amount to the anticipated impacts of the proposed development on the public and surrounding lands.
3. Development Phasing Plan

If development in the PD zone is proposed to be phased, the PD Basic Plan shall include a development phasing plan that identifies the general sequence or phases in which the zone is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private), open space, and other amenities will be provided and timed, how development will be coordinated with the County’s capital improvements program, and how environmentally sensitive lands will be protected and monitored.

4. Conversion Schedule

The PD Basic Plan may include a conversion schedule that identifies the extent to which one type of use may be converted to another type of use.
27-3.302. Residential Planned Development Zones

The residential planned development zones established by this Ordinance are:

Table 27-3.302: Residential Planned Development Zones

<table>
<thead>
<tr>
<th>Zone</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-PD-L</td>
<td>Residential Planned Development-Low Zone</td>
</tr>
<tr>
<td>R-PD</td>
<td>Residential Planned Development Zone</td>
</tr>
<tr>
<td>MH-PD</td>
<td>Mobile Home Planned Development Zone</td>
</tr>
</tbody>
</table>

23 As is discussed in the Annotated Outline in the ERR (p. VI-26), this subsection sets out the residential planned development zones. It was proposed in the ERR that one residential planned development zone be included that assumes the roles of the current residential comprehensive design floating zones (Residential Low Development (R-L), Residential Suburban Development (R-S), Residential Medium Development (R-M), and Residential Urban Development (R-U) Zones), and provides a flexible and discretionary development option for those who do not want to use one of the base residential zones. As alluded to earlier, the benefits of the PD zone is that it allows greater flexibility to design a project, and potentially more density, in return for a higher quality and more innovative design that includes community benefits. After reviewing the R-L, R-S, R-M, and R-U zones in the current zoning ordinance, as well as the restructured base zones, we suggest it is more appropriate to include two residential planned developments, which we do in this draft: the Residential Planned Development-Low (R-PD-L) zone, which is a low density residential zone that is primarily single-family residential in character (like the current R-L zone), and the Residential Planned Development (R-PD) zone, which provides development options for moderate and high density residential development. As is the case with the current R-L, R-S, R-M, and R-U zones, these two new residential planned development zones support and allow nonresidential development, primarily to serve the residents of the planned residential communities being approved by the zones.
A. Residential Planned Development-Low (R-PD-L) Zone

1. Purpose

The purpose of the Residential Planned Development-Low (R-PD-L) Zone is to:

- Provide flexibility for the design of innovative, high-quality, low-density, planned residential communities that are primarily single-family in character, and include limited low-density attached development and a range of complementary and mutually supporting non-residential land uses that serve the needs of the residents of the development;
- Preserve and support well integrated open spaces and recreation facilities for the use of the residents of the planned residential community;
- Encourage and support the development of comprehensive pedestrian and bicycle circulation networks, which promote direct access and are separated from vehicular roadways and link residential, commercial, and recreational areas; and
- Ensure the planned residential community respects the topographic and other environmental characteristics of the site on which it is located.

Zone regulations are intended to provide transitions to, and mitigation of, potential adverse impacts on surrounding developments.

Zone regulations also provide substantial flexibility with an expectation that minimum development quality will surpass that otherwise achievable through strict application of the Ordinance standards.
2. Use Standards²

Uses allowed in an R-PD-L Zone are identified in the use tables in Division 27-4, Use Regulations. The specific principal, accessory, and temporary uses allowed in an individual R-PD-L Zone shall be established in the PD Basic Plan (see Sec. 27-3.301.E, General Standards for All Planned Development Zones). Uses shall be consistent with relevant sector or master plans, and the purposes of the R-PD-L Zone.

No more than one-third of the dwelling units in the R-PD-L Zone shall consist of attached units.

3. Intensity and Dimensional Standards [1]³

<table>
<thead>
<tr>
<th>Standard</th>
<th>Means of Modifying</th>
<th>Standard</th>
<th>Means of Modifying</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density, min. (du/gross ac.)</td>
<td>1.00</td>
<td>Environmental Protection and Noise Controls (floodplain management, environmental features, stormwater, erosion and sedimentation, CBCA protections, wetlands, noise) (Sec. 27-5.700)</td>
<td>Modifications Prohibited</td>
</tr>
<tr>
<td>Density, max. (du/gross ac.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net lot area, min. (sf)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot width, min. (ft)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot coverage, max. (% of net lot area)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front yard depth, min. (ft)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side yard depth, min. (ft)</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Rear yard depth, min. (ft)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal structure height, max. (ft)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes: sf = square feet; ft = feet; du = dwelling unit; ac = acre


4. Development Standards⁴

The development standards in Division 27-5, Development Standards, shall apply to all development in an R-PD-L Zone, but the following development standards may be modified as indicated below, if consistent with the relevant sector or master plans, and the purposes of the R-PD-L Zone.

5. Other Standards⁵

Minimum Area Threshold: The minimum area for an R-PD-L Zone is 50 gross acres, unless the District Council finds a proposed zone of less than 50 gross acres is consistent with and achieves the purposes of the R-PD-L Zone.

Location Standards: An R-PD-L Zone shall only be located in an existing Residential base zone.

Street Access: Each lot and attached unit in the development shall have direct access to a street.

Compatibility with Surrounding Development: See Sec. 27-3.301.E.1.e.
This is the new Residential Planned Development-Low (R-PD-L) zone, which is a low density residential zone that is primarily single-family residential in character (like the current R-L zone); it, however, does allow limited forms of attached dwellings, and supports and allows small-scale nonresidential development that primarily serves the residents of the planned residential community.

This subsection establishes the rules governing the uses allowed in the zone. The uses that may be allowed are set down in the Principal Use Tables in Division 27-4, Use Regulations. This, however, does not assure the use will be allowed; specific uses must be proposed by the applicant and approved by the District Council as part of approving the R-PD-L zone (and included in the PD Basic Plan). Because the R-PD-L zone is primarily a single-family residential zone in character, the allowed uses include single-family dwellings, some limited attached dwellings (they cannot consist of more than one-third of the total units in the zone—the provisions in the R-L zone in the current zoning ordinance do not allow more than 20 percent of the units to be attached), and institutional and nonresidential uses that will serve the residents of the planned residential community. Unlike the R-L zone in the current zoning ordinance, the R-PD-L zone does not allow what the current ordinance calls mixed retirement development (called continuing care retirement community in this draft).

This subsection establishes the rules governing the dimensional and intensity standards. To provide flexibility to the developer, these standards are established in the review and approval of the PD zone (meaning the applicant may propose standards for the Planning Board’s and District Council’s consideration and ultimate decision). The only metric in this subsection that may not be varied is a minimum density standard (1 du/gross acre).

As a basic rule, the development standards in Division 27-5, Development Standards, apply to all development in R-PD-L zone unless they can be and are modified in accordance with this section. The subsection, in fact, does allow modification of many (not all) of the standards, providing the applicant significant flexibility in designing the project, if innovative design, high quality development, and community benefits are demonstrated at appropriate levels. Whether the proposal meets these requirements is part of a discretionary review process that is ultimately decided by the District Council. (The standards that are not allowed to be modified include: open space, the environmental and noise control standards, the farmland compatibility standards, and to some degree the neighborhood compatibility standards (requirements applied to the perimeter of the zone to ensure compatibility with surrounding development).

This subsection includes the other standards that apply to the R-PD-L. They include an area requirement for the zone, locational standards (where in the County the zone may be applied), additional street access standards, and some additional compatibility standards to ensure the edges of the zone are designed and developed to be compatible with surrounding development.
B. Residential Planned Development (R-PD) Zone

1. Purpose

The purpose of the Residential Planned Development (R-PD) Zone is to:

- Provide flexibility for the design of innovative, high quality, planned residential communities that include a mix of residential use types along with a range of complementary and mutually supporting non-residential land uses that serve the needs of the residents of the development;
- Ensure and support the development of comprehensive pedestrian and bicycle circulation networks, which are separated from vehicular roadways and link residential, commercial, open space, and recreation areas;
- Preserve and support well-integrated open spaces and recreation facilities for the use of the residents of the planned residential community; and
- Ensure the planned residential community respects the topographic and other environmental characteristics of the site on which it is located.

Zone regulations are intended to provide transitions to, and mitigation of potential adverse impacts on, surrounding developments.

Zone regulations also provide substantial flexibility with an expectation that minimum development quality will surpass that otherwise achievable through strict application of the Ordinance standards.
2. Use Standards

Uses allowed in a R-PD Zone are identified in the use tables in Division 27-4, Use Regulations. The specific principal, accessory, and temporary uses allowed in an individual R-PD Zone shall be established in the PD Basic Plan (see Sec. 27-3.301.E, General Standards for All Planned Development Zones). Uses shall be consistent with relevant sector or master plans, and the purposes of the R-PD zone.

Unless the development is solely a continuing care retirement community, it shall:

- Include a minimum of three different residential housing types, each consisting of a minimum of 10 percent of the dwelling units in the development;
- No more than 70 percent of the dwelling units in the development shall consist of single-family dwellings; and
- A minimum of five percent of the land in the development shall be provided for small-scale nonresidential uses that will serve the residents (e.g., day care centers, schools, personal service uses, recreational/entertainment uses, retail sales and service uses, and eating or drinking establishments).

4. Development Standards

The development standards in Division 27-5, Development Standards, shall apply to all development in an R-PD-L Zone, but the following development standards may be modified as indicated below, if consistent with the relevant sector or master plans, and the purposes of the R-PD-L Zone.

5. Other Standards

Minimum Area Threshold  The minimum area for an R-PD zone is:

- 20 gross acres if the proposed gross density is less than 5 units an acre
- 10 gross acres if the gross density is 5 to 8 units an acre

<table>
<thead>
<tr>
<th>Standard</th>
<th>Means of Modifying</th>
<th>Standard</th>
<th>Means of Modifying</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Site Layout (Division 24-3, Subdivision Standards; Sec. 27-5.100, Roadway Design, Mobility, and Connectivity)</td>
<td>PD Basic Plan</td>
<td>Environmental Protection and Noise Controls (floodplain management, environmental features, stormwater, erosion and sedimentation, CBCA protections, wetlands, noise) (Sec. 27-5.700)</td>
<td>Modifications Prohibited</td>
</tr>
<tr>
<td>Subdivision (Division 24-3: Subdivision Standards)</td>
<td>PD Basic Plan</td>
<td>Multifamily Form and Design (Sec. 27-5.800)</td>
<td>PD Basic Plan</td>
</tr>
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<td>PD Basic Plan</td>
</tr>
<tr>
<td>Off-Street Parking and Loading (including bicycle parking) (Sec. 27-5.200)</td>
<td>Alternative Parking Plan</td>
<td>Neighborhood Compatibility (Sec. 27-5.1000)</td>
<td>Applicable to lands adjacent to Zone PD Basic Plan</td>
</tr>
<tr>
<td>Open Space (Sec. 27-5.300)</td>
<td>Modifications Prohibited</td>
<td>Farmland Compatibility (Sec. 27-5.1100)</td>
<td>Modifications Prohibited</td>
</tr>
<tr>
<td>Landscaping (Sec. 27-5.400)</td>
<td>Alternative Landscape Plan</td>
<td>Signage (Sec. 27-5.1200)</td>
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</tr>
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<td>PD Basic Plan</td>
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<td>PD Basic Plan</td>
</tr>
<tr>
<td>Exterior Lighting (Sec. 27-5.600)</td>
<td>PD Basic Plan</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Planned Development Zones

#### 27-3.302.B Residential Planned Development (R-PD) Zone

1. This is the new Residential Planned Development (R-PD) zone, which is the PD zone that can be used for those proposing moderate- and high-density residential development (replacing the R-S, R-M, and R-U zones in the current zoning ordinance). It allows for a variety of residential housing types, and institutional and nonresidential development that primarily serves the residents of the planned residential community. Like all of the PD zones, it requires a discretionary review process, but provides applicants flexibility to vary from the standards of the base residential zones in return for innovative, high quality development and the provision of public benefits.

2. This subsection establishes the rules governing the uses allowed in the zone. As discussed in an earlier footnote, the uses that may be allowed are set down in the Principal Use Tables in Division 27-4, Use Regulations. This, however, does not assure the use will be allowed; specific uses must be proposed by the applicant and approved by the District Council as part of approving the R-PD Zone (and included in the PD Basic Plan). Because the R-PD Zone encourages a variety of housing types, a number of different housing types are allowed; to ensure this variety; the rules require a minimum of three different housing types be included in the zone (unless a continuing care retirement facility is proposed), that a minimum of 10 percent of the dwellings consist of these different housing types, and that no more than 70 percent of the units be single family. A variety of institutional and nonresidential uses are also allowed, and to ensure these uses are available to serve the development, there is a minimum threshold for this type of development.

3. This subsection establishes the rules governing the dimensional and intensity standards. To provide flexibility, the dimensional standards are established in the review and approval of the PD zone (meaning the applicant may propose standards for the Planning Board’s and District Council’s consideration and ultimate decision). The density standards for traditional residential development must comply with the minimum density of the zone, which is 4 dus/gross acre. Maximum densities will be determined at the time of approval of the zone, and identified in the Basic PD Plan.

4. This subsection uses the same basic framework for the application of development standards as the R-PD-L zone. It allows modification of many (not all) of the standards, providing the applicant significant flexibility in designing the project, if innovative design, high quality development, and community benefits are demonstrated at appropriate levels. (The standards that are not allowed to be modified include: open space, the environmental and noise control standards, the farmland compatibility standards, and to some degree the neighborhood compatibility standards (requirements applied to the perimeter of the zone to ensure compatibility with surrounding development).

5. This subsection includes the other standards that apply to the R-PD Zone. They include area threshold requirements for the zone depending on the gross density of residential development, locational standards (where in the County the zone may be used), additional street access standards, and some additional compatibility standards to ensure the edges of the zone are designed and developed to be compatible with surrounding development.

6. The area threshold requirements recognize the different thresholds that currently exist in the R-S, R-M, and R-U zones, by distinguishing threshold sizes based on the density of the proposed residential planned community. The higher the density of the development, the smaller the threshold size of the development.
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C. Mobile Home Planned Development (MH-PD) Zone

1. Purpose

The purpose of the Mobile Home Planned Development (MH-PD) Zone is to:

- Provide flexibility for the design of innovative planned mobile home communities on suitable sites that include residences and related recreational, commercial, and other needed service facilities, adequate public facilities and services, and other amenities and privacy normally associated with planned, permanent residential areas;
- Ensure the planned mobile home community respects the topographic and other environmental characteristics of the site on which it is located;
- Encourage the development of comprehensive pedestrian and bicycle circulation networks, which promote direct access and are separated from vehicular roadways and link residential, commercial, and recreational areas; and
- Permit different types of ownership of mobile homes and mobile home lots.

Zone regulations are intended to provide transitions to, and mitigation of potential adverse impacts on, surrounding developments.
2. Use Standards

Uses allowed in a MH-PD Zone are identified in the use tables in Division 27-4, Use Regulations. The specific principal, accessory, and temporary uses allowed in an individual MH-PD Zone shall be established in the PD Basic Plan (see Sec. 27-3.301.E, General Standards for All Planned Development Zones). Uses shall be consistent with relevant sector or master plans, and the purposes of the MH-PD Zone.

3. Intensity and Dimensional Standards

<table>
<thead>
<tr>
<th>Standard</th>
<th>Means of Modifying</th>
<th>Standard</th>
<th>Means of Modifying</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density, max. (du/gross ac.)</td>
<td>7.00</td>
<td>Exterior Lighting (Sec. 27-5.600)</td>
<td>Modifications Prohibited</td>
</tr>
<tr>
<td>Lot width, min. (ft.)</td>
<td>20</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Frontage on public street with a paving width ≥ 36 ft, min. (ft.)</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot coverage, max. (% of net lot area)</td>
<td>50</td>
<td>Environmental Protection and Noise Controls (floodplain management, environmental features, stormwater, erosion and sedimentation, CBCA protections, wetlands, noise) (Sec. 27-5.700)</td>
<td>Modifications Prohibited</td>
</tr>
<tr>
<td>From public streets and rights-of-way</td>
<td>25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Setbacks, min. (ft.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>From internal private streets</td>
<td>20</td>
<td></td>
<td></td>
</tr>
<tr>
<td>From other buildings</td>
<td>20</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal structure height, max. (ft.)</td>
<td>35</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory structure height, max. (ft.)</td>
<td>15</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes: sf = square feet; ft = feet; du = dwelling unit; ac = acre


[2] Each individual mobile home lot is not required to have frontage on a public street if paved private internal roadways are approved as part of the MH-PD Zone.

[3] Setbacks may be modified in the PD Basic Plan and PD Agreement.

4. Development Standards

The development standards in Division 27-5, Development Standards, shall apply to all development in a MH-PD Zone, but the following development standards may be modified as indicated below, if consistent with the relevant sector or master plans, and the purposes of the MH-PD Zone.

<table>
<thead>
<tr>
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<td></td>
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<td>PD Basic Plan</td>
<td>Sustainable/Green Development Practices (Sec. 27-5.1300)</td>
<td>PD Basic Plan</td>
</tr>
</tbody>
</table>

5. Other Standards

Minimum Area Threshold: The minimum area for a MH-PD Zone is 10 gross acres, unless the District Council finds a proposed zone of less than 10 gross acres is consistent with and achieves the purposes of the MH-PD Zone.

Location Standards: A MH-PD Zone shall not be located in or adjacent to wetlands, floodplains, marshes, swamps, or places where drainage of the site is not adequate.

Access for Fire Lanes: The development shall provide adequate access for fire lanes to serve the development.

Emergency Vehicle Access: Each lot and attached unit in the development shall have direct access to a street.

Internal Access Roadways: • The development shall have access to a public street by a right-of-way a minimum of 40 ft in width. The right-of-way shall be able to accommodate the internal private access roads. Each
### Health Standards

- Private internal access roads on which there is automobile parking on one side shall be a minimum of 24 ft in width, a minimum of 36 ft in width if automobile parking is provided on two sides, and a minimum of 22 ft in width if automobile parking is not permitted on the access road.

### Pedestrian Ways

- Pedestrian ways shall be provided to connect all mobile home lots with the commercial and recreation facilities within the community. The pedestrian ways shall be:
  1. A minimum of four ft in width;
  2. Hard-surfaced and even, to prevent hazards;
  3. Well marked for daytime use, and well-lighted for nighttime; and
  4. Located either adjacent to (but separate from) paved streets, or within green areas.

### Sidewalks

- Sidewalks shall be provided from each mobile home stand to a paved street, or from a paved driveway (or parking space) to a paved street.

### Foundations

- Each mobile home, and all of its structural additions, shall be installed on a mobile home stand.
- Each mobile home shall be securely anchored to the stand in a manner which prevents the home from shifting or overturning.
- Each mobile home shall be suitably treated so as to hide the undercarriage.

### Patios

- A hard-surfaced patio (a minimum of 200 sf in area) shall be provided next to each mobile home stand.

### Accessory Structures

- Accessory buildings shall only be located in the rear yard.

### Common Areas and Recreation Facilities

- Arrangements shall be made for the perpetual maintenance of all common areas, recreational facilities, and quasi-public areas.

### Compatibility with Surrounding Development

- The development shall comply with all applicable regulations of the Maryland State Department of Health and Mental Hygiene governing mobile home parks, unless the Planning Board recommends and the State Department grants an exception permitting an alternate method. The alternate method may only be granted if it implements the general purpose of the regulations.
- An application for a building permit for the development shall be accompanied by certified copies of plans and specifications for the development approved by the County Health Officer.
- A use and occupancy permit for the development shall not be issued until the project is completed, and a license for the mobile home community is issued by the County Health Officer.

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1. As is discussed in the Annotated Outline in the ERR (p. VI-26), this section carries forward the current Planned Mobile Home Community (R-M-H) Zone largely as is, but as a planned development zone, and renames it.
2. This subsection establishes the rules governing the uses allowed in the MH-PD Zone. As discussed in an earlier footnote, the uses that may be allowed are set down in the Principal Use Tables in Division 27-4, Use Regulations. This, however, does not assure the use will be allowed; specific uses must be proposed by the applicant and approved by the District Council as part of approving the MH-PD Zone (and included in the PD Basic Plan). Generally, the uses allowed in the R-M-H zone in the current zoning ordinance are carried forward as allowed uses in this zone.
3. This subsection establishes the density and dimensional standards for the MH-PD. It generally carries forward the density and dimensional standards in the R-M-H zone in the current zoning ordinance. Unlike the other PD zones, it does not allow the applicant flexibility to vary these standards, with the exception of setbacks.
4. This subsection uses the same basic framework for the application of development standards as the other two residential PD zones. It allows modification of some of the standards (but not as many as the other two residential PDs), providing the applicant flexibility in designing the project, if innovative design, high quality development, and community benefits are demonstrated at appropriate levels (standards that are not allowed to be modified include: open space, fences and walls, the environmental and noise control standards, exterior lighting, the farmland compatibility standards, and to some degree the neighborhood compatibility standards).
5. This subsection includes the other standards that apply to the MH-PD Zone. They generally carry forward the standards in the R-M-H zone in the current zoning ordinance.
27-3.303. **Transit-Oriented/Center Planned Development Zones**

The transit-oriented/center planned development zones established by this Ordinance are:

<table>
<thead>
<tr>
<th>Zone Code</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>NAC-PD</td>
<td>Neighborhood Activity Center Planned Development Zone</td>
</tr>
<tr>
<td>CAC-PD</td>
<td>Campus Activity Center Planned Development Zone</td>
</tr>
<tr>
<td>TAC-PD</td>
<td>Town Activity Center Planned Development Zone</td>
</tr>
<tr>
<td>LTO-PD</td>
<td>Local Transit-Oriented Planned Development Zone</td>
</tr>
<tr>
<td>RTO-PD</td>
<td>Regional Transit-Oriented Planned Development Zone</td>
</tr>
</tbody>
</table>
A. **Neighborhood Activity Center Planned Development (NAC-PD) Zone**

1. **Purpose**

The purpose of the Neighborhood Activity Center Planned Development (NAC-PD) Zone is to accommodate and promote the establishment of high quality, vibrant, lower- to moderate-density mixed-use development that fosters economic development, reduces automobile dependency, supports walkable urbanism, and provides opportunities for alternative modes of travel. Zone standards are intended to provide use types and densities/intensities needed to support mixed-use and transit-supportive development (as appropriate). Zone standards are specifically intended to:

- Encourage a work, shop, live, and play environment that serves as an economic driver for the County’s Neighborhood Centers;
- Include a well-integrated mix of complementary uses—including commercial, personal services, office, and recreation, where appropriate to support residential uses and serve the needs of the adjacent neighborhood;
- Provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between development;
- Incorporate buildings, open spaces, and other site elements that are arranged and designed to create an inviting, walkable, safe, interactive, and human-scale environment;
- Include distinctive and attractive public spaces that help create an identity and sense of place for the zone; and
- Provide a range of housing options.

Zone regulations are intended to provide transitions to, and mitigation of potential adverse impacts on, surrounding developments.

Zone regulations also provide substantial flexibility with an expectation that minimum development quality will surpass that otherwise achievable through strict application of the Ordinance standards.
## 2. Use Standards

Uses allowed in an NAC-PD Zone are identified in the use tables in Division 27-4, Use Regulations. The specific principal, accessory, and temporary uses allowed in an individual NAC-PD Zone shall be established in the PD Basic Plan (see Sec. 27-3.301.E, General Standards for All Planned Development Zones). Uses shall be consistent with relevant sector or master plans, and the purposes of the NAC-PD Zone.

Approximately two-thirds of the gross floor area in the zone shall be provided for residential development at build-out. In addition, there shall be a minimum of two different residential housing types, each consisting of approximately one-quarter of the dwelling units in the zone at build-out.

## 3. Intensity and Dimensional Standards

<table>
<thead>
<tr>
<th>Standard [1]</th>
<th>All Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block length, min.</td>
<td>max. (ft)</td>
</tr>
<tr>
<td>Lot area, min.</td>
<td>max. (sf.)</td>
</tr>
<tr>
<td>Lot width, min. (ft)</td>
<td></td>
</tr>
<tr>
<td>Density, min. (du/gross ac.) [2]</td>
<td></td>
</tr>
<tr>
<td>Floor area ratio (FAR), min. [3]</td>
<td>5.00</td>
</tr>
<tr>
<td>Lot coverage, min.</td>
<td>max. (% of net lot area)</td>
</tr>
<tr>
<td>Density, max. (du/gross ac.) [2]</td>
<td></td>
</tr>
<tr>
<td>Floor area ratio (FAR), max. [3]</td>
<td></td>
</tr>
<tr>
<td>Build-to line, min.</td>
<td>max. (ft.) [4][5]</td>
</tr>
<tr>
<td>Building width in build-to zone, min. (% of lot width)</td>
<td></td>
</tr>
<tr>
<td>Front yard depth, min. (ft.)</td>
<td></td>
</tr>
<tr>
<td>Side yard depth, min. (ft.)</td>
<td></td>
</tr>
<tr>
<td>Rear yard depth, min. (ft.)</td>
<td></td>
</tr>
<tr>
<td>Building facade transparency, min. (% of street-level facade area) [6]</td>
<td>Abutting or facing a street frontage or pedestrian way</td>
</tr>
<tr>
<td></td>
<td>Facing a transit station or public gathering space</td>
</tr>
<tr>
<td>Principal structure height, max. (ft.)</td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**
- sf = square feet; ft = feet; du = dwelling unit; ac = acre
- [1] See measurement rules and allowed exceptions/variations in Sec. 27-8.200, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.
- [2] Applicable to residential development and the residential component of mixed-use development.
- [3] Applicable to nonresidential development and the nonresidential component of mixed-use development.
- [4] The area between the minimum and maximum build-to lines that extends the width of the lot, constitutes the build-to zone.
- [5] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities using LID or ESD techniques, or driveways.
- [6] Where existing buildings along a street frontage are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in build-to zone standard.
4. Development Standards

The development standards in Division 27-5, Development Standards, shall apply to all development in an NAC-PD Zone, but the following development standards may be modified as indicated below, if consistent with the relevant sector and master plans, and the purposes of the NAC-PD Zone.

<table>
<thead>
<tr>
<th>Standard</th>
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<td>n/a</td>
</tr>
<tr>
<td>Landscaping (Sec. 27-5.400)</td>
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<td>Exterior Lighting (Sec. 27-5.600)</td>
<td>PD Basic Plan</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5. Other Standards

Location Standards
A NAC-PD Zone shall only be located on lands within a Neighborhood Center as designated on the Growth Policy Map in the General Plan, as may be amended from time to time.

Use Mixing
The zone shall be designed to provide a mix of uses. The integration of residential and nonresidential uses is strongly encouraged to allow residents to meet more of their daily needs within the zone. In addition, provision of a variety of housing options shall occur in the zone.

Vertical Mixing of Residential and Nonresidential Uses
The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is encouraged.

Horizontal Mixing of Residential and Nonresidential
The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

Shopping Centers
Shopping centers shall be a minimum of two stories (multistory).

Blocks and Alleys
The zone shall be laid out in blocks, streets, and alleys, to the maximum extent practicable.

Streets
Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.

Parking
- Along any street frontage, all proposed new or additional surface vehicle parking shall be located to the rear or side of the development’s principal building(s) or in a parking structure.
- Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces each and are visually separated by buildings or landscaped swales.
- All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas.

Sidewalks and Street Trees
- Sidewalks shall be located on both sides of every street with a planting strip between the street and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40 and 50 feet on center.
- Sidewalks shall be at least 10 feet wide along street frontages.
- Sidewalks along street frontages shall maintain a pedestrian “clear zone” that is 5 feet in width and unobstructed by any permanent or nonpermanent object.
- At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance.
- Where a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar elements.
Connectivity | The internal vehicular, bicycle, and pedestrian circulation system shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and any internal systems of adjoining lots, to the maximum extent practicable.

Building Configuration | • Public buildings and uses, including government facilities, cultural facilities, religious institutions, assembly uses, and schools, should serve as focal points and landmarks for the zone and are encouraged to be located on prominent sites.
• To the maximum extent practicable, buildings shall be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a fairly consistent setback alignment along the street frontage.
• Buildings should be designed with a common architectural vocabulary and landscaping to support that identity. The intent should not be to create a uniform appearance, but rather a distinct sense of place.

Transparency | Where the facade of a principal building other than a single-family or duplex dwelling abuts or faces a pedestrian street frontage, or public gathering space, a minimum percentage of the street–level facade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians.

Open Space Design | Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas are bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.

Compatibility with Surrounding Development | See Sec.27-3.301.E.1.e.

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1 The Annotated Outline of the ERR (p. VI–26) proposed a Local Center Planned Development (LCPD) Zone to provide a flexible design/discretionary plan review option for the proposed Neighborhood Center, Local Transit Center, and Town Center Zones (referred to as the Neighborhood Activity Center, Local Transit–Oriented, and Town Activity Center Zones in this draft Ordinance). After further evaluation, however, we now propose a separate planned development zone option for each of these base zones. This Neighborhood Activity Center Planned Development (NAC–PD) Zone provides a planned development option for development in the Neighborhood Centers designated on the Growth Policy Map in the Plan Prince George’s 2035 Approved General Plan. Like the NAC base zone, it is one of the zones that can be applied for development within Neighborhood Centers. It would be typically applied in one of these locations when the NAC base zone has not been mapped, or if an applicant believes they need additional flexibility from the base zone requirements. Like the NAC base zone, the NAC–PD Zone is used to provide lands for the establishment of lower- to moderate- intensity activity center development that results in high-quality, vibrant, mixed-use development. Like the NAC base zone, an NAC–PD Zone is expected to be small enough so that distinguishing a Core area and an Edge area is unnecessary. Like most of the other planned development zones, the NAC–PD Zone is designed to provide more flexibility to applicants who propose to develop in these areas for innovative, higher-quality, mixed use development, that provides some community benefits.

2 This subsection establishes the rules governing the uses allowed in the NAC–PD Zone. As discussed in earlier footnotes, the uses that may be allowed are set down in the Principal Use Tables in Division 27–4, Use Regulations. This, however, does not assure the use will be allowed; specific uses must be proposed by the applicant and approved by the District Council as part of approving the NAC–PD Zone (and included in the PD Basic Plan and referenced in the PD Agreement). Generally, the uses allowed in the NAC–PD Zone include a range of commercial, personal services, office, eating or drinking establishment, lodging, and residential uses (including single-family on small lots) that are appropriate for a low- to moderate- intensity mixed-use context; uses that do not support walkable urbanism are not allowed (e.g., auto-oriented uses, industrial uses, large shopping centers, etc.)

3 This subsection establishes the intensity and dimensional standards for the NAC–PD Zone, as well as the minimum densities/intensities. To provide flexibility, the dimensional standards are established in the review and approval of the zone (meaning the applicant may propose standards for the Planning Board’s and District Council’s consideration and ultimate decision), with several exceptions. Since this is a planned development zone which supports and provides a mixed-use development option, the density and floor area ratio (FAR) standards establish minimum density/intensity requirements to ensure there is a minimum intensity of development that occurs within the zone; maximum densities and FARs are established when the NAC zone is established, in the Basic PD Plan.

4 This subsection uses the same basic framework for the application of development standards as most of the other PD zones. It allows modification of many of the standards, providing the applicant flexibility in designing the project, if innovative design, high-quality development, and community benefits are demonstrated at appropriate levels. (The standards that are not allowed to be modified include: open space, the environmental and noise control standards, and to some degree the neighborhood compatibility standards (requirements that are applied to the perimeter of the zone to ensure compatibility with surrounding development.)
These standards are added to ensure, while the applicant has flexibility to design their project, the key physical elements important to a successful mixed-use walkable neighborhood activity center are included (or encouraged to be included).
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B. Campus Activity Center Planned Development (CAC-PD) Zone

1. Purpose

The purposes of the Campus Activity Center Planned Development (CAC-PD) Zone is to accommodate and promote the establishment of high-quality, vibrant, moderate-density, mixed-use and transit-supportive development that will foster economic development, reduce automobile dependency, support walkable urbanism, and provide opportunities for alternative modes of travel around the Bowie MARC Station, and other transit stations located in proximity to university campuses. Zone standards are intended to provide the “critical mass” of use types and densities/intensities that is needed to support mixed-use, transit-supportive development. More specifically, zone standards are intended to:

- Encourage a live, work, and play environment that serves as an economic driver for the County’s Campus Centers;
- Include a well-integrated mix of low- to medium-density mixed-use development oriented towards supporting university research, residences, student housing, supportive commercial, civic, and employment uses;
- Provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between the uses;
- Incorporate buildings, open spaces, and other site elements that are arranged and designed to create an inviting, walkable, safe, socially-interactive, and human-scale environment; and
- Include distinctive, attractive, and engaging public spaces that help create an identity and sense of place for the zone.

Zone regulations are intended to provide transitions to, and mitigation of potential adverse impacts on, surrounding developments.

Zone regulations also provide substantial flexibility with an expectation that minimum development quality will surpass that otherwise achievable through strict application of the Ordinance standards.
2. Use Standards

Uses allowed in a CAC-PD Zone are identified in the use tables in Division 27-4, Use Regulations. The specific principal, accessory, and temporary uses allowed in an individual CAC-PD Zone shall be established in the PD Basic Plan (see Sec. 27-3.301.E, General Standards for All Planned Development Zones). Uses shall be consistent with relevant sector and master plans, and the purposes of the CAC-PD Zone.

3. Intensity and Dimensional Standards

<table>
<thead>
<tr>
<th>Standard</th>
<th>Intensity and Dimensional Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot area, min.</td>
<td>Intensity and Dimensional Standards</td>
</tr>
<tr>
<td>Lot width, min.</td>
<td>To be established in PD Basic Plan (see Sec. 27-3.301E)</td>
</tr>
<tr>
<td>Density, max.</td>
<td>Sustainable/Green Development Practices (Sec. 27-5.1300)</td>
</tr>
<tr>
<td>Floor area ratio (FAR), max.</td>
<td>Modifications Prohibited</td>
</tr>
<tr>
<td>Lot coverage, min.</td>
<td>Farmland Compatibility (Sec. 27-5.1100)</td>
</tr>
<tr>
<td>Front yard depth, min.</td>
<td>Modifications Prohibited</td>
</tr>
<tr>
<td>Side yard depth, min.</td>
<td>Sustainable/Green Development Practices (Sec. 27-5.1300)</td>
</tr>
<tr>
<td>Rear yard depth, min.</td>
<td>PD Basic Plan</td>
</tr>
<tr>
<td>Principal structure height, max.</td>
<td>PD Basic Plan</td>
</tr>
</tbody>
</table>

Notes: sf = square feet; ft = feet; du = dwelling unit; ac = acre

The development standards in Division 27-5, Development Standards, shall apply to all development in a CAC-PD Zone, but the following development standards may be modified as indicated below, if consistent with the relevant sector and master plans, and the purposes of the CAC-PD Zone.

5. Other Standards

<table>
<thead>
<tr>
<th>Location Standards</th>
<th>Use Mixing</th>
<th>Vertical Mixing of Residential and Nonresidential Uses</th>
<th>Horizontal Mixing of Residential and Nonresidential Uses</th>
</tr>
</thead>
</table>
| A CAC-PD Zone shall only be located on lands around the Bowie MARC, and the University of Maryland West station areas (when the Purple line is built).[4] | The zone shall be designed to provide a mix of uses. The integration of residential and nonresidential uses is strongly encouraged to allow residents to meet more of their daily needs within the zone. In addition, provision of a variety of housing options should occur. | The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged. | The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed and encouraged, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

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| Blocks and Alleys | The zone should be laid out in blocks, streets, and alleys, to the maximum extent practicable. |
| Streets | Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited. |
| Parking | - Along any street frontage, all proposed new or additional surface vehicle parking shall be located to the rear or side of the development’s principal building(s) or in a parking structure. - Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces each and are visually separated by buildings or landscaped swales. All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas. |
| Sidewalks and Street Trees | - Sidewalks shall be located on both sides of every street, with a planting strip between the street and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40 and 50 ft on center. - Sidewalks along street frontages shall maintain a pedestrian “clear zone” that is 5 ft in width, and unobstructed by any permanent or nonpermanent object. - At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance. - Where a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar elements. |
| Building Configuration | - Public buildings and uses, including government facilities, cultural facilities, religious institutions, assembly uses, and schools, should serve as focal points and landmarks for the zone and are encouraged to be located on prominent sites. - Where appropriate, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a consistent setback alignment along the street frontage. - Buildings should be designed with a common architectural vocabulary and landscaping to support that identity. The intent should not be to create a uniform appearance, but rather a distinct sense of place. |
| Open Space Design | Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas are bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greensways, parks, passive recreation areas, and natural areas. |
| Compatibility with Surrounding Development | See Sec. 27-3.301.E.1.e. |

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1 As discussed in the Annotated Outline of the ERR (p. VI-26), this new Campus Activity Center Planned Development (CAC-PD) zone, which is one of the four Local Centers designated in the Plan Prince George's 2035 Approved General Plan, is established to provide a development option in the zoning ordinance to encourage and support moderate density, mixed-use, transit-supportive development around transit stations that are close to university settings (Bowie MARC Station, and the University of Maryland West station area). The plan directs, and the zone implements, a development form that encourages and supports mixed-use, transit-supportive development that recognizes and allows a range of residential uses (including single-family on small lots), student housing, university research facilities, retail, office, personal services, eating or drinking establishment, and lodging, in a mixed use walkable context. Like many of the other planned development zones, the CAC-PD Zone is designed to provide flexibility to applicants in exchange for innovative, higher quality development. The CAC-PD Zone could be applied on land around the Bowie MARC Station, and the University of Maryland West station area (when the Purple line is built).

2 This subsection establishes the rules governing the uses allowed in the CAC-PD Zone. As discussed in earlier footnotes, the uses that may be allowed are set down in the Principal Use Tables in Division 27-4, Use Regulations. This, however, does not assure the use will be allowed; specific uses must be proposed by the applicant and approved by the District Council as part of approving the CAC-PD Zone (and included in the PD Basic Plan). Generally, the uses allowed in the CAC-PD Zone include a range of commercial, personal services, office, eating or drinking establishments, lodging, and residential uses (including single-family on small lots) that are appropriate for a moderate intensity mixed-use context; uses that do not support walkable urbanism are not allowed (e.g., auto-oriented uses, industrial uses, large shopping centers, etc.)

3 This subsection establishes the density/intensity and dimensional standards for the CAC-PD Zone. To provide flexibility, the dimensional standards are established in the review and approval of the zone (meaning the applicant may propose standards for the Planning Board’s and District Council’s consideration and ultimate decision).

4 This subsection uses the same basic framework for the application of development standards as most of the other PD zones. It allows modification of many of the standards, providing the applicant flexibility in designing the project, if innovative design, high-quality development, and community benefits are demonstrated at appropriate levels. (The
standards that are not allowed to be modified include: open space, the environmental and noise control standards, and to some degree the neighborhood compatibility standards (requirements that are applied to the perimeter of the zone to ensure compatibility with surrounding development.)

5 While the applicant has flexibility to design their project, for the most part, these standards are added to ensure the key physical elements important to a successful mixed-use development are included (or encouraged to be included).

6 This is based on direction contained in Plan Prince George’s 2035 Approved General Plan.
C. Town Activity Center Planned Development (TAC-PD) Zone

1. Purpose

The purposes of the Town Activity Center Planned Development (TAC-PD) Zone is to accommodate and promote the establishment of high-quality, moderate-intensity activity center development, that while encouraging and supporting mixed-use and pedestrian-friendliness, is more auto-oriented in character. Zone standards are intended to provide the use types and densities/intensities that are needed to support mixed-use and activity center development. More specifically, zone standards are intended to:

- Encourage a live, work, shop, and play environment that serves as an economic driver for the County’s Town Centers;
- Include a well-integrated mix of complementary uses—including commercial, residential, employment, recreational, and civic uses;
- Provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between the uses in the Core area, and to adjacent areas;
- Incorporate buildings, open spaces, and other site elements that are arranged and designed to create an inviting, safe, interactive, and in some locations walkable environment;
- Include distinctive, attractive, and engaging public spaces that help create an identity and sense of place for the zone; and
- Provide a range of housing options.

Zone regulations are intended to provide transitions to, and mitigation of potential adverse impacts on, surrounding developments.

Zone regulations also provide substantial flexibility with an expectation that minimum development quality will surpass that otherwise achievable through strict application of the Ordinance standards.
### 2. Use Standards

Uses allowed in a TAC-PD Zone are identified in the use tables in Division 27-4, Use Regulations. The specific principal, accessory, and temporary uses allowed in an individual TAC-PD Zone shall be established in the PD Basic Plan (see Sec. 27-3.301.E, General Standards for All Planned Development Zones). Uses shall be consistent with relevant sector and master plans, and the purposes of the TAC-PD Zone.

### 3. Intensity and Dimensional Standards

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Block length, min.</td>
<td>max. (ft.)</td>
<td>All Uses</td>
</tr>
<tr>
<td>Lot area, min.</td>
<td>max. (sf.)</td>
<td>To be established in PD Basic Plan and PD Agreement (see Sec. 27-3.301.E)</td>
</tr>
<tr>
<td>Lot width, min. (ft.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Density, min.</td>
<td>(du/gross ac.) [3]</td>
<td>15.00</td>
</tr>
<tr>
<td>Floor area ratio (FAR), min.</td>
<td>1.0</td>
<td>0.50</td>
</tr>
<tr>
<td>Lot coverage, min.</td>
<td>max. (% of net lot area)</td>
<td></td>
</tr>
<tr>
<td>Density, max.</td>
<td>(du/gross ac.) [3]</td>
<td></td>
</tr>
<tr>
<td>Floor area ratio (FAR), max.</td>
<td>[4]</td>
<td></td>
</tr>
<tr>
<td>Build-to line, min.</td>
<td>max. (ft.) [5][6]</td>
<td></td>
</tr>
<tr>
<td>Building width in build-to zone, min.</td>
<td>(% of lot width) [7]</td>
<td></td>
</tr>
<tr>
<td>Front yard depth, min. (ft.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side yard depth, min. (ft.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear yard depth, min. (ft.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building facade transparency, min.</td>
<td>% of street-level facade area</td>
<td>Abutting or facing a street frontage or pedestrian way</td>
</tr>
<tr>
<td>Principal structure height, max. (ft.)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**
- sf = square feet; ft. = feet; du = dwelling unit; ac = acre
- [1] A Core area and an Edge area shall be established in the TAC-PD zone. The Core area should include the area within convenient walking distance (e.g., ¼ mile) of the main focal point of the zone or a concentrated area of the zone’s most intense development. The Edge area should include that part of the zone surrounding the Core area.
- [4] Applicable to nonresidential development and the nonresidential component of mixed-use development.
- [5] The area between the minimum and maximum build-to lines that extends the width of the lot constitutes the build-to zone.
- [6] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities that use LID or ESD techniques, and driveways.
- [7] Where existing buildings along a street frontage are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in build-to zone standard.
- [8] For mixed-use development only.
4. Development Standards

The development standards in Division 27-5, Development Standards, shall apply to all development in a TAC-PD Zone, but the following development standards may be modified as indicated below, if consistent with the relevant sector and master plans, and the purposes of the TAC-PD Zone.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Means of Modifying</th>
<th>Standard</th>
<th>Means of Modifying</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Site Layout (Division 24-3, Subdivision Standards; Sec. 27-5.100, Roadway Design, Mobility, and Connectivity)</td>
<td>PD Basic Plan</td>
<td>Environmental Protection and Noise Controls (floodplain management, environmental features, stormwater, erosion and sedimentation, CBCA protections, wetlands, noise) (Sec. 27-5.700)</td>
<td>Modifications Prohibited</td>
</tr>
<tr>
<td>Subdivision (Division 24-3: Subdivision Standards)</td>
<td>PD Basic Plan</td>
<td>Multifamily Form and Design (Sec. 27-5.800)</td>
<td>PD Basic Plan</td>
</tr>
<tr>
<td>Roadway Design, Mobility, and Connectivity (Sec. 27-5.100)</td>
<td>PD Basic Plan</td>
<td>Mixed-Use And Nonresidential Form and Design (Sec. 27-5.900)</td>
<td>PD Basic Plan</td>
</tr>
<tr>
<td>Off-Street Parking and Loading (including bicycle parking) (Sec. 27-5.200)</td>
<td>Alternative Parking Plan</td>
<td>Neighborhood Compatibility (Sec. 27-5.1000)</td>
<td>PD Basic Plan</td>
</tr>
<tr>
<td>Open Space (Sec. 27-5.300)</td>
<td>Modifications Prohibited</td>
<td>Farmland Compatibility (Sec. 27-5.1100)</td>
<td>Modifications Prohibited</td>
</tr>
<tr>
<td>Landscaping (Sec. 27-5.400)</td>
<td>Alternative Landscape Plan</td>
<td>Signage (Sec. 27-5.1200)</td>
<td>PD Basic Plan</td>
</tr>
<tr>
<td>Fences and Walls (Sec. 27-5.500)</td>
<td>PD Basic Plan</td>
<td>Sustainable/Green Development Practices (Sec. 27-5.1300)</td>
<td>PD Basic Plan</td>
</tr>
<tr>
<td>Exterior Lighting (Sec. 27-5.600)</td>
<td>PD Basic Plan</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5. Other Standards

Location Standards
A TAC-PD Zone shall only be located on lands within a Town Center as designated on the Growth Policy Map in the General Plan, as may be amended from time to time.\(^6\)

Use Mixing
The zone shall be designed to provide a mix of uses. The integration of residential and nonresidential uses is strongly encouraged to allow residents to meet more of their daily needs within the zone. In addition, provision of a variety of housing options shall occur within the zone.

Vertical Mixing of Residential and Nonresidential Uses
The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged in the Core area.

Horizontal Mixing of Residential and Nonresidential Uses
The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed and encouraged, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

Blocks and Alleys
The Core area of the zone shall be laid out in blocks, streets, and alleys. The Edge area should be laid out in blocks, streets, and alleys, to the maximum extent practicable.

Streets
Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.

Sidewalks and Street Trees
- Sidewalks shall be located on both sides of every street, with a planting strip between the street and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 feet on center.
- Sidewalks shall be at least 10 feet wide along street frontages in the Core area, with a pedestrian “clear zone” for a minimum width of 5 ft that is unobstructed by any permanent or nonpermanent object.
- Sidewalks shall be at least 6 feet wide along street frontages in the Edge area.
- At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance.

Connectivity
In the Core area, the internal vehicular, bicycle, and pedestrian circulation systems shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and adjoining lots and development.

Parking Location
- In the Core area, all proposed new or additional surface parking shall be located to the rear or side of the development’s principal building(s) or in a parking structure.
- Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces, each visually separated by buildings or landscaped swales.
- All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas.
In the Core area, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a consistent setback alignment along the street frontage.

In the Edge area, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots, as appropriate.

Buildings should be designed with a common architectural vocabulary and landscaping to support that identity. The intent should not be to create a uniform appearance, but rather a distinct sense of place.

Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas are bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.

1 As discussed earlier, the Annotated Outline of the ERR (p. VI-26) proposed a Local Center Planned Development (LCPD) Zone to provide a flexible design/discretionary plan review option to the proposed Neighborhood Center, Town Center, and Local Transit Center base zones (referred to the Neighborhood Activity Center, Town Activity Center, and Local Transit-Oriented Zones in this draft Ordinance). After further evaluation, we now propose a separate planned development zone option for each of these base zones. The development character of the Town Centers is different from the other Local Centers in that, while supporting a Core area, it is more auto-oriented and auto-accessible—meaning some of the core physical elements of the zone will be different from the other Local Centers. This Town Activity Center Planned Development (TAC-PD) Zone provides a planned development option for development in the Town Centers designated on the Growth Policy Map in the Plan Prince George’s 2035 Approved General Plan. Like the TAC base zone, it is one of the zones that can be applied for development within Town Centers. It would be typically applied in one of these locations when the TAC base zone has not been mapped, or if an applicant believes they need additional flexibility from the base zone requirements. Like the TAC base zone, the TAC-PD is used to provide lands for the establishment of moderate intensity activity center development that results in high quality, mixed-use development that is more auto-oriented and auto-accessible. Like the TAC base zone, a TAC-PD Zone requires the establishment of a Core area and an Edge area within the zone. The Core area, which is located within a quarter-mile of the focal point of the zone, is the location where the most intense, walkable, mixed use development is to occur. Like most of the other planned development zones, the TAC-PD Zone is designed to provide more flexibility to applicants who propose to develop in these areas in exchange for innovative, higher-quality, mixed-use development, and community benefits.

2 This subsection establishes the rules governing the uses allowed in the TAC-PD Zone. As discussed in earlier footnotes, the uses that may be allowed are set down in the Principal Use Tables in Division 27-4, Use Regulations. This, however, does not assure the use will be allowed; specific uses must be proposed by the applicant and approved by the District Council as part of approving the TAC-PD Zone (and included in the PD Basic Plan). Generally, the uses allowed in the TAC-PD include a range of commercial, personal services, office, eating or drinking establishments, lodging, residential (excluding single-family), continuing care retirement, and some limited auto-oriented uses (outside the Core area of the zone).

3 This subsection establishes the intensity and dimensional standards for the TAC-PD Zone. To provide flexibility, the maximum density and intensity, and dimensional standards are established in the review and approval of the zone (meaning the applicant may propose standards for the Planning Board’s and District Council’s consideration and ultimate decision), with several exceptions. Because the zone requires a Core area that is more walkable and pedestrian-friendly than areas outside the core (they may be more auto-oriented in nature), density and intensity minimums are established for the Core area. (The minimums are based on the direction in Plan Prince George’s 2035 Approved General Plan for the character of the Town Centers (Table 16)).

4 This subsection uses the same basic framework for the application of development standards as most of the other PD zones. It allows modification of many of the standards, providing the applicant flexibility in designing the project if innovative design, high-quality development, and community benefits are demonstrated at appropriate levels. (The standards that are not allowed to be modified include: open space, the environmental and noise control standards, farmland compatibility, and to some degree the neighborhood compatibility standards (requirements that are applied to the perimeter of the zone to ensure compatibility with surrounding development). The standards outside the Core area (the Edge area) will be more auto-oriented and accessible in nature.
While the applicant has flexibility to design their project, for the most part, these standards are added to ensure the key physical elements important to a successful mixed-use development are included, especially for the Core area.

This is based on direction for the Local Centers in Plan Prince George's 2035 Approved General Plan, which identifies the following Town Centers: Bowie, Brandywine, Konterra, Landover Gateway, and Westphalia.
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D. Local Transit-Oriented Planned Development (LTO-PD) Zone

1. Purpose

The purpose of the Local Transit-Oriented Planned Development (LTO-PD) Zone is to accommodate and promote the establishment of high-quality, vibrant, moderate-intensity, mixed-use, transit-accessible development that will foster economic development, reduce automobile dependency, support walkable urbanism, and provide opportunities for alternative modes of travel. Zone standards are intended to provide the “critical mass” of use types and densities/intensities needed to support mixed use, transit-accessible development. Zone standards are specifically intended to:

- Encourage a work, shop, live, and play environment that serves as an economic driver for the County’s Local Transit Centers;
- Include a well-integrated mix of complementary uses—including commercial, personal services, office, residential, and recreational;
- Provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between developments, and prioritize transit, pedestrian, and bicyclist access;
- Incorporate buildings, open spaces, and other site elements that are arranged and designed to create an inviting, walkable, safe, interactive, and human-scale environment;
- Include distinctive and attractive public spaces that help create an identity and sense of place for the zone; and
- Provide a range of housing options.

Zone regulations are intended to provide transitions to, and mitigation of potential adverse impacts on, surrounding developments.

Zone regulations also provide substantial flexibility with an expectation that minimum development quality will surpass that otherwise achievable through strict application of the Ordinance standards.
Uses allowed in an LTO-PD Zone are identified in the use tables in Division 27-4, Use Regulations. The specific principal, accessory, and temporary uses allowed in an individual LTO-PD Zone shall be established in the PD Basic Plan (see Sec. 27-3.301.E, General Standards for All Planned Development Zones). Uses shall be consistent with relevant sector and master plans, and the purposes of the LTO-PD Zone.

Approximately, a minimum of one-quarter of the gross floor area in the zone shall be provided for residential development, at build-out. In addition, there shall be a minimum of three different residential housing types, each consisting of a minimum of 20 percent of the dwelling units in the zone at build-out.

Approximately, a minimum of one-half of the floor area in the zone shall be provided for nonresidential development, at build-out.

<table>
<thead>
<tr>
<th>2. Use Standards²</th>
<th>3. Intensity and Dimensional Standards³</th>
</tr>
</thead>
<tbody>
<tr>
<td>Uses allowed in an LTO-PD Zone are identified in the use tables in Division 27-4, Use Regulations. The specific principal, accessory, and temporary uses allowed in an individual LTO-PD Zone shall be established in the PD Basic Plan (see Sec. 27-3.301.E, General Standards for All Planned Development Zones). Uses shall be consistent with relevant sector and master plans, and the purposes of the LTO-PD Zone.</td>
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<table>
<thead>
<tr>
<th></th>
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<th></th>
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<tbody>
<tr>
<td>Block length, min.</td>
<td>10.00</td>
<td>5.00 [8]</td>
</tr>
<tr>
<td>Lot area, min.</td>
<td>1.00</td>
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</tr>
<tr>
<td>Lot width, min. (ft.)</td>
<td></td>
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</tr>
<tr>
<td>Density, min. (du/gross ac.) [3]</td>
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<td></td>
</tr>
<tr>
<td>Floor area ratio (FAR), min. [4]</td>
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<tr>
<td>Lot coverage, min. (% of net lot area)</td>
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Notes: sf = square feet; ft = feet; du = dwelling unit; ac = acre

[1] A Core area and an Edge area shall be established in the LTO-PD zone. The Core area should include those areas within convenient walking distance (e.g., ¼ mile) of the transit station. The Edge area should include that part of the zone surrounding the Core area, but still within somewhat convenient walking distance (e.g., ½ mile) of the transit station.


[5] The area between the minimum and maximum build-to lines that extends the width of the lot constitutes the build-to zone.

[6] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities using LID or ESD techniques, and driveways.

[7] Where existing buildings along a street frontage are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in the build-to zone standard.

[8] For mixed-use development only.
4. Development Standards

The development standards in Division 27-5, Development Standards, shall apply to all development in an LTO-PD Zone, but the following development standards may be modified as indicated below, if consistent with the relevant sector and master plans, and the purposes of the LTO-PD Zone.

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</table>

5. Other Standards

Location Standards
An LTO-PD Zone shall only be located on lands designated within a Local Transit Center on the Growth Policy Map in the General Plan, as may be amended from time to time.

Use Mixing
The zone shall be designed to provide a mix of uses. The integration of residential and nonresidential uses is required to allow residents to meet more of their daily needs within the zone. In addition, provision of a variety of housing options shall occur within the zone.

Vertical Mixing of Residential and Nonresidential Uses
The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged in the Core area and encouraged in the Edge area.

Horizontal Mixing of Residential and Nonresidential
The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

Shopping Centers
Shopping centers shall be a minimum of two stories.

Blocks and Alleys
The zone should be laid out in blocks, streets, and alleys, to the maximum extent practicable.

Streets
Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.

- Sidewalks shall be located on both sides of every street, with a planting strip between the street and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 feet on center.
- Sidewalks shall be at least 10 feet wide along street frontages in the Core area, with a pedestrian “clear zone” a minimum width of 5 ft that is unobstructed by any permanent or nonpermanent object.
- Sidewalks shall be 6 ft in the Edge area.
- At least one sidewalk from an adjacent sidewalk shall be provided to each pedestrian entrance.
- Where a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar elements.

Connectivity
The internal vehicular, bicycle, and pedestrian circulation systems shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and adjoining lots and development, as well as to an adjoining transit station.
Building Configuration

- In the Core area, public buildings and uses, including government facilities, cultural facilities, religious institutions, assembly uses, and schools, should serve as focal points and landmarks for the zone and are encouraged to be located on prominent sites.
- In the Core area, buildings shall be configured in relation to the site and other buildings so that building walls frame and enclose at least two of the following:
  - The corners of street intersections or entry points into the development;
  - A "main street" pedestrian and/or vehicle access corridor within the development site;
  - Parking areas, public spaces, or other site amenities on at least three sides; or
  - A plaza, pocket park, square, outdoor dining area, or other outdoor gathering space for pedestrians.
- In the Edge area, and where appropriate, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a fairly consistent setback alignment along the street frontage.
- Buildings should be designed with a common architectural vocabulary and landscaping to support that identity. The intent should not be to create a uniform appearance, but rather a distinct sense of place.

Parking

- All proposed new or additional surface vehicle parking shall be located to the rear or side of the development’s principal building(s) or in a parking structure.
- Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces each and are visually separated by buildings or landscaped swales.
- All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas.

Transparency

Where the facade of a principal building other than a single-family or duplex dwelling abuts or faces a street frontage, or an adjoining transit station or public gathering space, an appropriate percentage of the street-level facade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians.

Open Space Design

Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas are bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.

Compatibility with Surrounding Development

See Sec. 3.301.E.1.e.

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1 As discussed earlier, the Annotated Outline of the ERR (p. VI-26) proposed a Local Center Planned Development (LCPD) Zone to provide a flexible discretionary development review option to the proposed Neighborhood Center, Local Transit Center, and Town Center Zones (referred to the Neighborhood Mixed-Use, Local Transit-Oriented, and Town Center Zones in this draft Ordinance). After further evaluation, however, we now propose a separate planned development zone option for each of these base zones. The development character of the Local Transit Centers is different from the other Local Centers in that it is more transit-oriented—meaning some of the core physical elements of the zone will be different from the other Local Centers. This Local Transit-Oriented Planned Development (LTO-PD) Zone provides a planned development option for development in the Local Transit Centers designated on the Growth Policy Map in the Plan Prince George's 2035 Approved General Plan. Like the LTO base zone, it is one of the zones that can be applied for development within Local Transit Centers. It would be typically applied in one of these locations when the LTO base zone has not been mapped, or if an applicant believes they need additional flexibility from the base zone requirements. Like the LTO base zone, the LTO-PD Zone is used to provide lands for the establishment of moderate-intensity transit-oriented/activity center development that results in high-quality, vibrant, mixed-use development. Even though the allowable land uses and desired character of the LTO-PD Zone is somewhat similar to those of the NAC-PD Zone, the LTO-PD Zone is established around transit and is consequently more dense and compact. Consequently, like the LTO base zone, an LTO-PD Zone requires the establishment of a Core area and an Edge area within the zone. The Core area should include those areas within convenient walking distance (e.g., ½ mile) of the transit station. The Edge area should include that part of the zone surrounding the Core area, but still within somewhat convenient walking distance (e.g., ¾ mile) of the transit station. Like most of the other planned development zones, the LTO-PD Zone is designed to provide more flexibility to applicants who propose to develop in these areas in exchange for innovative, higher-quality, mixed-use, transit-accessible development. Like the LTO base zone, the LTO-PD Zone is used to provide lands for the establishment of moderate-intensity development that results in high-quality, vibrant, mixed-use, transit-accessible development.
Like most of the other planned development zones, the LTO-PD Zone is designed to provide more flexibility to applicants who propose to develop in these areas in exchange for innovative, higher-quality, mixed-use, transit-supportive development, with community benefits.

2 This subsection establishes the rules governing the uses allowed in the LTO-PD Zone. As discussed in earlier footnotes, the uses that may be allowed are set down in the Principal Use Tables in Division 27-4: Use Regulations. This, however, does not assure the use will be allowed; specific uses must be proposed by the applicant and approved by the District Council as part of approving the LTO-PD Zone (and included in the PD Basic Plan and referenced in the PD Agreement). Generally, the uses allowed in the LTO-PD include a range of commercial, personal services, office, eating and drinking establishments, lodging, and residential uses (including single-family on small lots) that are appropriate for a moderate-intensity mixed-use context; uses that do not support walkable urbanism are not allowed (e.g., auto-oriented uses, industrial uses, large shopping centers, etc.).

3 This subsection establishes the intensity and dimensional standards for the LTO-PD Zone. Because the zone standards require the zone establish both a Core and Edge area if it is located in a Local Transit Center, the provisions establish requirements for both the Core area and Edge area; development in the Core area, which is located around a transit station, is more intense, and the requirements to support walkability are stronger. To provide flexibility, the maximum density and intensity standards, and the dimensional standards are established in the review and approval of the zone (meaning the applicant may propose standards for the Planning Board’s and District Council’s consideration and ultimate decision), with several exceptions. Since this is a planned development zone which supports and provides a mixed-use development option, the density/intensity and floor area ratio (FAR) standards establish minimum requirements to ensure there is a minimum density/intensity of development that occurs within the zone.

4 This subsection uses the same basic framework for the application of development standards as most of the other PD zones. It allows modification of many of the standards, providing the applicant flexibility in designing the project, if innovative design, high-quality development, and community benefits are demonstrated at appropriate levels (standards that are not allowed to be modified include: open space, the environmental and noise control standards, and to some degree the neighborhood compatibility standards that are applied to the perimeter of the zone to ensure compatibility with surrounding development).

5 While the applicant has flexibility to design their project, for the most part, these standards are added to ensure the key physical elements important to a successful mixed-use, transit-accessible development are included.
E. Regional Transit-Oriented Planned Development (RTO-PD) Zone

1. Purpose

The purpose of the Regional Transit-Oriented Planned Development (RTO-PD) Zone is to provide lands for the establishment of high-quality, vibrant, high-density, mixed use, transit-accessible development that supports economic development, reduces automobile dependency, supports walkable urbanism, and provides opportunities for alternative modes of travel. The RTO-PD Zone is intended to capture the majority of the County’s future residential and employment growth and development. It embodies key elements of walkable urbanism, and is envisioned as a walkable and bikeable place that is well-connected to a regional transportation network through a range of transit options. Zone standards are intended to provide the “critical mass” of use types and densities and intensities needed for intense, transit-supportive, mixed use, transit-accessible development. Zone standards are specifically intended to:

- Encourage a dynamic live, work, shop, and play environment that serves as an economic driver for the County’s Regional Transit Districts;
- Include a well-integrated mix of complementary uses—including office, retail, personal services, entertainment, public and quasi-public, flex, medical, lodging, eating or drinking establishments, residential, and recreational;
- Provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between developments, and prioritizes transit, pedestrian, and bicyclist access;
- Incorporate buildings, open spaces, and other site elements that are arranged and designed to create an inviting, walkable, safe, socially-interactive environment;
- Include distinctive and engaging public spaces that help create an identity and sense of place for the zone; and
- Provide a range of housing options.

Zone regulations are intended to provide transitions to, and mitigation of potential adverse impacts on, surrounding developments.

Zone regulations also provide substantial flexibility with an expectation that minimum development quality will surpass that otherwise achievable through strict application of the Ordinance standards.
2. Use Standards

Uses allowed in an RTO-PD Zone are identified in the use tables in Division 27-4, Use Regulations. The specific principal, accessory, and temporary uses allowed in an individual RTO-PD Zone shall be established in the PD Basic Plan (see Sec. 27-3.301.E, General Standards for All Planned Development Zones). Uses shall be consistent with relevant sector and master plans, and the purposes of the RTO-PD Zone.

Approximately, a minimum of 15 percent of the gross floor area in the zone shall be provided for residential development at build-out. In addition, there shall be a minimum of three different residential housing types, each consisting of a minimum of one quarter of the dwelling units in the zone, at build-out.

Approximately, a minimum of one-half of the floor area in the zone shall be provided for nonresidential development, at build-out.

3. Intensity and Dimensional Standards

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Block length, min.</td>
<td>max. (ft)</td>
<td>To be established in PD Basic Plan (see Sec. 27-3.301.E)</td>
<td></td>
</tr>
<tr>
<td>Lot area, min.</td>
<td>max. (sf.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot width, min.</td>
<td>(ft)</td>
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<td>Density, min. (du/gross ac.)</td>
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<td>Lot coverage, min.</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Build-to line, min.</td>
<td>max. (ft.)</td>
<td>[5][6]</td>
<td></td>
</tr>
<tr>
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Notes: sf = square feet; ft. = feet; du = dwelling unit; ac = acre

[1] A Core and Edge area shall be established in the RTO-PD zone. The Core area should include those areas within convenient walking distance (e.g., ¼ mile) of the transit station. The Edge area should include that part of the zone surrounding the Core area, but still within somewhat convenient walking distance (e.g., ½ mile) of the transit station.


[5] The area between the minimum and maximum build-to lines that extends the length of the lot constitutes the build-to zone.

[6] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities using LID and ESD techniques, and driveways.

[7] Where existing buildings along a pedestrian street frontage are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in build-to zone standard.

[8] Mixed-use development only.
The development standards in Division 27-5, Development Standards, shall apply to all development in an RTO-PD Zone, but the following development standards may be modified as indicated below, if consistent with the relevant sector and master plans, and the purposes of the RTO-PD Zone.

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5. Other Standards

- **Location Standards**: An RTO-PD Zone shall only be located on lands within a Regional Transit District as designated on the Growth Policy Map in the General Plan, as may be amended from time to time.

- **Use Mixing**: The zone shall be designed to provide a mix of uses. The integration of residential and nonresidential uses is required to allow residents to meet more of their daily needs within the zone. In addition, provision of a variety of housing options shall occur within the zone.

- **Vertical Mixing of Residential and Nonresidential Uses**: The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged in the Core area and encouraged in the Edge area.

- **Horizontal Mixing of Residential and Nonresidential Uses**: The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

- **Shopping Centers**: Shopping centers shall be a minimum of two stories (multi-story).

- **Blocks and Alleys**: The zone should be laid out in blocks, streets, and alleys, to the maximum extent practicable.

- **Streets**: Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.

- **Sidewalks and Street Trees**: Sidewalks shall be located on both sides of every street, with a planting strip between the street and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 ft. on center.

- **Connectivity**: The internal vehicular, bicycle, and pedestrian circulation systems shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and adjoining lots and development, as well as to an adjoining transit station.
### Building Configuration
- In the Core area, public and quasi-public buildings and uses, including government facilities, cultural facilities, religious institutions, assembly uses, and schools, should serve as focal points and landmarks for the zone and are encouraged to be located on prominent sites.
- In the Core area, buildings shall be configured in relation to the site and other buildings so that building walls frame and enclose at least two of the following:
  - The corners of street intersections or entry points into the development;
  - A “main street” pedestrian and/or vehicle access corridor within the development site;
  - Parking areas, public spaces, or other site amenities on at least three sides; or
  - A plaza, pocket park, square, outdoor dining area, or other outdoor gathering space for pedestrians.
- In the Edge area, and where appropriate, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a consistent, setback alignment along the street frontage.
- Buildings should be designed with a common architectural vocabulary and landscaping to support that identity. The intent should not be to create a uniform appearance, but rather a distinct sense of place.

### Parking
- All proposed new or additional surface vehicle parking shall be located to the rear or side of the development’s principal building(s) or in a parking structure.
- Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces each and are visually separated by buildings or landscaped swales.
- All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas.

### Transparency
Where the facade of a principal building other than a single-family or duplex dwelling abuts or faces a street frontage, or an adjoining transit station or public gathering space, an appropriate minimum percentage of the street-level facade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians.

### Open Space Design
Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas are bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.

### Compatibility with Surrounding Development
See Sec. 27-3.301.E.1.e.

---

1. As discussed in the Annotated Outline of the ERR (p. VI-26), this new Regional Transit-Oriented Planned Development (RTO-PD) Zone (referred to as a Regional Transit District Zone in the ERR) provides a development option that may be used on lands within the Regional Transit Districts identified on the Growth Policy Map in the Plan Prince George’s 2035 Approved General Plan. Like the RTO base zones, it is one of the zones that can be applied for development around the transit stations in the County. It would be typically applied in one of these locations when the RTO base zone has not been mapped, or if an applicant believes they need additional flexibility from the base zone requirements. Like the RTO base zones, the RTO-PD Zone is used to provide lands for the establishment of the highest density/intensity development in the County that results in high quality, vibrant, mixed-use, transit-accessible development. Like the RTO base zones, it requires the establishment of a Core and Edge area within the zone; the Core, which is to be located within convenient walking distance (e.g., ¼ mile) of the transit station, is the location where the most intense, walkable, mixed-use development is to occur. Like most of the other planned development zones, the RTO-PD Zone is designed to provide more flexibility to applicants who propose to develop in these areas in exchange for innovative, higher-quality, mixed-use, transit-accessible development.

2. This subsection establishes the rules governing the uses allowed in the RTO-PD Zone. As discussed in earlier footnotes, the uses that may be allowed are set down in the Principal Use Tables in Division 27-4, Use Regulations. This, however, does not assure the use will be allowed; specific uses must be proposed by the applicant and approved by the District Council as part of approving the RTO-PD Zone (and included in the PD Basic Plan). Generally, the uses allowed in the RTO-PD Zone include a range of retail, personal services, office, entertainment, public and quasi-public, flex, medical, lodging, eating or drinking establishments, residential, and recreational uses that are appropriate for a
high-intensity mixed-use, transit-accessible context. Uses that do not support walkable urbanism are not allowed (e.g., auto-oriented uses, industrial uses, large shopping centers, etc.).

3 This subsection establishes the density and intensity, and dimensional standards for the RTO-PD Zone. Because the zone standards require the zone establish both a Core area and an Edge area, the provisions establish requirements for both the Core area and Edge area of the zone. Development in the Core area, which is located around a transit station, is more dense and intense, and the requirements to support walkability are stronger. To provide flexibility, the dimensional standards are established in the review and approval of the RTO-PD Zone (meaning the applicant may propose standards for the Planning Board’s and District Council’s consideration and ultimate decision), with several exceptions. Since this is a center planned development zone which will only be applied on lands within identified Regional Transit Districts, the density and floor area ratio (FAR) standards establish minimum density and intensity requirements. The maximum density and intensity standards are established at the time of approval of the zone and the PD Basic Plan.

4 This subsection uses the same basic framework for the application of development standards as most of the other PD zones. It allows modification of many of the standards, providing the applicant flexibility in designing the project, if innovative design, high quality development, and community benefits are demonstrated at appropriate levels (standards that are not allowed to be modified include: open space, the environmental and noise control standards, and to some degree the neighborhood compatibility requirements that are applied to the perimeter of the zone to ensure compatibility with surrounding development).

5 While the applicant has flexibility to design their project, for the most part, these standards are added to ensure the key physical elements important to a successful high density, mixed-use, transit-accessible development are included.
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27-3.304. Other Planned Development Zones

Other planned development zones established by this Ordinance are:

<table>
<thead>
<tr>
<th>Table 27-3.304: Other Planned Development Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MU-PD</strong>: Mixed-Use Planned Development Zone</td>
</tr>
<tr>
<td><strong>IE-PD</strong>: Industrial/Employment Planned Development Zone</td>
</tr>
</tbody>
</table>
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A. Mixed-Use Planned Development (MU-PD) Zone

1. Purpose

The purpose of the Mixed-Use Planned Development (MU-PD) Zone is to accommodate and promote the establishment of high-quality, mixed-use development that will foster economic development, reduce automobile dependency, support walkable and bikeable urbanism, and provide opportunities for alternative modes of travel. Zone standards are intended to provide the mix of uses and densities/intensities needed to support mixed-use development. Zone standards are specifically intended to accommodate and promote compact, pedestrian-friendly, mixed-use development that:

- Encourages a dynamic live, work, and play environment that serves as an economic driver for the County;
- Includes a well-integrated mix of complementary high-activity uses—including supportive commercial, residential, civic, recreation, and employment uses;
- Provides multiple, direct, and safe vehicular, bicycle, and pedestrian connections between the uses, and prioritizes transit, pedestrian, and bicyclist access;
- Incorporates buildings, open spaces, and other site elements that are arranged and designed to create an inviting, walkable, safe, socially-interactive, and human-scale environment;
- Includes distinctive, attractive, and engaging public spaces that help create an identity and sense of place for the zone;
- Provides a range of housing options;
- Permits a flexible response to the market and promotes economic vitality;
- Encourages innovation in the planning and design of new and infill development; and
- Implements County policies, as specified in approved master and sector plans, for mixed-use development at appropriate locations to meet community needs.

Zone regulations are intended to provide transitions to, and mitigation of potential adverse impacts on surrounding developments.

Zone regulations also provide substantial flexibility with an expectation that minimum development quality will surpass that otherwise achievable through strict application of the Ordinance standards.
2. **Use Standards**

Uses allowed in an MU-PD Zone are identified in the use tables in Division 27-4, Use Regulations. The specific principal, accessory, and temporary uses allowed in an individual MU-PD Zone shall be established in the PD Basic Plan (see Sec. 27-3.301.E, General Standards for All Planned Development Zones). Uses shall be consistent with relevant sector and master plans, and the purposes of the MU-PD Zone.

3. **Intensity and Dimensional Standards**

<table>
<thead>
<tr>
<th>Standard</th>
<th>Means of Modifying</th>
<th>Other Uses</th>
<th>Modification Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot area, min.</td>
<td>max. (sf.)</td>
<td>To be established in PD Basic Plan and PD Agreement (see Sec. 27-3.301.E)</td>
<td>Modifications Prohibited</td>
</tr>
<tr>
<td>Lot width, min. (ft)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Density, min.</td>
<td>max. (du/gross ac.)</td>
<td>6.00</td>
<td></td>
</tr>
<tr>
<td>Floor area ratio (FAR), min.</td>
<td></td>
<td>0.50</td>
<td></td>
</tr>
<tr>
<td>Density, max.</td>
<td>(du/gross ac.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot coverage, min.</td>
<td>max. (% of net lot area)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front yard depth, min. (ft)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side yard depth, min. (ft)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear yard depth, min. (ft)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal structure height, max. (ft)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Notes:** sf = square feet; ft = feet; du = dwelling unit; ac = acre


4. **Development Standards**

The development standards in Division 27-5, Development Standards, shall apply to all development in an MU-PD Zone, but the following development standards may be modified as indicated below, if consistent with the relevant sector and master plans, and the purposes of the MU-PD Zone.

<table>
<thead>
<tr>
<th>Standard</th>
<th>Means of Modifying</th>
<th>Other Uses</th>
<th>Modification Standards</th>
</tr>
</thead>
<tbody>
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<td>PD Basic Plan</td>
<td>Environmental Protection and Noise Controls (floodplain management, environmental features, stormwater, erosion and sedimentation, CBP protections, wetlands, noise) (Sec. 27-5.700)</td>
<td>Modifications Prohibited</td>
</tr>
<tr>
<td>Subdivision (Division 24-3: Subdivision Standards)</td>
<td>PD Basic Plan</td>
<td>Multifamily Form and Design (Sec. 27-5.800)</td>
<td>PD Basic Plan</td>
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<td>Roadway Design, Mobility, and Connectivity (Sec. 27-5.100)</td>
<td>PD Basic Plan</td>
<td>Mixed-Use And Nonresidential Form and Design (Sec. 27-5.900)</td>
<td>PD Basic Plan</td>
</tr>
<tr>
<td>Off-Street Parking and Loading (including bicycle parking) (Sec. 27-5.200)</td>
<td>Alternative Parking Plan</td>
<td>Neighborhood Compatibility (Sec. 27-5.100)</td>
<td>Applicable to lands adjacent to Zone PD Basic Plan</td>
</tr>
<tr>
<td>Open Space (Sec. 27-5.300)</td>
<td>Modifications Prohibited</td>
<td>Farmland Compatibility (Sec. 27-5.1100)</td>
<td>Modifications Prohibited</td>
</tr>
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<td>Landscaping (Sec. 27-5.400)</td>
<td>Alternative Landscape Plan</td>
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<tr>
<td>Exterior Lighting (Sec. 27-5.600)</td>
<td>PD Basic Plan</td>
<td></td>
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</tr>
</tbody>
</table>

5. **Other Standards**

| Minimum Area Threshold | The minimum area for an MU-PD Zone is 5 gross acres, unless the District Council finds a proposed zone of less than 5 gross acres is consistent with and achieves the purposes of the MU-PD Zone. |
| Location Standards | An MU-PD Zone may not be located within (1) any Agricultural and Open Space Zone, (2) any Residential Zone, or (3) land classified within a Neighborhood Center, a Town Center, a Local Transit Center, or a Regional Transit District as designated on the Growth Policy Map in the Plan Prince George’s 2035 Approved General Plan, as may be amended from time to time. |
| Use Mixing | The zone shall be designed to provide a mix of uses. The integration of residential and nonresidential uses is strongly encouraged to allow residents to meet more of their daily needs within the zone. In addition, provision of a variety of housing options shall occur in the zone. |

**Prince George’s County, Maryland**

**Zoning Ordinance**

**27-3—157**
### Vertical Mixing of Residential and Nonresidential Uses

The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged.

### Horizontal Mixing of Residential and Nonresidential Uses

The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

### Shopping Centers

Shopping centers shall be a minimum of two stories (multi-story), and have a maximum footprint of 50,000 sf.\(^1\)

### Blocks and Alleys

The zone should be laid out in blocks, streets, and alleys, to the maximum extent practicable.

### Streets

Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Pedestrian streets shall be identified. Gated streets are prohibited.

### Parking Location

- Along any pedestrian street frontage, all new proposed or additional surface vehicle parking shall be located to the rear or side of the development’s principal building(s), or in a parking structure.
- Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces, each visually separated by buildings or landscaped swales.
- All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas.

### Sidewalks and Street Trees

- Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces, each visually separated by buildings or landscaped swales.
- Sidewalks shall be located on both sides of every street, with a planting strip between the street and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 feet on center.
- Sidewalks shall be at least 10 feet wide along street frontages, but may be increased in width as part of the approval of the PD Basic Plan and zone.
- Sidewalks shall maintain a pedestrian “clear zone” a minimum width of 5 ft that is unobstructed by any permanent or nonpermanent object.
- At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance.

### Building Configuration

- Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces, each visually separated by buildings or landscaped swales.
- To the maximum extent practicable, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. Buildings should have a consistent setback alignment along the street frontage.
- Buildings should be designed with a common architectural vocabulary and landscaping to support that identity. The intent should not be to create a uniform appearance, but rather a distinct sense of place.

### Open Space Design

Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas are bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.

### Compatibility with Surrounding Development

See Sec. 27-3.301.E.1.e.

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\(^1\) As discussed in the Annotated Outline of the ERR (p. VI-26), this new Mixed-Use Planned Development (MU-PD) zone takes the place of the current mixed-use comprehensive design floating zones (Local Activity Center (L-A-C), Major Activity Center (M-A-C), and Village (V) Zones) and the current mixed-use zone (Mixed Use Community (M-X-C), Mixed Use Transportation (M-X-T), Mixed Use Town Center (M-X-TC), Mixed Use Infill (M-U-I), and Urban Center (UC) Zones). Like many of the other planned development zones, it is designed to simplify and provide more flexibility to applicants in exchange for innovative, higher-quality, mixed-use development. It also provides a planned development option outside the activity centers and major employment areas. The MU-PD Zone would be applied in appropriate locations outside the lands designated Regional Transit Districts, Local Centers, and Employment Areas on the Growth Policy Map of the Plan Prince George’s 2035 Approved General Plan.

\(^2\) This subsection establishes the rules governing the uses allowed in the MU-PD Zone. As discussed in earlier footnotes, the uses that may be allowed are set down in the Principal Use Tables in Division 27-4, Use Regulations. This, however, does not assure the use will be allowed; specific uses must be proposed by the applicant and approved by the District Council as part of approving the MU-PD Zone (and included in the PD Basic Plan). Generally, the uses allowed in the MU-PD Zone include a range of retail, office, personal services, eating or drinking establishments, lodging, and residential uses that are appropriate for a moderate intensity mixed-use context; uses that do not support walkable urbanism are not allowed (e.g., auto-oriented uses, industrial uses etc.).
This subsection establishes the density/intensity and dimensional standards for the MU-PD Zone. To provide flexibility, the maximum density and intensity, and dimensional standards are established in the review and approval of the zone (meaning the applicant may propose standards for the Planning Board’s and District Council’s consideration and ultimate decision), with several exceptions. Since this is a planned development zone which supports and provides a mixed-use development option, the density and floor area ratio (FAR) standards establish minimum intensity requirements to ensure there is a minimum intensity of development that occurs within the zone.

This subsection uses the same basic framework for the application of development standards as most of the other PD zones. It allows modification of many of the standards, providing the applicant flexibility in designing the project, if innovative design, high quality development, and community benefits are demonstrated at appropriate levels (standards that are not allowed to be modified include: open space, the environmental and noise control standards, and to some degree the neighborhood compatibility requirements that are applied to the perimeter of the zone to ensure compatibility with surrounding development).

While the developer applicant has flexibility to design their project, for the most part, these standards are added to ensure the key physical elements important to a successful mixed-use development are included (or encouraged to be included).

This standard recognizes that while large multistory shopping centers might be beneficial to establishing the activity desired for mixed-use zones, their form needs to be consistent with mixed-use development, and their building footprint needs to be limited.
B. Industrial/Employment Planned Development (IE-PD) Zone

1. Purpose

The purposes of the Industrial/Employment Planned Development (IE-PD) Zone is to accommodate and promote the establishment of a mix of high quality non-retail employment, institutional (medical, educational, government, religious, and recreational), office, and limited retail uses that will foster economic growth and development. Zone standards are intended to provide use types and intensities and densities needed to support such development, along with the necessary support facilities like eating or drinking establishments, lodging, recreation facilities, and civic buildings. In addition, and to reduce automobile dependency and support walkable urbanism, zone standards allow and encourage limited residential and mixed-use development.

The zone encourages development of building forms that can be easily altered as the range of tenants and regional market for employment-related development evolves over time.

Zone regulations are intended to provide transitions to, and mitigation of potential adverse impacts on, surrounding developments.

Zone regulations also provide substantial flexibility with an expectation that minimum development quality will surpass that otherwise achievable through strict application of the Ordinance standards.
2. Use Standards

Uses allowed in an IE-PD Zone are identified in the use tables in Division 27-4, Use Regulations. The specific principal, accessory, and temporary uses allowed in an individual IE-PD Zone shall be established in the PD Basic Plan (see Sec. 27-3.301.E, General Standards for All Planned Development Zones). Uses shall be consistent with relevant sector or master plans, and the purposes of the IE-PD Zone.

3. Intensity and Dimensional Standards

<table>
<thead>
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<th>Standard</th>
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<td></td>
</tr>
</tbody>
</table>

4. Development Standards

The development standards in Division 27-5, Development Standards, shall apply to all development in an IE-PD Zone, but the following development standards may be modified as indicated below, if consistent with the relevant sector or master plans, and the purposes of the MU-PD Zone.

5. Other Standards

Minimum Area Threshold

The minimum area for an IE-PD Zone is 5 gross acres, unless the District Council finds a proposed zone of less than 5 gross acres is consistent with and achieves the purposes of the IE-PD Zone.

Location Standards

An IE-PD Zone shall only be located on lands designated within: (1) the Employment Areas on the Growth Policy Map of the General Plan, as may be amended from time to time, (2) the Industrial/Employment (I/E) Zone, or (3) the Heavy Industrial (HI) Zone.

Street Access

Each lot and attached unit in the development shall have direct access to a public street.

Compatibility with Surrounding Development

See Sec. 27-3.301.E.1.e.
Division 27-3 Zones and Zone Regulations
Sec. 27-3.300 Planned Development Zones
27-3.304 Other Planned Development Zones
27-3.304.B Industrial/Employment Planned Development (IE-PD) Zone

As is discussed in the Annotated Outline of the ERR (p. VI-27), the Industrial/Employment Planned Development (IE-PD) Zone builds on and carries forward in a planned development form the Employment and Institutional Area (E-I-A) Zone in the current zoning ordinance (the zone is also carried forward as a base zone in the Employment/Industrial (IE) base zone. The IE-PD Zone provides a flexible and discretionary development option for those who do not want to use one of the base zones in areas targeted for strong employment growth. Its benefits include the option to mix a variety of employment and employment support uses (and residential uses), and potentially achieve greater intensities/densities, in return for a higher-quality of development and more innovative design that includes some community benefits.

This subsection establishes the rules governing the uses allowed in the IE-PD Zone. As discussed in earlier footnotes, the uses that may be allowed are set down in the Principal Use Tables in Division 27-4, Use Regulations. This, however, does not assure the use will be allowed; specific uses must be proposed by the applicant and approved by the District Council as part of approving the IE-PD Zone (and included in the PD Basic Plan). Generally, the uses allowed in the IE-PD Zone include a broad range of non-retail employment (including light industrial), institutional (medical, educational, government, religious, and recreational), and office uses, as well as uses that support the type of dynamic employment center development the zone wants to achieve; these include eating or drinking establishments, lodging, recreation facilities, and civic buildings; finally, and to encourage walkable urbanism and compact development, certain types of residential uses are allowed, along with mixed-use development.

This subsection establishes the intensity and dimensional standards for the IE-PD Zone. To provide flexibility, the intensity and dimensional standards are established in the review and approval of the zone (meaning the applicant may propose standards for the Planning Board’s and District Council’s consideration and ultimate decision), except, maximum density standards are established for residential development.

This subsection uses the same basic framework for the application of development standards as most of the other PD zones. It allows modification of many of the standards, providing the applicant flexibility in designing the project, if innovative design, high quality development, and public benefits are demonstrated at appropriate levels. (The standards that are not allowed to be modified include: open space, the environmental and noise control standards, the farmland compatibility standards, and to some degree the neighborhood compatibility standards (requirements that are applied to the perimeter of the zone to ensure compatibility with surrounding development).

The area threshold requirements are carried forward from the E-I-A Zone in the current zoning ordinance. These standards, which limit the general location of where the IE-PD Zone may be applied, are included to carry out policies in Plan Prince George’s 2035 Approved General Plan, and to ensure the base and planned development zones work in concert with each other. The IE-PD Zone is to be used to provide a flexible but discretionary option to applicants who want to establish a critical mass of high-quality and vibrant employment development, with its supporting uses.

The street access standards are carried forward from the E-I-A Zone in the current zoning ordinance.
Sec. 27-3.400 Overlay Zones

27-3.401 General

A. General Purpose of Overlay Zones

Overlay zones are superimposed over portions of one or more underlying base zones with the intent of supplementing generally applicable development regulations with additional development regulations that address special area-specific conditions, features, or plans while maintaining the character and purposes of the underlying zones. Some overlay zones include standards that modify or supersede standards applied by the underlying base zone (as indicated in the use tables and use-specific standards in Division 27-4, Use Regulations); otherwise the uses allowed or prohibited in overlay zones are the same as allowed or prohibited in the underlying zone.

B. Classification of Overlay Zones

Land shall be classified or reclassified into an overlay zone only in accordance with the procedures and requirements set forth in Sec. 27-2.303, Ordinance Amendment, this section, and State law.

27-3.402 Chesapeake Bay Critical Area Overlay Zones

A. Purposes of CBCAO Zones

1. Resource Conservation Overlay (RCO) Zone

The purpose of the RCO Zone is to:

a. Provide adequate breeding, feeding, and wintering habitats for wildlife populations that require natural coastal environments along the tributaries of the Chesapeake Bay to sustain their populations;

b. Conserve, protect, and enhance the overall ecological values of the Chesapeake Bay Critical Area Overlay Zone, and its biological productivity and diversity;

c. Protect the land and water resource base necessary to support resource-oriented land uses such as agriculture, timber harvesting, or fisheries activities; and

d. Conserve existing woodlands and forests for the water quality benefits they provide.

2. Limited Development Overlay (LDO) Zone

The purpose of the LDO Zone is to:

a. Maintain and, if possible, improve the quality of runoff and groundwater entering the tributaries of the Chesapeake Bay;

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24 This carries forward current CBCA Zone regulations, reorganizing them to first address purpose, then applicability, and then modified standards—an organization that most appropriately relates overlay zone regulations to those of underlying base zones and that avoids duplicate and conflicting provisions.

25 This carries forward the purpose statements in current Sec. 27-548.13(a), 27-548.14(a), and 27-548.15(a).
b. Maintain existing areas of natural habitat; and

c. Accommodate additional low- or moderate-intensity development in accordance with the Conservation Manual.

3. Intense Development Overlay (IDO) Zone

The purpose of the IDO Zone is to:

a. Accommodate existing residential, commercial, or industrial development;

b. Promote new residential, commercial, and industrial development in accordance with the modified standards for the IDO Zone and the Conservation Manual;

c. Conserve and enhance fish, wildlife, and plant habitats; and

d. Improve the quality of runoff that enters the tributary streams of the Chesapeake Bay from development in the zone.

B. Applicability of CBCAO Zone Regulations

1. General

Unless exempted in accordance with Sec. 27-3.402.B.2 below, all development in the Chesapeake Bay Critical Area Overlay Zones shall comply with the provisions of this Sec. 27-3.402 and the relevant parts of Subtitle 5B, Chesapeake Bay Critical Area; Subtitle 24, Subdivision Regulations; and the Conservation Manual. Where the requirements of the Conservation Manual are more stringent than the requirements of this subsection and other relevant requirements, the requirements of the Conservation Manual shall control.

2. Exemptions

a. Notwithstanding the requirements of this Sec. 27-3.402, all buildable lots (except out lots) in a subdivision recorded on or before December 1, 1985 shall remain as buildable lots, regardless of lot area, if:

   i. The proposed development will minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;

   ii. The applicant has identified fish, wildlife, and plant habitat that may be adversely affected by the proposed development and has designed the development to protect those identified

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26 This carries forward applicability provisions in current Sec. 27-548.10 (Introduction) and Sec. 27-548.11(a).
27 This carries forward the provisions in current Sec. 27-548.10(c) (Grandfathering) and 27-548.10(d).
habitats whose loss would substantially diminish the continued ability of populations of affected species to sustain themselves; and

iii. The lot area, frontage, and vehicular access comply with the requirements of the underlying base zone.

b. Property located within the Chesapeake Bay Critical Area Overlay Zones are exempt from the requirements for woodland conservation, tree preservation, and tree canopy coverage specified in Subtitle 25 of the Prince George’s County Code.

c. Notwithstanding the modified or additional density, impervious surface, and steep slope standards in Sec. 27-3.402.C below, a legally established parcel of land recorded on or before December 1, 1985 that is not part of a recorded or approved subdivision may be developed with a single-family detached dwelling if:

i. The proposed development will minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands; and

ii. The applicant has identified fish, wildlife, and plant habitat which may be adversely affected by the proposed development and has designed the development to protect those identified habitats whose loss would substantially diminish the continued ability of populations of affected species to sustain themselves.

d. All lots exempted by this Sec. 27-3.402.B.2 shall be brought into conformance with the relevant requirements of Subtitle 5B, Chesapeake Bay Critical Area, to the reasonable extent practical, at the time of development.

e. The lot area, frontage, and vehicular access for lots exempted by this Sec. 27-3.402.B.2 shall conform to the requirements of the underlying base zone.

f. Development of lots exempted by this Sec. 27-3.402.B.2 shall not count towards the growth allocation of the applicable individual Chesapeake Bay Critical Area Overlay Zone as set down in Subtitle 5B, Chesapeake Bay Critical Area.

g. Nothing in this Sec. 27-3.402.B.2 may be interpreted as altering any requirements for development activities set out in the Water-Dependent Facilities Section or the Habitat Protection Areas Section of Subtitle 5B, Chesapeake Bay Critical Area.

h. All properties affected by the 2014 Critical Area Overlay Zone Sectional Map Amendment shall be grandfathered with respect to all legally existing buildings and impervious surface as of January 1, 2015.

i. Nothing in this Sec. 27-3.402 may be interpreted as altering any requirements for development activities set out in the Water-Dependent Facilities Section or the Habitat Protection Areas of Subtitle 5B.

3. Review for Compliance with CBCAO Zone Requirements

a. Review for compliance with the requirements of this Sec. 27-3.402 (including its requirements for

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28 This carries forward current Sec. 27-548.11(b)-(g).
In accordance with recommendations in the ERR (page III-33), the use restrictions
included in current Sec.27-548.16 are incorporated into the use tables and use-
specific standards in Division 27-4: Use Regulations.

30 This carries forward those modifications to otherwise-applicable intensity and
development standards peculiar to the CBCAO Zones that are currently found in
Sec. 27-548.17 (Regulations), putting them in a table for easier reading. It also
incorporates as table notes the variations of those standards.
Table 27-3.402.D, Modified Intensity and Development Standards for CBCAO Zones

<table>
<thead>
<tr>
<th>Standard</th>
<th>Resource Conservation Overlay (RCO) Zone</th>
<th>Limited Development Overlay (LDO) Zone</th>
<th>Intense Development Overlay (IDO) Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density, max.</td>
<td>1 du/20 ac net lot area[1][2]</td>
<td>4 du/ac of net lot area[3]</td>
<td>Same as in underlying base zone</td>
</tr>
<tr>
<td>Development on steep slopes</td>
<td>No development on slopes greater than 15%[5]</td>
<td>No development on slopes greater than 15%[5]</td>
<td>n/a</td>
</tr>
</tbody>
</table>

NOTES: du = dwelling units  ac = acre
[1] Net lot area may include private wetlands (as determined by an approved wetlands study) if the density on the upland portion of the parcel does not exceed one dwelling unit per eight net acres.
[2] Not applicable to lots created by intra-family transfers from parcels that were record parcels of land as of March 1, 1986, and are more than seven but less than 60 gross acres in area, provided:
A parcel with an area of more than 7, but less than 12, gross acres may be subdivided into no more than two lots.
A parcel with an area more than 12 but less than 60 gross acres may be subdivided into no more than three lots.
Lots created using the intra-family transfer shall be consistent with the standards and requirements of the underlying base zone.
Lots created using the intra-family transfer may not be further subdivided.
A deed for a lot created by a bona fide intra-family transfer shall contain a covenant stating that the lot is created subject to the provisions of this provision and may not be subsequently conveyed to any person other than a member of the owner’s immediate family except under procedures established by the Department of Permitting, Inspections, and Enforcement and approved by the Commission and that assure that the lot was created as part of a bona fide intra-family transfer and not with the intent of subdividing the original parcel of land for purposes of ultimate commercial sale, and that the exception is warranted by:
A change in circumstances has occurred since the original transfer was made that is not inconsistent with this provision; or
Other circumstances that are consistent with this section and with the Commission’s criteria to maintain land areas necessary to support agriculture, forestry, open space, and natural habitats in resource conservation areas.
[3] Or the maximum density standard applicable in the underlying base zone, if less.
[4] May be increased to 25 % if any one of the following applies:

The lot is ¾ acre or less in area and either:
- Existed in its present configuration and was in residential use on or before December 1, 1985, and continues to be in the same residential use; or
- Existed in its present configuration and was in a Residential Zone on or before December 1, 1985, is currently in a Residential Zone, and is being developed with a single-family detached dwelling or additions or accessory structures;
- The lot is ¼ acre or less in area and developed for a nonresidential use on or before December 1, 1985; or
- The lot is 1 acre or less in area and part of a preliminary plat of subdivision approved after December 1, 1985, and the impervious area of the entire subdivision does not exceed 15 percent.
27.3.403. Aviation Policy Area Overlay Zones

A. Purposes of APAO Zones

The purpose of the Aviation Policy Area Overlay Zones is to establish standards of safety and compatibility for the occupants of land in the immediate vicinity of airports with traffic patterns over land in Prince George's County. Such standards are intended to provide use, intensity and dimensional, and development standards that supplement or supersede other Ordinance regulations that might otherwise apply around the airports, as long as the airport is active and licensed for public use by the Maryland Aviation Administration (MAA). These Aviation Policy Area Overlay Zones and associated regulations benefit existing airport-area residents, future residents, nearby businesses, pilots, and airport operators by:

1. Encouraging compatible land use around airports;
2. Mitigating nuisances and hazards associated with airport operations;
3. Protecting people and structures in critical areas surrounding airports;
4. Ensuring the protection of airspace around airports, in accordance with the Federal Aviation Regulations (FAR) Part 77, Surfaces;
5. Allowing landowners around airports reasonable use of their land;
6. Disclosing the location of airports to prospective purchasers of land within an Aviation Policy Area Overlay Zone; and
7. Providing landowners with flexibility to meet these regulations.

B. Delineation of APAO Zones

The area encompassed by the various Aviation Policy Area Overlay Zones, as shown as inset maps to the Zoning Map, shall be defined in accordance with the descriptions in the following Table 27.3.403.B:

<table>
<thead>
<tr>
<th>Table 27-3.403.B: Delineation of APAO Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>APA-1 (Runway Protection) Zone</td>
</tr>
<tr>
<td>A trapezoidal area extending outward from the ends of the airport runway. The zone is centered on the extended centerline of the runway, starting 200 feet beyond the end of the runway and extending another 1,000 feet along the extended centerline. Its width extends 125 feet to each side of the extended runway centerline at the start and 225 feet to each side of the extended centerline at the zone's farthest point from the runway. There is a an APA-1 Zone at</td>
</tr>
</tbody>
</table>

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31 It is recommended that Division 2 (Amendment of Regulations) in the current ordinance, which sets down procedures for amendment to APA regulations for one parcel of land, be deleted. Future amendments to the regulations would be reviewed and decided as Text Amendments (Sec. 27.2.303, Ordinance Amendment), and review for compliance with the APA regulations would be considered in the review of an application for a building permit, site plan, special exception, or zoning map amendment, as appropriate. In addition, we also recommend that the provisions allow for minor modifications to the APA standards, which reduce the need for amendments.

32 This carries forward, with minor clarification modifications, the descriptions in current Sec. 27-548.35 (Aviation Policy Area Dimensions). That section refers to figures that include diagrams showing APAO Zone boundaries for the various airports. We propose that such diagrams instead be incorporated as part of the Zoning Map. The descriptions for the APA-3S and APA3M Zones refer to small airports and medium airports—terms currently defined in Sec. 27-548.34 (Category of Airport), but proposed to be relocated to Sec. 27-8.400, Terms and Uses Defined.
A rectangular area extending outward from the end of the APA-1 Zone at the ends of the airport runway. The zone is centered on and parallel to the extended centerline of the airport runway, extending a distance of 1,500 feet beyond the APA-2 Zone and 225 feet to each side of the extended runway centerline. There is an APA-2 Zone at each end of the runway comprising approximately 16 acres, for a total area of approximately 32 acres for the runway. (The dimensions for APA-2 Zones at the Freeway Airport are different due to permanent restrictions on the airport traffic pattern caused by the PEPCO 500 kv electric transmission lines west of the airport.)

Table 27-3.403.B: Delineation of APAO Zones

<table>
<thead>
<tr>
<th>Zone</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>APA-2 (Inner Safety) Zone</td>
<td>A rectangular area extending outward from the end of the APA-1 Zone at the ends of the airport runway. The zone is centered on and parallel to the extended centerline of the airport runway, extending a distance of 1,500 feet beyond the APA-2 Zone and 225 feet to each side of the extended runway centerline. There is an APA-2 Zone at each end of the runway comprising approximately 16 acres, for a total area of approximately 32 acres for the runway. (The dimensions for APA-2 Zones at the Freeway Airport are different due to permanent restrictions on the airport traffic pattern caused by the PEPCO 500 kv electric transmission lines west of the airport.)</td>
</tr>
<tr>
<td>APA-3S (Small Airport Inner Turning Area) Zone</td>
<td>A rectangular area on each side of the APA-1 and APA-2 Zones at the ends of the runway at small airports (as defined in Sec. 27-8.400, Terms and Uses Defined). The outer boundary of each APA-3S Zone is defined by the extension of the boundary of the APA-5 Zone (which run 500 feet on either side of, and parallel to, the runway centerline) for a distance of 2,700 feet beyond the end of the runway. There is an APA-3S Zone at each end of the runway comprising approximately 17 acres, for a total area of approximately 34 acres for the runway.</td>
</tr>
<tr>
<td>APA-3M (Medium Airport Inner Turning Area) Zone</td>
<td>A pie-shaped area, exclusive of the APA-1 and APA-2 Zones, at the ends of the runway at medium airports (as defined in Sec. 27-8.400, Terms and Uses Defined). A 90 degree angle forms the zone’s boundary closest to each end of the airport runway. The zone extends outward at 45 degrees on each side of the extended centerline of the runway to form a sector with an arc radius length of 2,500 feet. There is an APA-3M Zone at each end of the runway comprising approximately 90 acres, for a total area of approximately 180 acres for the runway. (The dimensions and total acreage for APA-3M Zones at the Freeway Airport are different due to permanent restrictions on the airport traffic pattern caused by the PEPCO 500 kv electric transmission lines west of the airport.)</td>
</tr>
<tr>
<td>APA-4 (Outer Safety Area) Zone</td>
<td>A rectangular area extending outward from the end of the APA-2 Zone at the ends of the airport runway. The zone is centered on and parallel to the extended centerline of the airport runway, extending a distance of 2,500 feet beyond the APA-2 Zone and 225 feet to each side of the extended runway centerline. There is an APA-4 Zone at each end of the runway comprising approximately 26 acres, for a total area of approximately 52 acres for the runway.</td>
</tr>
<tr>
<td>APA-5 (Sideline Safety Area) Zone</td>
<td>Defined by two lines on either side of, parallel to, and 500 feet from the centerline of the airport runway, between the APA-3 Zones at each end of the runway. Due to varying runway lengths, the acreage of each APA-5 Zone differs at each airport, ranging from 73 to 90 acres.</td>
</tr>
<tr>
<td>APA-6 (Traffic Pattern Area) Zone</td>
<td>An oblong area with rounded ends, extending 5,000 feet from each point along the centerline of the airport runway—including areas within APA-1 through APA-5 Zones. (The dimensions and total acreage for APA-6 Zones at the Freeway Airport are different due to permanent restrictions on the airport traffic pattern caused by the PEPCO 500 kv electric transmission lines west of the airport.)</td>
</tr>
</tbody>
</table>
C. Applicability of APAO Zone Regulations

1. General

Unless exempted in accordance with Sec. 27-3.403.C.2 below, all development in the Aviation Policy Area Overlay Zones shall comply with the provisions of this Sec. 27-3.403. If the standards and requirements of this subsection conflict with the regulations in an underlying base zone, the regulations in this subsection shall govern.

2. Exemption

Development in existence on September 1, 2002, shall be exempt from the requirement of this Sec. 27-3.403, and shall not be considered nonconforming—provided that any changes of use or structural changes shall comply with all regulations of this subsection.

3. Review for Compliance with APAO Zone Requirements

a. For land within the APA-1, APA-2, APA3S, APA-3M, and APA-5 Zones, and except as otherwise provided in Sec. 27-3.403.C.3.d below, review for compliance with the requirements of this Sec. 27-3.403 shall occur as part of the review and approval of an application for a Zoning Map Amendment, Special Exception, or Site Plan, as applicable.

b. For land within the APA-1, APA-2, APA-3S, APA-3M, and APA-5 Zones, an application reviewed for compliance with the requirements of this subsection shall include a site plan that clearly identifies the height of all proposed structures and natural vegetation and delineates their location as measured from the closest runway end.

c. For land within the APA-4, APA-5, and APA-6 Zones, an application reviewed for compliance with the requirements of this subsection shall demonstrate compliance with the height restrictions in this subsection.

d. Existing restrictions on aircraft operations at individual airports and the ability to impose and enforce new restrictions on the operation of aircraft may be taken into account in the review of development applications in any areas subject to the requirements of this subsection.

e. Within a residential subdivision in the APA-2, APA-3S, APA-3M, or APA-5 Zone, where the plat was recorded before March 1, 2001, and included a condition requiring disclosure of a nearby airport, permits may be issued without Site Plan review.

D. Modified Use Standards for APAO Zones

Irrespective of the use standards applicable in the underlying base zone, development in Aviation Policy Area Overlay Zones...
shall be subject to the modified or additional use standards listed in the use tables and use-specific standards set forth in Division 27-4, Use Regulations, as applicable to the particular Aviation Policy Area Overlay Zone.

E. **Modified Intensity and Development Standards for APAO Zones**

Irrespective of the standards applicable in the underlying base zone, development in Aviation Policy Area Overlay Zones shall be subject to the following modified or additional performance, intensity, and development standards.

1. **General Performance Standards**

   a. In all APAO Zones, development shall, to the greatest extent possible, not:
      
      i. Cause electrical interference with navigational signals or radio communications at the airport or with radio or electronic communications between the airport and aircraft;
      
      ii. Emit fly ash, dust, vapor, gases, or particulate matter that may conflict with operation of the airport;
      
      iii. Foster a substantial increase in bird population;
      
      iv. Make it difficult for pilots to distinguish between airport lights and other lights, or impair pilot or ground operator visibility in the vicinity of an airport; or
      
      v. Otherwise endanger the landing, taking off, or maneuvering of aircraft

   b. In APA-1 and APA-2 Zones, above-ground storage of flammable materials or other hazardous substances is prohibited.

2. **Density and Floor Area**

   a. In APA-3S and APA-3M Zones, the overall density of residential development shall not exceed 0.5 dwelling units per acre in an APAO Zone mitigation subdivision approved in accordance with Sec. 27-3.403.H, APAO Zone Mitigation Residential Subdivisions, or 0.2 dwelling units per acre for any other development.

   b. In APA-2, APA-3S, APA-3M, and APA-5 Zones, development on a lot shall not exceed a floor area ratio (FAR) of 0.25.

   c. Irrespective of the above density and floor area limits, one dwelling unit may be located on any lot in the APA-2, APA-3S, APA-3M, and APA-5 Zones that was recorded before March 1, 2001.

3. **Height**

   a. In all APAO Zones, no structure or natural feature shall be constructed, altered, maintained, or allowed to grow so as to project or otherwise penetrate the airspace surfaces defined by Federal Aviation Regulations (FAR) Part 77, or the Code of Maryland,
47 This carries forward current Sec. 27-548.41 (Open Area Guidelines), modified to show the minimum open area standards in tabular form.

48 This carries forward current Sec. 27-548.43 (Notification of Airport Environment).

b. In the APA-4 and APA-6 Zones, no building permit may be approved for a structure higher than 50 feet unless the applicant demonstrates compliance with FAR Part 77.

4. Open Area

a. The purpose of these open area standards is to provide strategically located open areas under flight paths to allow for successful emergency landings without the airplane hitting or damaging an occupied structure, and to allow aircraft occupants to survive the landing without serious injury.

b. For purposes of this Sec. 27-3.403, open areas generally refer to land area occupied by stormwater management ponds, field crops, golf courses, pasture lands, streets, parking lots, and recreational facilities (such as ball parks or yards), if the area is relatively level and free of objects such as overhead lines and large trees and poles. Because a pilot's discretion in selecting an emergency landing site is reduced when the aircraft is at low altitude, open areas should be one or more contiguous acres in area.

c. Development shall retain open areas in accordance with the minimum standards in the following Table 27-3.403.E.4, for the particular APAO Zone.

<table>
<thead>
<tr>
<th>APA-1</th>
<th>APA-2</th>
<th>APA-3S</th>
<th>APA-3M</th>
<th>APA-4</th>
<th>APA-5</th>
<th>APA-6</th>
</tr>
</thead>
<tbody>
<tr>
<td>100[1]</td>
<td>50</td>
<td>20</td>
<td>20</td>
<td>30</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

NOTES:
[1] In accordance with FAA standards.

F. Notification Requirements

1. The General Aviation Airport Environment Disclosure Notice, in a form approved by the Planning Board, shall be included as an addendum to the contract for sale of any residential land located within an APAO Zone.

2. All development with an APAO Zone shall be subject to the following requirements:

a. Developments with a Homeowners Association

   i. Prior to final plat approval (see Sec. ⬤), the Declaration of Covenants of the homeowners’ association documents shall include:

      (A) The General Aviation Airport Environment Disclosure Notice; and

      (B) Language notifying all future contract purchasers of lots and homes within the subdivision of the existence of a general aviation airport within approximately one mile of the subdivision.

   ii. At the time of purchase contract with home buyers, the contract purchaser shall sign an acknowledgment of receipt of the Declaration of Covenants.
iii. The book and page number of the recorded Declaration of Covenants shall be noted on the final plat.

b. Developments without a Homeowners Association

i. A disclosure clause shall be placed on final plats and deeds for all lands that notifies prospective purchasers that the land has been identified as within approximately one mile of a general aviation airport.

ii. The disclosure clause shall include the cautionary language from the General Aviation Airport Environment Disclosure Notice.

c. Other Developments\textsuperscript{49}

For development within an APAO Zone that is not subject to Sec. 27-3.403.F.2.a or Sec. 27-3.403.F.2.b above, an application to the Department of Permitting, Inspections, and Enforcement for a building or use and occupancy permit, if submitted by or on behalf of a prospective or contract purchaser, shall be accompanied by a copy of the General Aviation Airport Environment Disclosure Notice signed by the purchaser.

G. Relationship to Transfer of Development Rights Regulations\textsuperscript{50}

Land in the APA-1, APA-2, APA-3S, APA-3M, and APA-5 Zones that is subject to residential development restrictions should be a preferred sending area under applicable transfer of development rights provisions.

H. APAO Zone Mitigation Residential Subdivisions\textsuperscript{51}

The provisions in this paragraph apply to the subdivision or resubdivision of residentially-zoned land or residential development affected by the modified intensity and development standards of this Sec. 27-3.403.

1. Transfer of Density

a. Except as otherwise provided in Sec. 27-3.403.H.1.b below, the subdivision or re-subdivision may relocate potential lots affected by the modified standards to other parts of the land or to other land in an APAO Zone. (An APAO Zone mitigation subdivision need not lie adjacent to or within the same APAO Zone as the affected land.)

b. Residentially-zoned land owned by the airport in an APA-1 or APA-5 Zone is considered an essential part of the airport operation and shall not qualify for transfer of residential density by an APAO Zone mitigation residential subdivision, lot size averaging subdivision, or cluster subdivision.

\textsuperscript{49} This does not carry forward current Sec. 27-548.43(c)—which applies only where current provisions (b)(1) (developments with a homeowners’ association) and (b)(2) (developments without a homeowners’ association) do not apply—because provisions (b)(1) and (b)(2) encompass all development, leaving nothing for provision (c) to apply to.

\textsuperscript{50} This carries forward current Sec. 27-548.38(c)(3).

\textsuperscript{51} This carries forward current Sec. 27-548.40 (Aviation Policy Area Mitigation Residential Subdivision), modified to provide headings.
2. **Review, Yield, and Design**
   a. The maximum allowed number of residential lots allowed through approval of an APAO Zone mitigation residential subdivision shall be determined by submission of a conceptual subdivision plan in accordance with Section <>. (The conceptual plan may be submitted as a pre-preliminary plan or as part of a preliminary plat of subdivision.)

b. In reviewing the APAO Zone mitigation residential subdivision, all regulations that affect development density shall be considered and applied.

c. To the greatest extent possible, the APAO Zone mitigation residential subdivision shall be designed to accommodate the maximum development yield determined in the conceptual subdivision plan for compliance with appropriate APAO Zone restrictions and conformance with the character of the zone in which the subdivision is located, or as established by an approved Master Plan.

d. The preliminary subdivision plat and the site plan shall establish the development regulations for each site, including without limitation, lot dimensions, lot coverage, and yard and setback requirements.

3. **Exemption of Certain Resubdivisions from Adequate Public Facilities Requirements**
   If resubdivided solely to meet APAO Zone requirements, a preliminary or final plat approved on or prior to September 1, 2002, is exempt, at the time of resubdivision, from the adequate public facilities requirements of Section <>.  

27-3.404. **Other Overlay Zones**

A. **Neighborhood Conservation Overlay (NCO) Zone**

1. **Purpose**
   The Neighborhood Conservation Overlay (NCO) Zone is established and intended to protect and preserve the unique development features and character of established neighborhoods throughout the County, and to promote new development that is compatible with the existing neighborhood character. The NCO zone is a flexible tool that may be applied to multiple neighborhoods, each of which will have its own unique architectural, natural, cultural, and historic attributes.

2. **Establishment of Individual NCO Zones**
   The County Council may establish individual NCO Zones in accordance with this Sec. 27-3.404.A and Sec. 27-2.303, Ordinance Amendment, after approving a neighborhood plan for the neighborhood specifying the development context in the zone. Each zone shall comply with the standards in Sec. 27-3.404.A.4, General Development Standards for All NCO Zones. In establishing a new NCO Zone, the County Council may also establish a unique set of development standards applicable to all development...
3. **Minimum Standards for Designation of an NCO Zone**

The County Council may approve an application for designation of a NCO Zone only if:

a. At least 65 percent of the land area within the proposed NCO Zone, not including street and other rights-of-way, is developed;

b. Development patterns in the Zone demonstrate an on-going effort to maintain or rehabilitate the character and physical features of existing buildings in the zone;

c. There is existing or potential pressure for new development or redevelopment and new infill development within the zone;

d. The area must possess one or more of the following distinctive features that create a cohesive identifiable setting, character or association:
   i. Scale, size, type of construction, or distinctive building materials;
   ii. Lot layouts, setbacks, street layouts, alleys or sidewalks;
   iii. Special natural or streetscape characteristics, such as creek beds, parks, gardens, or street landscaping;
   iv. Land use patterns, including mixed or unique uses or activities; or
   v. Abuts or links designated historic districts and/or historic sites.

e. The development standards proposed to be applied to the zone will encourage the retention of the general character and appearance of existing development in the zone.

4. **General Development Standards for All NCO Zones**

a. **Compliance with Underlying Zone Standards**

   These standards supplement the applicable development and zone-specific standards applicable in the underlying base zone and except as otherwise provided in Sec. 27-3.404.A.4.d.ii below, do not affect the use regulations applicable in the underlying zone.

b. **Compliance with Approved Design and Development Standards**

   No permit for any new construction or expansion of an existing structure resulting in an increase in building footprint area of 15 percent or more may be issued until the Planning Director determines that the proposal complies with all design standards established for the NCO Zone where the land is located.

c. **Conflict with Other Standards**

   In the case of conflict between the NCO Zone standards and any other standards of this Ordinance, the NCO Zone development standards shall control.

d. **Zone-Specific Development Standards**

   i. Each area designated as a NCO Zone shall identify, with specificity, the design standards to be applied to all new construction and expansion of existing structures. Aspects of
development that these design standards may include, but are not be limited to, the following:

(A) Lot size;
(B) Location of proposed buildings or additions;
(C) Setbacks or required yards;
(D) Building height;
(E) Building size (for principal and accessory structures);
(F) Building orientation;
(G) Exterior building materials and colors;
(H) Building roof line and pitch;
(I) Building foundation treatment;
(J) Landscaping and screening;
(K) Impervious surface coverage;
(L) Paving requirements or limitations;
(M) Exterior lighting;
(N) Required features on a front facade;
(O) Neighborhood character and compatibility;
(P) Views of or from specific locations;
(Q) Riparian areas, wetland areas, or drainage patterns; and
(R) Demolition of structures.

ii. The County Council may approve additional design standards addressing aspects of development not listed above. The County Council may also prohibit use types within a NCO Zone.

5. Specific Neighborhood Conservation Overlay Zones

[Placeholder]

52 This will accommodate future provisions identifying and setting out standards for specific NCO Zones as they are established.
Division 4: Use Regulations
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<td>C. Residential Uses</td>
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<td>Accessory Use/Structure Tables</td>
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<td>27-4—62</td>
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<tr>
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<td>27-4.303</td>
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<td>A. Relationship to Principal Use or Structure</td>
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<td>B. Location of Accessory Uses and Structures</td>
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<td>Standards Specific to Accessory Uses and Structures</td>
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<td>A. General</td>
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<td>B. Standards for Specific Accessory Uses and Structures</td>
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<td>Temporary Uses and Structures</td>
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<td>27-4.401</td>
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<td>27-4.402</td>
<td>Temporary Use/Structure Tables</td>
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<tr>
<td></td>
<td>A. Structure of Temporary Use/Structure Tables</td>
<td>27-4—89</td>
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<td></td>
<td>B. Temporary Use/Structure Table for Agricultural and Open Space, and Residential Base Zones</td>
<td>27-4—91</td>
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<tr>
<td></td>
<td>C. Temporary Use/Structure Table for Center and Nonresidential Base Zones</td>
<td>27-4—92</td>
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<tr>
<td></td>
<td>D. Temporary Use/Structure Table for Planned Development and Overlay Zones</td>
<td>27-4—93</td>
</tr>
<tr>
<td>27-4.403</td>
<td>General Standards for All Temporary Uses and Structures</td>
<td>27-4—94</td>
</tr>
<tr>
<td>27-4.404</td>
<td>Standards Specific to Temporary Uses and Structures</td>
<td>27-4—94</td>
</tr>
<tr>
<td></td>
<td>A. General</td>
<td>27-4—94</td>
</tr>
<tr>
<td></td>
<td>B. Standards for Specific Temporary Uses and Structures</td>
<td>27-4—94</td>
</tr>
</tbody>
</table>
DIVISION 27-4  USE REGULATIONS

Sec. 27-4.100  General Provisions

Sec. 27-4.200, Principal Uses, identifies land uses allowed as the principal uses in the various zoning districts and sets out the special standards that apply to a number of the allowable principal uses. Sec. 27-4.300, Accessory Uses and Structures, identifies land uses and structures commonly allowed as accessory to principal uses, sets out general standards applicable to all accessory uses and structures, and sets out special standards that apply to particular accessory uses and structures. Sec. 27-4.400, Temporary Uses and Structures, identifies land uses or structures allowed on a temporary basis, sets out general standards applicable to all temporary uses and structures, and sets out special standards that apply to particular temporary uses and structures.

Sec. 27-4.200  Principal Uses

27-4.201.  General

A.  Purpose

The purpose of this section is to authorize the establishment and continuation of land uses that are allowed as the primary use(s) of a parcel—i.e., principal uses. This section identifies the zones in which such principal uses are allowed, identifies what type of permit or review is required to establish them, and sets out any special standards applicable to particular principal uses. This section is also intended to establish a hierarchy for organizing principal uses that reflects functional relationships among the various principal uses and that, in conjunction with Sec. 27-8.302, Interpretation of Unlisted Uses, makes it easier to determine whether a particular proposed use is allowable as a principal use in a particular zone.

B.  Organization and Applicability

Sec. 27-4.202, Principal Use Tables, contains tables listing allowable principal uses and showing whether each use is permitted or prohibited within the various zones, as well as the type of permit or approval by which the use may be allowed. Sec. 27-4.203, Standards Specific to Principal Uses, sets forth standards applicable to specific principal uses regardless of the zone in which they are allowed or the review procedure by which they are approved, unless expressly stated to the contrary. These standards may be modified by other applicable requirements in this Ordinance.

27-4.202.  Principal Use Tables

A.  Structure of Principal Use Tables

1.  Organization and Classification of Principal Uses

The Principal Use Tables organize allowable principal uses with the following hierarchy of use classifications:

a.  Use Classifications are very broad and general (e.g., Agricultural and Open Space Uses, Residential Uses, Public, Civic, and Institutional Uses, Commercial Uses, and Industrial Uses).

b.  Use Categories represent major subgroups of the use classifications that have common functional, product, or physical characteristics, such as the type and amount of activity, type of occupants or users/customers, or operational characteristics. For example, the Commercial Use Classification is divided into multiple use categories, including Eating or
Drinking Establishments and Visitor Accommodation Uses.

c. **Use Types** identify specific principal land uses whose characteristics are considered to fall within the various use categories. For example, food/beverage stores and department/variety stores are use types within the Retail Sales and Service Use Category. Each use type is defined in Sec. 27-8.301, Principal Use Classification System. While the Residential and Public, Civic, and Institutional use classifications tend to include relatively specific and well-defined use types, the Commercial and Industrial use classifications tend to include broader uses types, reflecting the wider range and ever-growing variety of commercial and industrial uses existing in the community.

Classifying principal uses in this manner provides a systematic basis for determining whether a particular land use not expressly listed should be considered a form or example of a listed principal use, and for addressing future additions to the Principal Use Tables. See Sec. 27-8.301, Principal Use Classification System, for a description of the use classification system and Sec. 27-8.302, Interpretation of Unlisted Uses, for the procedures for using the system to interpret unlisted uses.

2. **Designation of Principal Uses as Permitted**

The Principal Use Tables in this subsection use the following abbreviations to designate whether and how a principal use is allowed in a particular zone:

- **P**  A “P” under a base zone column indicates that the use is allowable as a principal use in the zone, subject to any referenced use-specific standards and all other applicable regulations of this Ordinance.
- **SE** An “SE” under a base zone column indicates that the use is allowable as a principal use in the zone only on approval of a Special Exception in accordance with Sec. 27-2.304, Special Exception, and subject to any referenced use-specific standards and all other applicable regulations of this Ordinance.
- **A**  An “A” under a planned development (PD) zone column indicates that the use is allowable as a principal use in the PD zone only if the Basic PD Plan/Agreement approved for the zone expressly identifies the use type as allowed, subject to any referenced use-specific standards and all other applicable regulations of this Ordinance.
- A blank cell under a base or planned development zone column indicates that the use is prohibited as a principal use in the zone.
An “X” under an overlay zone column indicates that the use is prohibited as a principal use in the overlay zone, irrespective of whether it is allowed in the underlying base zone. This designation applies only to overlay zones.

An SE* under an overlay zone column indicates that, irrespective of whether it is a permitted use in the underlying base zone, the use is allowable as a principal use in the zone only on approval of a Special Exception in accordance with Sec. 27-2.304, Special Exception, and subject to any referenced use-specific standards and all other applicable regulations of this Ordinance.

A P* under an overlay zone column indicates that, irrespective of whether it is prohibited in the underlying base zone, the use is allowable as a permitted principal use in the zone, subject to any referenced use-specific standards and all other applicable regulations of this Ordinance.

A blank cell under an overlay zone column indicates the use is allowed as a principal use in the overlay zone if it is allowed in the underlying base zone.

3. Reference to Use-Specific Standards

A particular use category or use type allowable as a principal use in a zone may be subject to additional standards that are specific to the particular use. The applicability of such use-specific standards is noted in the last column of the Principal Use Tables (“Use-Specific Standards”) through a reference to standards in Sec. 27-4.203, Standards Specific to Principal Uses.

B. Multiple Principal Uses

A development may include a single principal use with one or more accessory uses that are customarily incidental and subordinate to the principal use (e.g., home occupation as accessory to a dwelling, or administrative offices as accessory to a school, retail sales, or manufacturing use). A development may also include multiple principal uses, none of which is necessarily customarily incidental or subordinate to another principal use (e.g., a place of worship combined with a school, a gas station combined with a convenience store, restaurant, or automotive repair use, or a flex building housing retail, industrial service, and warehousing tenants). A development with multiple principal uses shall include only those principal uses designated in the Principal Use Tables as allowed in the applicable zone, and each principal use shall be subject to any use-specific standards applicable to the use.
### C. Principal Use Table for Agricultural and Open Space, and Residential Base Zones

<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Agricultural and Open Space Base Zones</th>
<th>Residential Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>PL</td>
<td>AL</td>
<td>AR</td>
</tr>
<tr>
<td>Agriculture/Forestry Uses</td>
<td>Agricultural production</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Community garden</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Forestry</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Keeping of horses or ponies</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Other agriculture uses</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Agriculture/Forestry Related Uses</td>
<td>Agriculture research facility</td>
<td>P</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Equestrian center</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Farm distribution hub</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Farm supply sales or farm machinery/impl</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Farm market</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Farm winery</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Riding stable</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

**Notes:***

53 The footnotes associated with the use types in this table are largely limited to those uses for which no use-specific standards are proposed in Sec. 27-4.203. For use types with use-specific standards, footnotes explaining changes are located with the specific use-specific standards.

54 Modifies current use tables to limit major agricultural production use, forestry, keeping of horses and ponies, and other agricultural uses to the agricultural and open space zones and the RE and RR zones — and not in the single-family and SFR-A Zones, which are too suburban/urban for such uses.

55 This incorporates that part of the “agriculture” use recognized by the current Zoning Ordinance that involves the production of crops and livestock (e.g., farming) — but not the parts referencing equine activities (consolidated with keeping of horses) or forestry (now a separate use).

56 This carries forward a current use.

57 This is a catch-all for other agricultural uses not specifically listed.

58 Modifies current use tables to allow most new and existing agricultural supportive uses in agricultural and open space zones, with the larger such uses as SE rather than P in those zones and the most as SE rather than P in the RE and RR zones.

59 This is a new agriculture support use.

60 This incorporates that part of the “equine activities” use recognized by the current Zoning Ordinance which involves teaching equestrian skills and participation in equestrian events, competitions, and exhibitions — as distinguished from the mere keeping of horses and ponies and riding stables, where horses are boarded and riding instruction may be involved.

61 This is a new use.

62 This carries forward a standard from current Sec. 27-353 (Farm Implement Sales or Repair; Farm Supply Sales), expanded to include farm machinery.

63 This is a new use intended to expand the range of rural-compatible uses available to help farmers retain farmland.
### Table 27-4.202.C: Principal Use Table for Agricultural and Open Space, and Residential Base Zones

<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Agricultural and Open Space Base Zones</th>
<th>Residential Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>PL</td>
<td>AL</td>
<td>AR</td>
</tr>
<tr>
<td></td>
<td>Arboretum or botanical garden</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Dwelling, townhouse</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

---

64 This carries forward a current use and incorporating that part of the “equine activities” use recognized by the current Zoning Ordinance which involves riding stables.
65 This is new use.
66 This incorporates the “park or playground” use recognized by the current Zoning Ordinance, expanded to include greenways.
67 This carries forward a current use.
68 Modifies current use tables to exclude single-family detached dwellings from MFR-20 and MFR-48 Zones.
69 This use is separated from live/work dwellings because the current use specific standards and allowed scale of the building is quite different. Live-work dwellings are generally a single dwelling unit atop ground-floor work space, whereas artists’ residential studios consists of eight or more “artist units” (essentially separate live-work units) as well as common area performances, offices, storage, and other nonresidential uses.
70 This carries forward a current use.
71 This carries forward a current use (interchangeably referred to as a “single-family dwelling” and a “one-family dwelling.”
72 This carries forward a current use.
73 This carries forward a current use.
74 This carries forward a current use.
### Table 27-4.202.C: Principal Use Table for Agricultural and Open Space, and Residential Base Zones

<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Agricultural and Open Space Base Zones</th>
<th>Residential Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>PL</td>
<td>AL</td>
<td>AR</td>
</tr>
<tr>
<td>Group Living Uses(^75)</td>
<td>Assisted living facility (\leq 8) elderly or handicapped residents</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Assisted living facility (&gt; 8) elderly or handicapped residents</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td>Boarding or rooming house(^75)</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Continuing care retirement community</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Convent or monastery(^77)</td>
<td>P</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td>Fraternity or sorority house(^78)</td>
<td>P</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td>Group residential facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

#### Public, Civic, and Institutional Uses

| Communication Uses | Wireless telecommunications tower, monopole | P | P | P | P | P | P | P | P | P | P | P | P |
| Community Service Uses\(^79\) | Adult care facility\(^80\) | SE | SE | SE | SE | SE | SE | SE | P | P | P |
|                        | Child care center | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | P |
|                        | Club or lodge or community-oriented associations\(^81\) | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | P |
|                        | Community center/facility\(^82\) | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | P |
|                        | Cultural facility\(^83\) | SE | SE | P | P | P | P | P | P | P | P | P | P |
|                        | Eleemosynary or philanthropic institution\(^84\) | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | P |
|                        | Place of worship | P | P | P | P | P | P | P | P | P | P | P | P |

\(^75\) Modifies current use tables to allow assisted living facilities in MFR-12 and MFR-48 Zones; to exclude boarding/rooming houses from the Rural and Agriculture, RE and RR Zones and allow them in SFR-A and MFR-12 Zones; and to allow fraternities/sororities as a SE in the SFR-6.7, SFR-A, and MFR-48 Zones, and as P in the MFR-12 and MFR-20 Zones.

\(^76\) This carries forward a current use.

\(^77\) This carries forward a current use.

\(^78\) This carries forward a current use.

\(^79\) This carries forward a current use.

\(^80\) This modifies current use tables to allow adult day care in MFR-20 and MFR-48 Zones (as P) and as P rather than SE in MFR-12 Zone; to allow most office-like and community serving uses as P rather than SE in MFR-20 and MFR-48 Zones, and to require SE for government use rather than allow as P across the board.

\(^81\) This carries forward a current use.

\(^82\) This carries forward a current use.

\(^83\) This is a new use.

\(^84\) This incorporates the “museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)” use recognized by the current Zoning Ordinance.

\(^85\) Current Sec. 27-364 (Hospital; Nursing or Care Home; Eleemosynary or Philanthropic Institution) requires 20,000-sf lot area, 65-ft frontage, and 25-ft setback minimums for eleemosynary or philanthropic institutions consisting of offices and 1-acre, 150-ft, and 25-ft minimums for other such institutions. To simplify standards, we recommend that these standards not be carried forward, and that the generally applicable standards for the zone apply.

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Zoning Ordinance
Prince George’s County, Maryland
Public Review Draft | October 2015
### Table 27-4.202.C: Principal Use Table for Agricultural and Open Space, and Residential Base Zones

<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Agricultural and Open Space Base Zones</th>
<th>Residential Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>PL</td>
<td>AL</td>
<td>AR</td>
</tr>
<tr>
<td>All other community service uses</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Educational Uses</td>
<td>College or university&lt;sup&gt;85&lt;/sup&gt;</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td>Elementary, middle, or high school</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Vocational or trade school&lt;sup&gt;86&lt;/sup&gt;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Water-dependent research facility operated by a government or educational institution</td>
<td>SE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health Care Uses&lt;sup&gt;87&lt;/sup&gt;</td>
<td>Hospital</td>
<td></td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td>Medical or dental office&lt;sup&gt;88&lt;/sup&gt; or lab</td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Methadone treatment center</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Nursing home facility&lt;sup&gt;89&lt;/sup&gt;</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Transportation Uses</td>
<td>Airport or heliport</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td>Airstrip, private</td>
<td>P</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td>Park and ride facility&lt;sup&gt;90&lt;/sup&gt;</td>
<td></td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td>Parking facility (as a principal use)</td>
<td></td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td>Transit station or terminal&lt;sup&gt;91&lt;/sup&gt;</td>
<td></td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Utility Uses</td>
<td>Solar energy collection facility, large-scale</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Utility facility, major</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td>Utility facility, minor&lt;sup&gt;92&lt;/sup&gt;</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Wind energy conversion system, large-scale</td>
<td>SE</td>
<td>SE</td>
<td></td>
</tr>
</tbody>
</table>

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<sup>85</sup> Private colleges and for-profit universities are treated as SE in the agricultural and open space and residential zones. Public institutions are exempt from zoning.

<sup>86</sup> This incorporates the “private school of business or trade” use recognized by the current Zoning Ordinance.

<sup>87</sup> This incorporates use tables to allow medical and dental offices and labs in MFR-12 and MFR-20 zones, and as P rather than SE in MFR-48 Zones.

<sup>88</sup> This incorporates the “medical practitioner’s office/medical clinic” use recognized by the current Zoning Ordinance, expanded to include dentists’ offices, medical and dental labs, and urgent care centers.

<sup>89</sup> This incorporates uses that the current Zoning Ordinance interchangeably calls “nursing home” or “nursing or care home” (and State licensing laws refer to as “nursing facility”). Current Sec. 27-364 (Hospital; Nursing or Care Home; Eleemosynary or Philanthropic Institution) requires ½-ac lot area, 150-ft frontage, and 25-ft setback minimums for nursing or care homes. To simplify standards, we recommend that these standards not be carried forward, and that the generally applicable standards for the zone apply.

<sup>90</sup> This is a new use important to the functioning of the transit systems around which much of the County’s future growth is focused.

<sup>91</sup> This use incorporates the “transit station” and “bus station or terminal” uses recognized by the current Zoning Ordinance.

<sup>92</sup> This new use includes those relatively minor components of an infrastructure system that need to be located in or near the neighborhood or uses to which utility service is provided (e.g., pipes and lines, transformers, pump stations, stormwater retention facilities). Such facilities are not distinguished from other utility facilities in the current Zoning Ordinance.
### Principal Use Category

**Agricultural and Open Space Base Zones**

<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Residential Base Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commercial Uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adult Businesses</td>
<td>All adult uses</td>
<td></td>
</tr>
<tr>
<td>Animal Care Uses</td>
<td>Animal shelter</td>
<td>SE SE P P</td>
</tr>
<tr>
<td></td>
<td>Kennel</td>
<td>P P P P P</td>
</tr>
<tr>
<td></td>
<td>Veterinary hospital or clinic</td>
<td>P P SE SE</td>
</tr>
<tr>
<td>Business Support Service Uses</td>
<td>All business support services</td>
<td>P P</td>
</tr>
<tr>
<td>Eating or Drinking Establishment Uses</td>
<td>All eating or drinking establishment uses</td>
<td>P P</td>
</tr>
<tr>
<td>Funeral and Mortuary Service Uses</td>
<td>All funeral and mortuary services</td>
<td>SE SE</td>
</tr>
<tr>
<td>Office Uses</td>
<td>Contractor’s office &amp; Office building, general business and professional</td>
<td>P P P</td>
</tr>
<tr>
<td></td>
<td>Office park</td>
<td></td>
</tr>
<tr>
<td>Personal Service Uses</td>
<td>All personal services uses</td>
<td>P P</td>
</tr>
<tr>
<td>Recreation/Entertainment Uses</td>
<td>Cinema</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Country club</td>
<td>SE SE SE SE SE SE SE SE SE SE SE</td>
</tr>
<tr>
<td></td>
<td>Golf course</td>
<td>P P P P P SE SE SE SE SE SE</td>
</tr>
</tbody>
</table>

---

93 Allows small-scale, neighborhood-serving uses in MFR-20 and MFR-48 Zones.
94 Allows small-scale office uses in MFR-12, MFR-20, and MFR-48 Zones.
95 This incorporates that part of the “contractor’s office” use recognized by the current Zoning Ordinance which is only office — i.e., has no outdoor storage — in contrast to a contractor’s yard, where the primary activity is outdoor storage.
96 This incorporates the “general offices,” “offices (general and professional),” and “all other offices” uses recognized by the current Zoning Ordinance.
97 This incorporates the “office building complex” use recognized in the current Zoning Ordinance. It addresses a particular form of development involving office uses.
98 Modifies current use tables to allow beauty salons & barber shops and other low-intensity, neighborhood-serving uses in MFR-12, MFR-20, and MFR-48 Zones.
99 This incorporates the artist’s studio, photography studio, barber or beauty shop, dry-cleaning or laundry drop-off/pick-up establishment, uses recognized by the current Zoning Ordinance, expanding the use to include dance studios/schools (a longtime similar use) and martial arts studios/schools (an increasing common similar use).
100 This incorporates that part of the “theater” use recognized by the current Zoning Ordinance which involves the showing of films (as opposed to stage productions, which apparently are treated as a “performance arts center” use by the current ordinance.
101 This carries forward a current use.
102 This carries forward a current use.
Table 27-4.202.C: Principal Use Table for Agricultural and Open Space, and Residential Base Zones

<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Agricultural and Open Space Base Zones</th>
<th>Residential Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>PL</td>
<td>AL</td>
<td>AR</td>
</tr>
<tr>
<td>Golf driving range&lt;sup&gt;103&lt;/sup&gt;</td>
<td></td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Performance arts center&lt;sup&gt;104&lt;/sup&gt;</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Racetrack</td>
<td></td>
<td>SE</td>
<td>SE</td>
<td></td>
</tr>
<tr>
<td>Recreation facility, indoor&lt;sup&gt;105&lt;/sup&gt;</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Recreation facility, outdoor&lt;sup&gt;106&lt;/sup&gt;</td>
<td></td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Shooting range</td>
<td>Indoor</td>
<td>SE</td>
<td>SE</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Outdoor; lot area &lt; 20 acres</td>
<td>SE</td>
<td>SE</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Outdoor; lot area ≥ 20 acres</td>
<td>SE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail Sales and Service Uses&lt;sup&gt;107&lt;/sup&gt;</td>
<td>Art gallery&lt;sup&gt;108&lt;/sup&gt;</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Bank or other financial institution</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Consumer goods establishment&lt;sup&gt;109&lt;/sup&gt;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Grocery store or food market&lt;sup&gt;110&lt;/sup&gt;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Sales and Service Uses</td>
<td>All other retail sales and service uses</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Visitor Accommodation Uses&lt;sup&gt;111&lt;/sup&gt;</td>
<td>Campground</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td>Country inn</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td>Hotel or motel</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Water-Related Uses</td>
<td>All water-related uses</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes:

<sup>103</sup> This carries forward a current use.
<sup>104</sup> This carries forward a current use.
<sup>105</sup> This is a catch-all for an assortment of indoor recreation/entertainment uses (e.g., court facilities, swimming pools, health clubs).
<sup>106</sup> This is a catch-all for an assortment of indoor recreation/entertainment uses (e.g., court facilities, swimming pools).
<sup>107</sup> This carries forward a current use.
<sup>108</sup> This is a new use.
<sup>109</sup> This carries forward a current use.
<sup>110</sup> This carries forward a current use, expanded to clarify inclusion of grocery stores.
<sup>111</sup> This carries forward a current use, expanded to clarify inclusion of grocery stores.
<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Agricultural and Open Space Base Zones</th>
<th>Residential Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>PL</td>
<td>AL</td>
<td>AR</td>
</tr>
<tr>
<td>Extraction Uses</td>
<td>All extraction uses</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Industrial Service Uses</td>
<td>All industrial service uses</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Manufacturing Uses</td>
<td>All manufacturing uses</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehouse and Freight Movement Uses</td>
<td>All warehouse and freight movement uses</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waste-Related Uses</td>
<td>Composting facility</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td>Landfill, sanitary</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Landfill, rubble (construction and demolition debris(^{112})) and Landfill, land clearing debris</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td>Wholesale Uses</td>
<td>All wholesale uses</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

\(^{112}\) This incorporates that part of the “sanitary landfill; rubble fill” use recognized by the current Zoning Ordinance which is regulated by the State as a “rubble (construction and demolition debris) landfill.”

\(^{113}\) Modifies current use tables to allow recycling collection centers in all zones (currently prohibited in all open space/agricultural and residential zones).
D. Principal Use Table for Transit-Oriented/Activity Center and Nonresidential Base Zones

<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Transit-Oriented/Activity Center Base Zones</th>
<th>Nonresidential Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>NAC</td>
<td>TAC</td>
<td>LTO</td>
</tr>
<tr>
<td>Agricultural and Open Space Uses</td>
<td>Community garden</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Other agriculture/forestry uses</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agriculture/Forestry Related Uses</td>
<td>Agriculture research facility</td>
<td>P</td>
<td></td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Farm distribution hub</td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Farm supply sales or farm machinery/implment sales, rental, or repair</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Farm winery</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Sawmill</td>
<td>P</td>
<td></td>
<td>P</td>
</tr>
<tr>
<td>Open Space Uses</td>
<td>Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Cemetery</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Dwelling, multifamily</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Dwelling, single-family detached</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Dwelling, three-family</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Dwelling, townhouse</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Dwelling, two-family</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Manufactured home park</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

114 Modifies current use tables to not allow agricultural production or forestry in any zone. The current ordinance allows agricultural production and forestry as P in all zones if no animal raising is involved or if animal raising is involved and lot area exceeds 20,000 sf, and as SE if animal raising is involved and lot area is up to 20,000 sf.
115 Modifies current use tables to not allow riding stables in commercial and industrial zones (current regulations allow them in C-M, I-1, and I-2 Zones), and not allow sawmills in the IE Zone (current regulations allow them in the I4 Zone).
116 Modifies current use tables to allow cemeteries as SE in GCO Zone
117 Modifies current use tables to allow artists’ residential studios as SE in the HI Zone, and to allow multifamily dwellings as P in the SC and IE Zones, and as SE in the HI Zone (perhaps providing an opportunity to make adaptive use of industrial buildings).
### Table 27-4.202.D: Principal Use Table for Transit-Oriented/Activity Center and Nonresidential Base Zones

**P** = Permitted by Right  \ **SE** = Allowed only with approval of a Special Exception  \ **Blank cell** = Prohibited

<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Transit-Oriented/Activity Center Base Zones</th>
<th>Nonresidential Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>TAC Core</td>
<td>TAC Edge</td>
<td>LTO Core</td>
</tr>
<tr>
<td>Group Living Uses(^{118})</td>
<td>Assisted living facility</td>
<td>≤ 8 elderly or handicapped residents</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>&gt; 8 elderly or handicapped residents</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Boarding or rooming house</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Continuing care retirement community</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Convent or monastery</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Fraternity or sorority house</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

**Public, Civic, and Institutional Uses**

<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Transit-Oriented/Activity Center Base Zones</th>
<th>Nonresidential Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>TAC Core</td>
<td>TAC Edge</td>
<td>LTO Core</td>
</tr>
<tr>
<td>Communication Uses</td>
<td>All communication uses</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>All other community service uses</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Educational Uses(^{120})</td>
<td>College or university</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Water dependent research facility operated by government or educational institution</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Health Care Uses(^{121})</td>
<td>Hospital</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Medical or dental office or lab</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

\(^{118}\) Modifies current use tables to allow assisted living facilities as P in the GCO and IE Zones (current ordinance allows in only in CM Zone), and to allow a boarding or rooming house in the GCO and CC Zones.

\(^{119}\) Modifies current use tables to allow adult day care facilities as P instead of SE in the GCO Zone, and to allow child care centers as P instead of SE in commercial and industrial zones (because people often find it convenient to have such uses close to their place of employment); and to allow eleemosynary or philanthropic institutions in commercial zones and the IE Zone.

\(^{120}\) Modifies current use tables to allow educational uses in commercial zones and to allow colleges and schools as SE in the HI Zone.

\(^{121}\) Modifies current use tables to allow hospitals and nursing home facilities as P instead of SE in the GCO Zone and as P in the IE Zone.
### Table 27-4.202.D: Principal Use Table for Transit-Oriented/Activity Center and Nonresidential Base Zones

<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Transit-Oriented/Activity Center Base Zones</th>
<th>Nonresidential Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>NAC</td>
<td>TAC Core</td>
<td>Edge</td>
</tr>
<tr>
<td>Transportation Uses¹²²</td>
<td>Airport or heliport</td>
<td></td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td>Airstrip, private</td>
<td></td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td>Parking facility (as a principal use)</td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Transit station or terminal</td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Wind energy conversion system, large-scale</td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Commercial Uses</td>
<td>All adult uses</td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Business Support Service Uses</td>
<td>Veterinary hospital or clinic</td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>All business support service uses</td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Eating or Drinking Establishment</td>
<td>Brewpub, Restaurant, and Restaurant fast food (without drive-through)</td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Restaurant, fast food</td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Funeral and Mortuary Services</td>
<td>All funeral and mortuary uses</td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Office Uses</td>
<td>Contractor’s office</td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Recreation/Entertainment Uses</td>
<td>All personal services uses</td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td></td>
<td>Arena, stadium, or amphitheater</td>
<td></td>
<td>SE</td>
<td>SE</td>
</tr>
<tr>
<td></td>
<td>Athletic field</td>
<td></td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

¹²² Modifies current use tables to allow transit stations or terminals as P instead of SE in the GCO Zone.
¹²³ This carries forward a current use.
### Table 27-4.202.D: Principal Use Table for Transit-Oriented/Activity Center and Nonresidential Base Zones

<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Transit-Oriented/Activity Center Base Zones</th>
<th>Nonresidential Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>NAC</td>
<td>TAC</td>
<td>LTO</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Core</td>
<td>Edge</td>
<td>Core</td>
</tr>
<tr>
<td>Retail Sales and Service Uses ¹²⁵</td>
<td>Bank or financial institution</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Check cashing business, pawnshop, tattoo or body piercing establishment</td>
<td>Consumer goods establishment</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Grocery store or food market</td>
<td>Manufactured or modular home sales</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Taxi or limousine service facilities</td>
<td>Vehicle equipment and supplies sales</td>
<td>SE</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

¹²⁴ This carries forward a current use.

¹²⁵ Modifies current use tables to no longer allow a number of recreation/entertainment uses in the industrial zones, reflecting recommendations arising from development of the Subregion 4 Industrial Areas Action Plan.

¹²⁶ Modifies current use tables to no longer allow a number of recreation/entertainment uses in the industrial zones, reflecting recommendations arising from development of the Subregion 4 Industrial Areas Action Plan.
<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Transit-Oriented/Activity Center Base Zones</th>
<th>Nonresidential Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>NAC</td>
<td>TAC</td>
<td>LTO</td>
</tr>
<tr>
<td>Visitor Accommodation Uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Campground</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Country inn</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Hotel or motel</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Water-Related Uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boat sales, rental, service, or repair</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boat storage yard</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Marina (new or expansion)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial Uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Extraction Uses</td>
<td>All extraction uses</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial Service Uses 127</td>
<td>Contractor's yard 128, photographic processing plant 129</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Printing or similar reproduction facility, 120 small engine repair shop</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Research and development 131</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Slaughterhouse 132</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>All other industrial service uses</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manufacturing Uses</td>
<td>Brewery, winery, or distillery 133, food processing or beverage bottling 134</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Manufacturing, assembly, or fabrication, light 135</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

127 Modifies current use tables to allow landscaping contractor businesses in industrial zones.
128 This incorporates the currently recognized “contractor’s plant or storage yard” and the use identified as “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 [outdoor storage of materials or equipment.” And
129 This carries forward a current use.
130 This incorporates the current “bookbinder manufacturing,” “bookbinding,” and “printing and engraving” uses recognized by the current Zoning Ordinance.
131 This carries forward a current use.
132 This carries forward a current use.
133 This carries forward a current use.
134 This incorporates the “beverage bottling,” “smoking and curing of food products; pickling processes,” and other food processing uses recognized by the current Zoning Ordinance.
### Table 27-4.202.D: Principal Use Table for Transit-Oriented/Activity Center and Nonresidential Base Zones

<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Transit-Oriented/Activity Center Base Zones</th>
<th>Nonresidential Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>NAC TAC LTO RTO-L RTO-H</td>
<td>NC SC GCO IE HI</td>
<td></td>
</tr>
<tr>
<td>All other manufacturing uses</td>
<td></td>
<td>Core Edge Core Edge Core Edge Core Edge</td>
<td>P</td>
<td>27-4.203.F.4</td>
</tr>
<tr>
<td>Warehouse and Freight Movement Uses&lt;sup&gt;136&lt;/sup&gt;</td>
<td>Cold storage plant&lt;sup&gt;137&lt;/sup&gt;, motor freight facility&lt;sup&gt;138&lt;/sup&gt;</td>
<td></td>
<td>SE P</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Consolidated storage</td>
<td></td>
<td>P P P P</td>
<td>27-4.203.F.5.a</td>
</tr>
<tr>
<td>Waste-Related Uses&lt;sup&gt;139&lt;/sup&gt;</td>
<td>Composting facility,&lt;sup&gt;140&lt;/sup&gt; concrete recycling plant, junkyard or salvage yard, or solid waste processing facility</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Landfill, sanitary&lt;sup&gt;141&lt;/sup&gt;</td>
<td></td>
<td>SE SE SE</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Landfill, rubble (construction and demolition debris) and Landfill, land clearing debris</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Recycling collection center</td>
<td></td>
<td>P P P P</td>
<td>27-4.203.F.6.c</td>
</tr>
<tr>
<td>Wholesale Uses</td>
<td>Food or beverage production for wholesale&lt;sup&gt;142&lt;/sup&gt;</td>
<td></td>
<td>P SE P P</td>
<td>27-4.203.F.6.e</td>
</tr>
<tr>
<td></td>
<td>All other wholesale establishments</td>
<td></td>
<td>P P</td>
<td></td>
</tr>
</tbody>
</table>

**NOTES:**

1. Sand and gravel processing is a permitted use in the HI zone.

---

<sup>135</sup> This is a new use that unlike heavy manufacturing, assembly, or fabrication,” includes manufacturing processes that involve moderate amounts of partially processed materials, and/or whose impacts are such that they can take place within enclosed buildings.

<sup>136</sup> Modifies current use tables to allow consolidated storage in the SC Zone, and to allow storage warehouses and warehouse showrooms as SE in the SC Zone and as P in the industrial zones (current ordinance provides standards for these, but doesn’t include them in the use tables).

<sup>137</sup> This is a new use.

<sup>138</sup> This carries forward a current use.

<sup>139</sup> Modifies current use tables to add a number of new uses, to allow recycling collection centers as SE in commercial zones, as P in IE Zone, and as P instead of SE in the HI Zone.

<sup>140</sup> This carries forward a current use.

<sup>141</sup> This incorporates that part of the “sanitary landfill; rubble fill” use recognized by the current Zoning Ordinance which is regulated by the State as a municipal landfill, but commonly called a sanitary landfill.

<sup>142</sup> This carries forward a current use.
E. Principal Use Table for Planned Development and Overlay Zones

Table 27-4.202.E: Principal Use Table for Planned Development and Overlay Zones

For Planned Development Zones: A = Allowable  Blank cell = Prohibited
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<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Planned Development Zones</th>
<th>CBCAO Zones</th>
<th>APAO Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agricultural and Open Space Uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agriculture/Forestry Uses</td>
<td>Community garden</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Forestry</td>
<td></td>
<td></td>
<td>A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All other agricultural/forestry uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agriculture/Forestry Related Uses</td>
<td>Equestrian center</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Riding stable</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All other agriculture/forestry related uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space Uses</td>
<td>Arboretum or botanical garden, park of greenway, or public beach and public water-oriented recreational and educational area</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>All other open space uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Residential Uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Household Living Uses</td>
<td>Artists’ residential studios</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling, live-work</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling, manufactured home</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling, multifamily</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling, single-family detached</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling, three-family</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling, townhouse</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling, two-family</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manufactured home park</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Group Living Uses</td>
<td>Assisted living facility ≤ 8 elderly or handicapped residents</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>&gt; 8 elderly or handicapped residents</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal Use Category</td>
<td>Principal Use Type</td>
<td>Planned Development Zones</td>
<td>CBCAO Zones</td>
<td>APAO Zones</td>
<td>Use-Specific Standards</td>
</tr>
<tr>
<td>------------------------</td>
<td>------------------------------------</td>
<td>---------------------------</td>
<td>-------------</td>
<td>------------</td>
<td>------------------------</td>
</tr>
<tr>
<td>Continuing care retirement community</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Group residential facility</td>
<td>A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All other group living uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Public, Civic, and Institutional Uses

#### Communication Uses
- Broadcasting studio\(^{143}\) and Newspaper/periodical publishing establishment\(^{144}\)
- All wireless telecommunications towers

#### Community Service Uses
- Adult day care facility
- Child care center
- Cultural facility
- Emergency services facility\(^{145}\)
- Place of worship
- All other community service uses

#### Educational Uses
- College or university
- School, elementary, middle, or high
- Vocational or trade school
- Water-dependent research facility or activity operated by a government or educational institution

#### Health Care Uses
- Hospital
- Medical or dental clinic or lab
- Methadone treatment center

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\(^{143}\) This carries forward a current use.

\(^{144}\) This carries forward the “newspaper publishing establishment” use recognized by the current Zoning Ordinance, expanded to also include publishing of magazines and other periodicals.

\(^{145}\) This incorporates the “voluntary, fire, ambulance, or rescue station” and “private ambulance service” uses recognized by the current Zoning Ordinance.
### Table 27-4.202.E: Principal Use Table for Planned Development and Overlay Zones

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<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Planned Development Zones</th>
<th>Overlay Zones CBCAO Zones</th>
<th>APAO Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nursing home facility</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Transportation Uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Park and ride facility</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Parking facility (as a principal use)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Transit station or terminal</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>All other transportation uses</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Utility Uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility facility, minor</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>All other utility uses</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
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</tr>
</tbody>
</table>

#### Commercial Uses

<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Planned Development Zones</th>
<th>Overlay Zones CBCAO Zones</th>
<th>APAO Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult Uses</td>
<td>All adults</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Animal Care Uses</td>
<td>All other animal care uses</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Business Support Service Uses</td>
<td>All business support services</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Eating or Drinking Establishment Uses</td>
<td>Brewpub, Restaurant, and Restaurant fast food (without drive-through)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td></td>
<td>Restaurants, fast food</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Funeral and Mortuary Service Uses</td>
<td>All funeral and mortuary uses</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Office Uses</td>
<td>Office, general business and professional</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td></td>
<td>All other office uses</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Personal Service Uses</td>
<td>All personal service uses</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Recreation/Entertainment Uses</td>
<td>Arena, stadium, or amphitheater</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td></td>
<td>Country club, Golf course and golf driving range</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td></td>
<td>Nightclub</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td></td>
<td>Performance arts center</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
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<tr>
<td></td>
<td>Recreation facility, indoor and cinema</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
</tbody>
</table>

*Prince George’s County, Maryland*

Zoning Ordinance 27-4—19
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<th>Planned Development Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>CBCAO Zones</td>
<td>APAO Zones</td>
</tr>
<tr>
<td>Recreation facility, outdoor</td>
<td>A A A A A A A A A A A A X</td>
<td>27-4.203.E.7</td>
<td></td>
</tr>
<tr>
<td>Waterfront entertainment/retail complex</td>
<td>A A A A A A A A X</td>
<td>27-4.203.E.8</td>
<td></td>
</tr>
<tr>
<td>All other recreation/entertainment uses</td>
<td>A A A A A A A A X</td>
<td>27-4.203.E.9.c</td>
<td></td>
</tr>
<tr>
<td>Retail Sales and Service Uses</td>
<td>Consumer goods establishment</td>
<td>A A A A A A A X</td>
<td>27-4.203.E.9.b</td>
</tr>
<tr>
<td>Grocery store of food market</td>
<td>A A A A A A A X</td>
<td>27-4.203.E.9.e</td>
<td></td>
</tr>
<tr>
<td>Farmers’ market</td>
<td>A A A A A A A A X</td>
<td>27-4.203.E.9</td>
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<tr>
<td>Other retail sales and service establishment</td>
<td>A A A A A A A A X</td>
<td>27-4.203.E.10.c</td>
<td></td>
</tr>
<tr>
<td>Vehicle Sales and Service Uses</td>
<td>Personal vehicle repair and maintenance</td>
<td>A A A A A</td>
<td>27-4.203.E.10</td>
</tr>
<tr>
<td>Gas station</td>
<td>A A A A A X</td>
<td>27-4.203.E.11.a</td>
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<tr>
<td>Taxi or limousine service facility</td>
<td>A A A A A A A X</td>
<td>27-4.203.E.11.b</td>
<td></td>
</tr>
<tr>
<td>Other vehicle sales and service uses</td>
<td>A A A A A A A X</td>
<td>27-4.203.E.11.c</td>
<td></td>
</tr>
<tr>
<td>Visitor Accommodation Uses</td>
<td>Hotel or motel</td>
<td>A A A A A A A A X</td>
<td>27-4.203.E.15.a</td>
</tr>
<tr>
<td>All other visitor accommodation uses</td>
<td></td>
<td></td>
<td>27-4.203.E.15.b</td>
</tr>
<tr>
<td>Water-Related Uses</td>
<td>Boat sales, rental, or repair</td>
<td>X</td>
<td>27-4.203.E.15.c</td>
</tr>
<tr>
<td>Boat storage yard</td>
<td>X SE* SE*</td>
<td>27-4.203.E.15.d</td>
<td></td>
</tr>
<tr>
<td>Marina (new and expansion)</td>
<td>SE* SE* SE*</td>
<td>27-4.203.E.15.e</td>
<td></td>
</tr>
<tr>
<td>Waterfront boat fuel sales</td>
<td>X</td>
<td>27-4.203.E.15.f</td>
<td></td>
</tr>
<tr>
<td>Industrial Uses</td>
<td>All extraction uses</td>
<td></td>
<td>27-4.203.F.2</td>
</tr>
<tr>
<td>Research and development</td>
<td>A A A A A X X</td>
<td>27-4.203.F.3</td>
<td></td>
</tr>
<tr>
<td>All other industrial service uses</td>
<td></td>
<td></td>
<td>27-4.203.F.4</td>
</tr>
<tr>
<td>Manufacturing Uses</td>
<td>Brewery, winery, or distillery</td>
<td>A A A A A A X X</td>
<td>27-4.203.F.5.a</td>
</tr>
<tr>
<td>All other manufacturing uses</td>
<td></td>
<td></td>
<td>27-4.203.F.5.b</td>
</tr>
<tr>
<td>Warehouse and Freight Movement</td>
<td>Consolidated storage</td>
<td>A X X</td>
<td>27-4.203.F.5.c</td>
</tr>
<tr>
<td>Cold storage plant</td>
<td>A X X</td>
<td>27-4.203.F.5.d</td>
<td></td>
</tr>
</tbody>
</table>
### Table 27-4.202.E: Principal Use Table for Planned Development and Overlay Zones

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<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Planned Development Zones</th>
<th>Overlay Zones</th>
<th>Use-Specific Standards</th>
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146 This incorporates the “warehouses and distribution facility” and “distribution facility” uses recognized by the current Zoning Ordinance.

147 This incorporates the “warehouse unit” use recognized by the current Zoning Ordinance
27-4.203. Standards Specific to Principal Uses

A. General

Standards for a specific principal use shall apply to the particular individual principal use regardless of the zone in which it is located or the review procedure by which it is approved, unless otherwise specified in this Ordinance. This subsection sets forth and consolidates the standards for all principal uses for which a reference to this section is provided in the “Use-Specific Standards” column of the principal use tables in Sec. 27-4.202, Principal Use Tables and in the same order as they are listed in the tables. These standards may be modified by other applicable standards or requirements in this Ordinance.

B. Standards for Specific Agricultural Uses

1. Agriculture/Forestry Uses

   a. Community Garden148

      i. Accessory buildings shall be limited to sheds for the storage of tools, greenhouses, and seasonal farm stands. The combined area of all buildings and other structures shall not exceed 15 percent of the area of the parcel.

      ii. Areas used for communal composting shall be limited to ten percent of the area of the parcel.

      iii. Perimeter fences, including trellises, are allowed in community gardens, subject to the standards in Sec. 27-5.500, Fences and Walls.

   iv. Before issuance of a permit for a community garden, it shall have an established set of operating rules addressing the governance structure of the garden, hours of operation, assignment of garden plots, and maintenance and security requirements and responsibilities.

2. Agriculture/Forestry-Related Uses

   a. Farm Winery149

      i. The winery shall be located on land at least two acres in area that is assessed for agricultural use.

      ii. A farm winery shall not be permitted on a lot or open space parcel within a subdivision that is subject to a governance structure and regulations (i.e., a homeowners' association and recorded covenants).

      iii. Sampling and sale for on- and off-site consumption of wine, grape, or fruit products produced on the premises is allowed as an accessory use, subject to the following:

         A. Such activity shall comply with State and County alcohol laws and regulations; and

         B. Areas designated for wine tasting (tasting rooms) shall not occupy more than 60 percent of the total gross floor area of the principal building used for processing of wine.

148 These are new standards for a new use.

149 This carries forward a current use and current standards in Sec. 27-445.01 (Farm Winery).
iv. Snack foods or prepackaged foods like sandwiches, soups, or salads, and nonalcoholic beverages that are consumed on the premises are allowed; however, the farm winery may not include a food or beverage store.

v. A commercial restaurant may be permitted as a Special Exception approved in accordance with Sec. 27-2.304, Special Exception, provided it is found to be compatible with the rural character of the farm and the surrounding area.

vi. Retail sales of merchandise or items other than wine are permitted if the items sold are primarily associated with the farm winery (e.g., glassware and souvenirs) or are locally produced goods that would be permitted to be sold at an artisan's and crafter's market or farmers' market. Promotional or special events related to the farm winery—such as, but not limited to, wine festivals, publicly advertised functions, workshops, fund-raising or charitable functions, weddings, receptions, social events, or cultural exhibits—where the number of persons in attendance at any given time exceeds 200 persons shall be restricted to 12 events per calendar year. Smaller functions with less attendance—such as, but not limited to, wine tastings, private parties, winery tours, meetings, or picnics—are permitted without limitation on the number of events.

vii. The farm winery shall be compatible with the rural character of the farm and the surrounding area.

viii. The farm winery shall be operated in accordance with all County, State, and federal laws.

b. Rural Corporate Retreat

i. Minimum net lot area shall be 50 acres.

ii. Maximum floor area ratio (FAR) shall be 0.04.

iii. Principal buildings for the retreat shall be set back at least 150 feet from property lines.

iv. No products shall be sold on-site except those clearly incidental and integral to the purpose and program of the retreat.

v. On-site recreation facilities may be used only by employees and visitors.

c. Sawmill

i. No machinery shall be located less than 50 feet from any boundary of the subject property, and all machinery shall be secured against unauthorized use.

ii. Sawdust or wood chip piles shall not exceed a height of 50 feet.

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150 This is a new use and standards intended to expand the range of rural-compatible uses available to help farmers retain farmland.

151 This is a new principal use intended to accommodate a main forestry-supportive use. It carries forward a standard from Sec. 27-407 (Sawmill (as a temporary use)), adding a height limit on sawdust or wood chip piles.
3. Open Space Uses
   
   a. Public Beach and Public Water-Oriented Recreational and Educational Area
      
      i. Within a Chesapeake Bay Critical Area Overlay Zone, the following standards shall apply:
         
         (A) The area shall meet a recognized public or private need.
         (B) The area and any associated structure or activities shall be water-dependent in accordance with the definition of “water-dependent facilities” in COMAR 27.01.03.01 and meet the general criteria in COMAR 27.01.03.03. Any area or associated structure or activity that is not a “water-dependent facility” shall be located outside the Buffer insofar as possible.
         (C) Adverse effects on water quality and on fish, plant, and wildlife habitat shall be avoided, and if avoidance is not possible, minimized.
      
      ii. Within a Resource Conservation Overlay (RCO) Zone or Limited Development Overlay (LDO) Zone, the area and any associated structure or activity may be located within the Buffer subject to the following standards:
         
         (A) There shall be adequate sanitary facilities.
         (B) Within a Resource Conservation Zone, Service facilities for areas for passive recreation (e.g., nature study, hunting, trapping) or education shall be located outside the Buffer. Otherwise, service facilities shall be located outside the Buffer to the maximum extent possible.
         
         (C) Permeable surfaces shall be maximized to the extent possible, if no degradation of groundwater would result.
         
         (D) Disturbance to natural vegetation shall be minimized.

   C. Residential Uses
      
      1. Household Living Uses
         
         a. Artists’ Residential Studios
            
            i. Each artist’s residential studio unit shall combine individual studio and residential space to create an integrated living and working environment. Artists’ residential studios may also provide areas for artists’ use as common workspace or performance, office, or storage space.
            
            ii. Each artist unit shall have at least 700 square feet of space.
            
            iii. Nonresidential uses shall be located on the ground floor and may not occupy more than 25 percent of the total gross floor area.

   153 This carries forward standards relating to this use in current Sec. 27-445.09 (Artists’ Residential Studio and Performance Arts Centers) and adds standards incorporated into the definition of “artists’ residential studio” in Sec. 27-101.01 (Definitions). Sec. 27-445.09 provisions identifying allowable accessory uses are incorporated into the definition of the use.
iv. All structures and common areas shall be owned and controlled by a nonprofit corporation or association that restricts artist use and occupancy to artists and their families, and that is responsible for maintenance of the structures and their continued use as artists’ residential studios.

b. Dwelling, Live/Work\textsuperscript{154}

i. The residential portion of the use shall occupy at least 50 percent of the total gross floor area.

ii. The nonresidential portion of the building shall be located on the ground floor.

iii. Employees shall be limited to occupants of the residential portion of the building plus up to three persons not residing in the residential portion.

iv. Drive-through service is prohibited as an accessory use.

c. Dwelling, Manufactured Home\textsuperscript{155}

i. The manufactured home (and all of its enclosed extensions) shall be situated on, and securely anchored to, a manufactured home stand.

ii. The manufactured home (and all of its extensions) shall be skirted and/or have a foundation so that the undercarriage is hidden from view.

iii. The wheels of the mobile home shall be removed.

iv. The home’s length shall be no more than four times its width.

v. The enclosed living area shall contain at least 1,200 square feet.

vi. The roof shall have a minimum pitch of 2.2 feet of rise to 12 feet of horizontal run, and shall be finished with a type of shingle or other roofing material commonly used in the construction of site-built single-family detached dwellings.

vii. Exterior siding shall consist predominantly of vinyl or aluminum horizontal lap siding (with

\textsuperscript{154} These are new standards for a new use.

\textsuperscript{155} This incorporates the “mobile home” use recognized by the current zoning ordinance, replacing the obsolete name with one used today. Provisions I - iii carry forward standards from current Sec. 27-377 (Mobile Home). Sec. 27-377 contains two more provisions: “The proposed use shall not detract from the aesthetics of the surrounding neighborhood. The District Council may impose architectural, structural, or other requirements in order to give the mobile home the appearance of a permanent one-family detached dwelling.” These are very subjective and do not adequately serve as a predictable standard. We propose to replace these with a set of more objective standards (provisions iv – vii) that should result in a double-wide manufactured home with a sloped roof and that looks like a “stick-built” single-family detached dwelling.
Reflection no greater than gloss white paint), wood, or hardboard that is comparable in composition, appearance, and durability to the exterior siding commonly used in the construction of site-built single-family detached dwellings.

d. Manufactured Home Park ¹⁵⁶

i. The minimum net lot area for the park as a whole shall be 10 acres.

ii. The maximum density for the park shall be seven manufactured home lots per acre.

iii. Maximum lot coverage for the park as a whole shall be 50 percent of the park’s net lot area.

iv. Minimum green area for the park as a whole shall be 30 percent of the park’s net lot area, and shall include active recreational facilities on a part of green area equal to at least five percent of the park’s net lot area.

v. Minimum net lot area for individual manufactured home lots shall be 4,000 square feet.

vi. Each manufactured home lot shall have a minimum width of 20 feet at the front lot line.

vii. Manufactured home dwellings and other buildings in the park shall be located a minimum of:

(A) 20 feet from other principal buildings;

(B) 25 feet from public street or other public rights-of-way;

(C) 20 feet from internal roadways and park boundaries; and

(D) 8 feet from common driveways, pedestrian or bicycle ways, parking areas, green areas, or other park common area.

viii. The park shall not be located in or adjacent to swamps, marshes, or areas not capable of adequate drainage.

ix. The park shall provide adequate access for emergency vehicles, with fire lanes where deemed necessary by the Fire Department.

x. The park shall be located on property with at least 100 feet of frontage on a public street having a pavement width of at least 36 feet.

xi. No manufactured home shall be located more than 100 feet from an approved emergency vehicle access.

xii. Streets to be dedicated to public use shall comply with the appropriate provisions of the road code (Subtitle 23).

xiii. Internal access roadways not to be dedicated to public use shall comply with the following:

¹⁵⁶ This incorporates the “mobile home community” and “trailer camp” uses recognized by the current Zoning Ordinance. It carries forward standards from the table of R-M-H Zone intensity and current Sec. 27-540(a)(1) and other non-procedural standards in current Sec. 27-537, applicable to a Planned Mobile Home Community in a R-M-H Zone.
(A) Each internal access roadway shall form a loop to provide for continuous forward movement and shall connect with each manufactured home lot within the park.

(B) The park shall be connected to a public street by a right-of-way having a minimum width of 40 feet. The right-of-way shall accommodate an internal access roadway.

(C) All internal access roadways on which automobile parking is permitted on one side shall have a minimum pavement width of 24 feet.

(D) All internal access roadways on which automobile parking is permitted on both sides shall have a minimum pavement width of 36 feet.

(E) All internal access roadways on which automobile parking is not permitted shall have a minimum pavement width of 22 feet.

xiv. Pedestrian ways shall be provided to connect all manufactured home lots to a paved street (or to a paved driveway or parking space connected to a paved street), and to the commercial and recreational facilities within the manufactured home park.

xv. The pedestrian ways shall be:

(A) Not less than four feet wide;

(B) Hard-surfaced and even, in order to prevent hazards; and

(C) Well marked for daytime use and well lighted for nighttime use (if found necessary).

(D) Located either adjacent to (but separate from) paved streets or within green areas.

xvi. All utility lines serving the park shall be placed underground.

xvii. Each manufactured home, and all of its structural additions, shall be installed on a mobile home stand.

xviii. Each manufactured home shall be securely anchored to the stand in a manner which prevents the home from shifting or overturning.

xix. Each manufactured home shall be suitably treated so as to hide the undercarriage.

xx. A hard-surfaced patio with a minimum area of 200 square feet shall be provided next to each mobile home stand.

xxi. The manufactured home park shall meet all applicable regulations of the Maryland State Department of Health and Mental Hygiene.

xxii. No use and occupancy permit for a manufactured home park shall be issued until a license for the community has been issued by the County Health Officer.

xxiii. Arrangements shall be made for the perpetual maintenance of all common areas and recreational facilities.

xxiv. Accessory buildings shall be located only in the rear yard of a manufactured home lot.
2. Group Living Uses
   
a. Assisted Living Facility\(^{157}\)
   
i. The facility shall be located on a minimum of three and one-half acres of land.
   
ii. Facility buildings shall be no more than four stories high.
   
iii. If more than one building is proposed, residential units shall be clustered together in small to medium size groups to give a more residential character to the site.
   
iv. The entry to the facility site shall provide easy recognition of the facility and a safe and unambiguous vehicular route to the building entry and passenger drop-off area.
   
v. The radius and width of the entry drive shall allow cars and vans to maneuver easily.
   
vi. The drop-off area shall be close and convenient to the building entry, but shall be spacious enough to accommodate wheelchairs, open car doors, and passing cars.
   
vii. A canopy or cover offering protection from the weather shall be provided over the building entry and passenger drop-off area.
   
viii. A minimum of ten percent of the facility’s net land area shall be devoted to outdoor open space, indoor or outdoor recreation facilities, and indoor or outdoor social-oriented amenities.
   
(A) Such areas shall be located so as to be safely and conveniently accessible to facility residents.
   
(B) Each outdoor area intended for active recreation shall have a minimum area of 5,000 square feet and minimum dimension of 50 feet.\(^{158}\)
   
ix. The facility shall comply with the licensing and other requirements of Subtitle 12, Division 8 (Assisted Living Programs) of the County Code and State regulations for assisted living programs.\(^{159}\)

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\(^{157}\) “Assisted living facility,” as commonly used, includes a “congregate living facility.” The current Zoning Ordinance functionally defines the two terms the same, distinguishing them only by the number of residents. County and State regulations for assisted living programs do not make such a distinction. We propose consolidating the two uses into a single “assisted living facility” use.

This generally carries forward standards from current Sec. 27-464.04 (Assisted Living Facilities) and a modification of a standard from current Sec. 27-344 (Congregate Living Facility).

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\(^{158}\) The current standard is relatively general. This replaces it with a more definitive standard for recreational (and social) areas that is similar to that proposed for continuing care retirement communities—see proposed Sec. 27-4.203.C.2.b.vi.

\(^{159}\) Current Sec. 27-344 (Congregate Living Facility) requires compliance with room size, physical, and licensing requirements for congregate living facilities in Subtitle 12, Division 7. There are no such requirements in Division 7 (Reserved), though Division 8 (Assisted Living Programs) does include licensing requirements for assisted living programs and adopts by reference State regulations governing assisted living programs. Those State regulations (COMAR 10.07.14) include room size and other physical requirements for assisted living facilities (as well as many operational requirements). We propose to replace the current provisions with one referring to Subtitle 12, Division 8 and the State regulations for assisted living programs. The current Zoning Ordinance contains no standards for this use.
b. Continuing Care Retirement Community

i. The site of the community shall contain at least 12 acres.

ii. The site shall be located within two miles of a mass transit station, regional shopping area, and a hospital.

iii. Age restrictions on community residents shall comply with the federal Fair Housing Act.

iv. The number of nursing care beds shall not be more than 50 percent of the total number of permitted dwelling units.

v. The community may include retail commercial uses as ancillary to the principal residential and healthcare uses.

vi. A minimum of ten percent of the community’s net land area shall be devoted to outdoor open space, indoor or outdoor recreation facilities, and indoor or outdoor social-oriented amenities, including community centers.

(A) Such areas shall be located so as to be safely and conveniently accessible to community residents.

(B) Any community center shall have at least three physically separate areas that provide space for recreational and social activities at different intensity levels.

(C) Each outdoor area intended for active recreation shall have a minimum area of 5,000 square feet and minimum dimension of 50 feet.

This replaces a standard requiring only that the community provide a community center or meeting area and recreational facilities.

This standard combines general standards in current Sec. 27-395 (which require a community center or meeting area and “appropriate” recreation facilities) with related, but more specific, standards in current Sec. 27-352.02. It adds provision (A) to ensure such areas are located to best serve community residents.

This carries forward the standards in current Sec. 27-455.14 except the one requiring the applicant to demonstrate a need for the facility. Such a provision is unnecessary because group residential facilities are licensed by the State through a process that addresses the need issue.

c. Group Residential Facility

i. The premises of the facility shall be under supervision at all times.

ii. Operators of juvenile group residential facilities shall comply with County procedures
implementing the State reporting requirement for juvenile group residential facilities.\(^{166}\)

### D. Public, Civic, and Institutional Uses

1. **Communication Uses**
   
   a. **Wireless Telecommunications Tower, monopole or other**\(^{167}\)
      
      i. The maximum height of the tower shall be 199 feet when located on public property and 150 feet when located on any other property.
      
      ii. The tower shall be set back from all property lines and dwelling units a distance equal to or exceeding the height of the tower (measured from its base)—except that the minimum setback may be reduced to the extent that a registered engineer certifies that the tower is designed to fall within a smaller fall zone.\(^{168}\)

\(^{166}\) Sec. 27-455.14 includes a standard requiring County and State agencies to develop procedures for implementing a State reporting requirement by March 2013. This modifies that standard to require operators to comply with those procedures.

\(^{167}\) The current standards for wireless telecommunications towers in Sec. 27-416 (Tower, Monopole, or Antenna) address only a few aspects of tower design and operation (setback, lighting, screening of associated structures, abandonment). Those in current Sec. 27-445.04 address additional aspects of associated structures and monopole tower design, when the tower is in a residential zone. Those in current Sec.27-464.03 include different standards for monopole tower design. These standards consolidate those standards, with modifications as explained in the following footnotes.

\(^{168}\) Current standards include reduced setbacks for public towers in residential zones and all towers in commercial zones. Because setback standard primarily addresses safety concerns, we propose that any reduction from the tower height standard be tied to a reduced fall zone incorporated into the tower’s design.

iii. The tower shall not be used to support lights or signs other than those required for aircraft warning or other safety purposes. To the extent allowed by the Federal Aviation Administration (FAA), any required lighting shall not include use of strobe lights for nighttime lighting and shall be oriented so as not to project directly onto any surrounding residentially-zoned property.

iv. The tower shall be designed and constructed or installed to minimize, to the extent technologically feasible, any potential signal interference with public safety communications and the usual and customary transmission or reception of radio and television service enjoyed on adjoining properties.

v. Except where otherwise required by State or federal regulations, the tower and any associated structures shall be painted or constructed of materials and neutral colors designed to reduce visual obtrusiveness and blend into the surrounding environment.

vi. The tower and associated structures shall be maintained in good condition, order, and repair so that they do not endanger the life or property of any person and retain their original characteristics. Any graffiti or other unauthorized materials inscribed on the tower or associated structure shall be removed or covered in a manner substantially similar to and consistent with the original exterior finish.

vii. The tower (including any guy anchor supports) and any associated ground-based equipment
buildings shall be enclosed by security fencing and locked gates that are at least eight feet high and have anti-climbing devices, and shall provide warning signs at each vehicular access point to the site. The fencing shall be fully screened from adjacent streets by landscaping material in accordance with Sec. 27-5.400, Landscaping.

viii. Any telecommunication equipment building related to the tower shall have no more than 560 square feet of gross floor area and shall be screened by means of opaque landscaping and/or berming in accordance with Sec. 27-5.400, Landscaping.

ix. No signage or advertising shall be affixed to the tower, support structure, ground-based equipment building, or security fencing other than signs warning against trespassing (“No Trespassing”) or high voltage danger (“High Voltage – Danger”) and one sign no greater than three square feet in area that identifies the owner of the tower.

x. A new tower greater than 180 feet in height shall be designed and constructed with excess capacity to accommodate at least three additional collocation sites; a new tower 180 feet or less in height shall be designed and constructed with excess capacity to accommodate at least two additional collocation sites. The owners of a new telecommunications tower shall permit other telecommunications providers to collocate antennas and associated equipment on the tower, subject to mutually agreeable terms and conditions negotiated between the parties.

xi. If use of the tower is discontinued for a continuous period of six months, the County shall deem it abandoned and provide the owner a written notice of abandonment stating that the owner has 90 days months from the date of receipt of the notice to either resume use of the tower or file a notice of termination with the County. The owner shall remove the tower within 180 days after a notice of termination is filed with the County. On removing an abandoned tower, the owner shall restore the site of the tower to as good a condition as existed before construction or installation of the tower, unless otherwise instructed by the County.

xii. The County shall process all applications for a wireless telecommunications tower in a timely manner in accordance with the review procedures in Division 27-2: Administration, and shall make a decision on such applications within a reasonable period of time after the application is submitted and determined complete, taking into account the nature and scope of the application. Specifically, the County shall decide all applications for collocation of a telecommunications facility on an existing telecommunications tower or other existing structure within 60 days after acceptance of a complete application, and shall decide applications for telecommunications
towers within 150 days after acceptance of a complete application.

xiii. The tower shall comply with the standards and regulations of the FAA, the FCC, and any other agency of the State or federal government with the authority to regulate telecommunications facilities.

2. Community Service Uses

a. Child Care Center

i. The center shall comply with all applicable State regulations and obtain appropriate State licensing prior to operation.

ii. The center shall provide a minimum of 35 square feet of usable outdoor play or activity area per child.

iii. The outdoor play or activity area shall be fenced.

iv. Any off-premises outdoor play or activity area shall be located near the building housing the center, and shall be safely accessible without crossing (at grade) any hazardous area, such as a street or driveway.

v. The play area shall be sufficiently shaded during the warmer months to afford protection from the sun.

vi. If the play area is to be used before or after daylight hours, it shall have sufficient lighting to ensure safe operation of the area during such times.

vii. Outdoor play shall be limited to the hours between 7 a.m. and 9 p.m.

viii. The center shall provide designated passenger drop-off and pick-up spaces in accordance with Sec. <!>, Vehicle Drop-Off/Pick-Up Zones.

b. Place of Worship

i. All buildings shall be set back at least 25 feet from each lot line;

ii. Ingress and egress shall be located so as to direct traffic away from streets that are internal to a residential subdivision, where possible.

iii. No parking spaces or loading areas shall be located in the front yard.

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169 These are new standards for a currently allowed use (renamed to match that used by State regulations). Current Sec. 27-348.01 (Day Care Center for Children) authorizes the District Council to set the maximum number enrolment and includes a number of standards addressing various aspects of outdoor play areas. State licensing standards for child care centers (COMAR 13A. 16) are extensive, addressing enrolment capacity, indoor and outdoor space requirements, and various safety, sanitary, and operational issues. This subsection includes a requirement for compliance with those State standards, carries forward current outdoor play standards in Sec. 27-348.01 not addressed by State regulations or by compatibility standards in proposed Sec. 27-5.1000, Neighborhood Compatibility, and adds a requirement for a safe area for the dropping off and picking up of children, referencing standards in proposed Sec. 27-5.200, Off-Street Parking and Loading.

170 To be completed in module 2, development standards.

171 This carries forward standards currently applicable to places of worship and adds one authorizing modifications to otherwise applicable standards where necessary to avoid creating a substantial burden on religious practice, as required by the Religious Land Use and Institutionalized Persons Act (RLUIPA). Such a provision provides an “escape valve” allowing the County to avoid RLUIPA litigation.
iv. A decision-making authority may grant modifications of the standards applicable to a place of worship on finding that the modification is necessary to eliminate a substantial burden on religious practice, as guaranteed by the federal Religious Land Use and Institutionalized Persons Act (RLUIPA) of 2000 (42 U.S.C. § 2000 et seq.). In doing so, the decision-making authority may impose conditions consistent with RLUIPA that will substantially secure the objectives of the modified standard and substantially mitigate any potential adverse impact on the environment or adjacent properties.

3. Educational Uses
   a. College or University
      i. In the RR and AR Zones, the minimum net lot area for any campus site shall be 300 acres.
      ii. The campus site shall face on, and have direct vehicular access to, a street or streets with sufficient capacity to accommodate traffic generated by the campus.
      iii. All parking and loading facilities needed for campus employees, students, visitors, and residents shall be on the campus site, and be located at least:
         iv. 150 feet from adjoining land zoned or used residentially;
         v. 15 feet from any adjoining street; and
         vi. Ten feet from all campus property lines.
         vii. At least 40 percent of the net lot area of the campus site shall be devoted to open space.
   b. School, Elementary, Middle, or High
      i. The school shall be located on a site with a minimum net lot area of five acres, and maximum enrollment at any one time shall be 400 students plus 100 students for each acre of net lot area over five acres—subject to any additional limitations imposed by State and local health, education, or fire regulations.
      (A) Minimum lot area may be reduced to 2.5 acres if the school site abuts public parkland containing at least 2.5 acres and enrollment is limited to 130 students.174
      (B) Minimum lot area may be reduced to two acres if school programs are only for special education students and enrollment is limited to 90 students.175

172 This carries forward standards in current Sec. 27-443(b) except for one requiring perimeter buffers, which is addressed by proposed Sec. <>, Perimeter Buffers, and one stating that in the RR Zone, intensity and dimensional standards are set by the approved plans rather than zone regulations. To provide predictability to developers and neighboring property owners, we propose that colleges and university development be subject to generally applicable intensity and dimensional standards.

173 This carries forward the most common standards for private schools found in the use regulations for the various zones.

174 This carries forward an exception in current Sec. 27-443 for private schools in residential zones.

175 This carries forward an exception in current Sec. 27-463 for private schools in commercial zones.
ii. The school site shall front on, and have direct vehicular access to, a street having a paved surface at least 36 feet wide. This width requirement shall not apply where the site is located in sparsely settled or farm areas.

iii. The school shall provide an outdoor playground or activity area containing at least 100 square feet of usable space per student. The play area shall be enclosed by a wall or fence at least three feet high for elementary schools, and at least five feet high for middle and high schools.

c. Water-Dependent Research Facility or Activity Operated by a Government or Educational Institution

i. Within a Chesapeake Bay Critical Area Overlay Zone, the following standards shall apply:

(A) The facility or activity shall meet a recognized public or private need.

(B) The facility or activity shall be water-dependent in accordance with the definition of “water-dependent facilities” in COMAR 27.01.03.01 and meet the general criteria in COMAR 27.01.03.03. Any facility or activity that is not a “water-dependent facility” shall be located outside the Buffer insofar as possible.

(C) Adverse effects on water quality and on fish, plant, and wildlife habitat shall be minimized.

4. Health Care Uses

a. Hospital

i. Minimum net lot area shall be five acres.

ii. Minimum street frontage shall be 300 feet.

iii. Buildings shall be set back at least 50 feet from all boundary lines.

iv. Vehicular access and circulation systems and exterior signage shall be designed to provide safe and separate emergency vehicle access to the hospital, with minimal conflicts with other vehicular or pedestrian traffic in the area.

b. Methadone Treatment Center

i. The building housing the center shall be located at least 1,000 feet from any residential zone, land developed for—or approved for development of—residential uses, or land used or approved for any of the following uses: schools, cultural facilities, parks, or recreational facilities.

176 This carries forward a use and associated standards in current Sec. 27-548.16 (Uses Permit [in Chesapeake Bay Critical Area Overlay Zone]).

177 This carries forward standards from current Sec. 27-364 (Hospital; Nursing or Care Home; Eleemosynary or Philanthropic Institution). WE propose carrying these forward rather than relying on standards generally applicable in the zone because of generally large-scale development of hospitals.

178 This adds a new standard to address an issue common to hospitals.

179 This carries forward from current Sec. 27-374.01 the one specific standard for this use.
5. Transportation Uses

a. Airport or Heliport\(^{180}\)
   i. The land area proposed for the use shall be sufficient to meet Federal Aviation Administration (FAA) requirements for the class of facility proposed.
   ii. There shall be no existing or proposed flight obstructions located outside the site that fall within the approach zone to any runway or landing area.
   iii. Airport runways shall be located at least 100 feet from any boundary line of the site.

b. Airstrip, Private\(^{181}\)
   i. Minimum net lot area shall be 90 acres.
   ii. FAA Part 91 certification is required.
   iii. Permitted aircraft shall be limited to a certificated gross weight of 5,000 pounds.
   iv. The airstrip shall meet all of the FAA and Maryland Aviation Administration requirements for a “private use airport,” as defined by the Maryland Department of Transportation.
   v. There shall be no existing or proposed flight obstructions that fall within the approach zone to the airstrip.

vi. The airstrip shall contain no terminal, storage, or repair/service facilities.

vii. The owner of the site shall be the only individual authorized to base their aircraft on the airstrip.

viii. Use of the airstrip shall be limited to private, noncommercial use by the property owner, members of the property owner’s immediate family, and occasional guests who are invited to use the airstrip for infrequent and irregular flight operations.

c. Parking Facility (as a principal use)\(^{182}\)
   i. Parking of motor vehicles shall be the primary use of the facility. Except as otherwise expressly provided in this Ordinance, no other business shall be conducted in the parking facility—including, but not limited to, repair, servicing, washing, or display of vehicles, or storage of goods.

\(^{180}\) This carries forward standards from current Sec. 27-333 (Airport, Airpark, Airfield, Airstrip, Heliport, Helistop, Private).

\(^{181}\) This carries forward standards from current Sec. 27-445.07 (Airstrip, Private).

\(^{182}\) This use incorporates the “commercial parking lot” use recognized by the current Zoning Ordinance. It carries forward and expands a standard in current Sec. 27-393 *(Parking Lot, Commercial) limiting non-parking uses. It does not carry forward a standard requiring driveways be located so as to avoid endangering pedestrian or creating traffic hazards because such standards are included in the generally applicable parking standards in Sec. 27-5.200, Off-Street Parking and Loading.
6. Utility Uses

a. Solar Energy Collection Facility, Large-Scale

i. Maximum lot coverage of the facility and any associated equipment shall not exceed 65 percent.

ii. Adequate access for maintenance of the facility shall be provided.

iii. The facility shall not exceed a height of 20 feet.

iv. The property owner shall be responsible for negotiating with other property owners in the vicinity to establish any solar easement designed to protect solar access for the solar energy collection facility, and for recording any such solar easement with Land Records of Prince George's County.

c. Wind Energy Conversion Facility, Large-Scale

i. Minimum net lot area shall be five acres.

ii. The facility shall utilize monopole or self-supporting towers.

iii. All towers shall be set back from all property lines a distance equal to or exceeding the overall height of the tower and associated wind turbine blade (as measured from the base of the tower).

iv. The maximum height of any tower (including extended blades) shall be 450 feet.

v. Blade tips or vanes shall have a minimum ground clearance of 75 feet above grade, as measured at the lowest point of the arc of the blades.

vi. No blades shall extend over public rights-of-way.

vii. All towers and turbines shall maintain uniform design in terms of the following features:

(A) Tower type;

(B) Tower, turbine, and blade colors;

(C) The number of blades per turbine; and

(D) The direction of blade rotation.

viii. The tower and wind turbine shall be painted or finished in the color originally applied by the manufacturer, or a matte neutral —but

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183 This adds a new, fast-growing use, and standards specific to that use.

184 This use incorporates the larger-scale facilities referred to in the current Zoning Ordinance as "public utility uses." It carries forward the standard in current Sec. 27-397 (Public Utility Use or Structure) requiring public utility structures to have a residential appearance. It does not carry forward standards requiring a determination of necessity where proposed (unduly restrictive) or a standard prohibiting towers in airport approach zones (addressed by APAO Zone regulations).

185 This adds a new, fast-growing use, and proposes standards specific to that use.
generally nonreflective—color (e.g., gray, white, or galvanized steel).

ix. All ground-based equipment buildings shall be located under the blade sweep area to the maximum extent practicable.

x. The facility shall be enclosed by security fencing and locked gates that are at least eight feet high and have anti-climbing devices, and shall provide warning signs at each vehicular access point to the site. The fencing shall be fully screened from adjacent streets by landscaping material in accordance with Sec. 27-5.400, Landscaping.

xi. Except for transmission lines and collector utility structures, all utilities associated with the facility shall be located underground.

xii. No illumination of the tower or wind turbine shall be allowed, unless required by the (FAA)—in which case, it shall be of the lowest intensity allowed. Strobes or blinking lights shall be avoided to the maximum extent practicable.

xiii. Signage visible from any public street or off-site area shall be limited to the manufacturer’s or installer’s identification, appropriate warning signs, or owner identification.

xiv. The noise produced by the facility during operation shall not exceed 55 dBA at any lot line. This standard shall not apply during power outages, windstorms, or other conditions beyond the owner’s control.

xv. The owner shall take all reasonable steps to prevent or eliminate interference with transmission of communications signals (e.g., radio, television, telephone, etc.) resulting from the facility.

xvi. If use of the facility is discontinued for a continuous period of one year, the County shall deem it abandoned and provide the owner a written notice of abandonment stating that the owner has 90 days from the date of receipt of the notice to either resume use of the facility or file a notice of termination with the County. The owner shall remove the facility (including all towers, turbines, above-ground structures and equipment, outdoor storage, and hazardous materials) within 180 days after a notice of termination is filed. On removing an abandoned facility, the owner shall restore the site of the facility to as good a condition as existed before construction or installation of the facility, unless otherwise instructed by the County.

E. Commercial Uses

1. General CBAO Zone Use Standard Modifications

a. Within a Resource Conservation Overlay (RCO) Zone, all commercial uses are prohibited. Within the Limited Development Overlay (LDO) Zone and Intensely Developed Overlay (IDO) Zone, the following standards apply to any commercial use:

186 This carries forward a set of standards from current Sec. 27-548.16 that is applicable to all commercial uses located within a Chesapeake Bay Critical Area Overlay Zone.
i. The use shall meet a recognized public or private need.

ii. The use shall be water-dependent in accordance with the definition of “water-dependent facilities” in COMAR 27.01.03.01 and meet the general criteria in COMAR 27.01.03.03. Any use that is not a “water-dependent facility” shall be located outside the Buffer insofar as possible.

iii. Adverse effects on water quality and on fish, plant, and wildlife habitat shall be minimized.

2. Adult Uses

a. Findings

i. The District Council has reviewed the legislative records for all prior legislation and for the present legislation on the subject of adult businesses. The evidence in these legislative records includes studies of adult businesses and comments on the subject of adult businesses from government and community leaders in Prince George’s County and in other jurisdictions in the United States. The District Council has reviewed the United States Supreme Court findings in City of Littleton, Colorado v. Z.J. Gifts D-4, L.L.C., a limited liability company, dba Christal’s, 541 U.S. 774, 124 S.Ct. 2219 (2004). The Supreme Court in Littleton upheld the statutory scheme for adult businesses for a Colorado city enacted adult business ordinance that (1) required businesses such as adult bookstores to (a) have "adult business" licenses, and (b) comply with local zoning rules; (2) listed specific circumstances under which the city would deny a license; (3) set forth time limits (typically amounting to 40 days) within which city officials were required to reach a final licensing decision; and (4) provided that the final decision could be appealed to a state court pursuant to the state's civil procedure rules. This legislation is patterned after the Littleton Colorado statutes upheld by the United States Supreme Court in Littleton.

ii. From the evidence in the legislative records for the present and prior legislation, the District Council makes the following legislative findings:

(A) The location of present and future adult businesses in that part of the Maryland-Washington Regional District in Prince George’s County should be controlled through zoning regulations, to lessen or control the adverse secondary effects of such uses on their surrounding neighborhoods.

(B) Testimony in the legislative records and certain findings from other jurisdictions indicate that adult businesses have a strong tendency to affect neighborhood character and may be associated with neighborhood deterioration or depreciation of property values.
(C) Prince George's County has an additional interest in controlling the location of adult book or video stores, to prevent access to such stores by children, who may be adversely influenced by the materials sold in such stores.

(D) There are real and substantial governmental interests promoted by zoning regulations which control the location of adult businesses in that part of the Maryland-Washington Regional District in Prince George's County.

(E) The provisions of the Prince George's County Code and the Prince George's County Zoning Ordinance have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including adult materials. Similarly, it is not the intent nor effect of the Prince George's County Code or the Prince George's County Zoning Ordinance to restrict or deny access by adults to adult materials protected by the First Amendment or the Maryland Constitution, or to deny access by the distributors and exhibitors of adult entertainment to their intended market. Neither is it the intent nor effect of the Prince George's County Code or the Prince George's County Zoning Ordinance to condone or legitimize the distribution of obscene material.

b. Adult Book or Video Store\textsuperscript{188}

i. An adult book or video store shall be separated from certain zoning and certain existing or approved uses in accordance with the table below:

<table>
<thead>
<tr>
<th>Zone or Existing or Approved Use from Which Adult Book or Video Store Must be Separated</th>
<th>Minimum Separation Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential zone</td>
<td>1,000 feet\textsuperscript{[2]}</td>
</tr>
<tr>
<td>Any residential use</td>
<td>1,000 feet\textsuperscript{[3]}</td>
</tr>
<tr>
<td>Park, playground, or recreation facility</td>
<td>1,000 feet\textsuperscript{[3]}</td>
</tr>
<tr>
<td>Library</td>
<td>1,000 feet\textsuperscript{[3]}</td>
</tr>
<tr>
<td>Place of worship</td>
<td>1,000 feet\textsuperscript{[3]}</td>
</tr>
<tr>
<td>Child day care center</td>
<td>1,000 feet\textsuperscript{[3]}</td>
</tr>
<tr>
<td>School, elementary, middle, or high</td>
<td>1,000 feet\textsuperscript{[3]}</td>
</tr>
<tr>
<td>Other adult book or video store</td>
<td>500 feet\textsuperscript{[3]}</td>
</tr>
</tbody>
</table>

NOTES:
\textsuperscript{[1]} Compliance with these separation standards shall be affected by the subsequent establishment of one of the zones or uses from which separation is required closer to the adult book or video store than the required minimum separation distance. In such a case, the adult book or video store shall be construed as continuing to comply with the separation standards, and not as nonconforming.

\textsuperscript{[2]} Separation shall be measured as the shortest straight-line distance from the front door or main entrance of the adult book or video store to nearest point of the Residential zone boundary.

\textsuperscript{[3]} Separation shall be measured along street or right-of-way lines between the front door or main entrance of the adult book or video store to the front door or main entrance of the use from which separation is required.

ii. All windows, doors, and other apertures shall be blackened or obstructed so as to prevent

\textsuperscript{188} This carries forward standards in current Part 16 (Adult Book Stores and/or Adult Video Stores) other than those pertaining only to permitting procedures or nonconforming adult book or video stores. It consolidates the current separation standards into a table for easier understanding.
Division 27 Use Regulations  
Sec. 27-4.200 Principal Uses 
27-4.203 Standards Specific to Principal Uses 
27-4.203.E Commercial Uses

anyone outside the store from viewing its interior.

iii. Outdoor display of merchandise is prohibited.

iv. Advertising shall be limited to one business sign, as provided for in Sec. 27-5.1200, Signage.

(A) Hours of operation shall not extend beyond 12:00 A.M. and shall not begin before 9:00 A.M.

v. The proprietor, owner, or personnel of the store shall prohibit access to the premises by any person who is under 18 years old.

c. Adult Entertainment

i. The hours of operation shall be limited to 5:00 p.m. to 3:00 a.m.

ii. The establishment shall be located at least 1,000 feet from any school, any residential zone or land used for residential purposes, and any other building or use providing adult entertainment.

iii. All windows, doors, and other apertures shall be blackened or obstructed so as to prevent anyone outside the establishment from viewing its interior.

iv. The proprietor, owner, or personnel of the establishment shall prohibit access to the premises by any person who is under 18 years old.

3. Animal Care Uses

a. Animal Shelter

i. Those parts of structures in which animals are boarded shall be fully enclosed and sufficiently insulated so no unreasonable noise or odor can be detected off the premises.

ii. All boarded animals shall be kept within a totally enclosed part of the structures between the hours of 10:00 p.m. and 8:00 a.m.

b. Kennel

i. Those parts of structures in which animals are boarded shall be fully enclosed and sufficiently insulated so no unreasonable noise or odor can be detected off the premises.

ii. All boarded animals shall be kept within a totally enclosed part of the structures between the hours of 10:00 p.m. and 8:00 a.m.

iii. Any open exercise runs or pens shall be at least 75 feet from any lot line, with a Type perimeter buffer provided between the run or pen and the property line.

189 These are new standards for a new use commonly found in most communities.

189 These are new minimum standards intended to minimize impacts on adjacent properties.

189 Buffer type will be filled when buffer standards in Division 27-5, Development Standards, are developed as part of module 2.

189 This carries forward standards from Sec. 27-475.06.06 (Adult Entertainment), and adds two standards used for adult book or video stores.
c. **Veterinary Hospital or Clinic**

   i. Those parts of structures in which animals are boarded shall be fully enclosed and sufficiently insulated so no unreasonable noise or odor can be detected off the premises.

   ii. All boarded animals shall be kept within a totally enclosed part of the structures between the hours of 10:00 p.m. and 8:00 a.m.

   iii. Any open exercise runs or pens shall be at least 75 feet from any lot line, with a Type __ perimeter buffer provided between the run or pen and the property line.

4. **Business Support Service Uses**

   a. **Conference or Training Center**

      i. No products shall be sold on-site except those clearly incidental and integral to training programs conducted in the center (e.g., books, training manuals and videos, t-shirts, mugs, pens and pencils, and similar items bearing the logo of the conference or seminar sponsors or participants).

5. **Eating or Drinking Establishment Uses**

   a. **Eating or Drinking Establishment**

      i. If the establishment includes drive-through service, it also shall comply with the accessory use standards in Sec. 27-4.304.B.7, Drive-through Service.

      ii. If the establishment includes outdoor seating, it also shall comply with the accessory use standards in Sec. 27-4.304.B.17, Outdoor Seating (as accessory to an eating or drinking establishment).

   b. **Brewpub or microbrewery**

      i. The minimum area of the eating, drinking, and entertainment area of the brewpub or microbrewery shall be 45 percent of the total square footage for the establishment, or a minimum of 1,500 square feet, whichever is greater.

      ii. The establishment shall have fenestration through vision glass, doors or active outdoor spaces along a minimum of 50 percent of the length of the building side that fronts the street, unless the building in which it is located is an adaptive re-use, the building makes compliance impracticable.

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193 This incorporates the “animal hospital” and ‘veterinary office” uses recognized by the current Zoning Ordinance. The current ordinance does not include standards for such use. These are new minimum standards intended to minimize impacts on adjacent properties.

194 Buffer type will be filled when buffer standards in Division 27-5, Development Standards, are developed as part of Module 2.

195 This carries forward a current use, adding a reference to standards for common accessory uses.

196 This refers to standards for drive-through facilities, a common accessory use to this principal use.

197 This refers to standards for outdoor seating, a common accessory use to eating or drinking establishments.
iii. Off-site distribution of manufactured beer is allowed, as long as it is done from the rear of the building, and adequate loading and access for the activity is provided.

iv. Crushing and fermentation operations are managed in such a way that by-products are contained and disposed of in a way that does not result in spill-over impacts on adjacent property, public spaces, or public rights-of-way.

v. Outdoor storage is prohibited.

6. Personal Service Uses

a. Dry-Cleaning or Laundry Drop-Off/Pick-Up Establishment

i. If the establishment includes drive-through service, it also shall comply with the accessory use standards in Sec. 27-4.304.B.7, Drive-Through Service.

7. Recreation/Entertainment Uses

a. Amusement Park

i. Minimum net lot area shall be 25 acres.

ii. At least 50 percent of the site area shall be devoted to open space uses.

iii. Any structure used for exhibition, educational, entertainment, dining, recreational, or other purposes involving patron assembly, as well as any parking and any maintenance or service building shall be set back at least 100 feet from any boundary line of the site.

b. Arena, Stadium, or Amphitheater

i. Sufficient traffic management systems shall be in place during stadium events to assure safe and reasonable access to residential neighborhoods in the area for residents and emergency vehicles.

c. Nightclub

i. If the establishment includes outdoor seating, it shall comply with the accessory use standards in Sec. 27-4.304.B.17, Outdoor Seating (as accessory to an eating or drinking establishment).

d. Racetrack

i. For a pari-mutuel racetrack, minimum net lot area shall be 100 acres.

\(^{198}\) This carries forward standards in current Sec. 27-335. Although the current Zoning Ordinance recognizes and regulates “amusement park” as a distinct use, it does not define the use. A definition is proposed to be added in Sec. 27-8.301, Principal Use Classification System.

\(^{199}\) This carries forward non-procedural standards in current Sec. 27-532.02 (Arenas (Stadiums)) except for the one requiring a minimum site area of 150 acres (apparently designed solely for FedEx Field). Many standards in that section are procedural or simply repeat standards generally applicable to all development. Those are not carried forward here.

\(^{200}\) This is a new use commonly found in urban communities and often singled out from other entertainment uses due to its potential for noise and other adverse impacts on neighboring properties.

\(^{201}\) This refers to standards for outdoor seating.

\(^{202}\) This carries forward the non-definitional standards in current Sec. 27-398 (Racetracks, Pari-mutuel).
Section 27-4.200 Principal Uses

Section 27-4.203 Standards Specific to Principal Uses

Section 27-4.203.E Commercial Uses

e. Shooting Range

i. The range shall be located either:

(A) Within a structure that is fully enclosed with steel plate and acoustical tiles, or other materials with comparable bullet-stopping and soundproofing capacities; or

(B) Outside such an enclosed structure, provided backstops at least 20 feet high are provided behind all target lines and supplemented by baffles designed and arranged to contain all projectiles within the boundaries of the range and to reduce noise exiting the site.

ii. The owners, operator, tenant, or occupants of a shooting range shall implement appropriate environmental management practices for containing, controlling, and removing lead from the range in accordance with the latest edition of “Best Management Practices for Lead at Outdoor Shooting Ranges” from the U.S. Environmental Protection Agency (EPA).

f. Skating Facility

i. Any accessory eating or drinking use shall be entirely integrated within the skating rink facility, and shall not have access from the exterior of the skating rink facility.

ii. The skating rink facility shall be wholly enclosed, and shall include special noise attenuation measures on all walls facing adjoining land in a Residential zone or used for residential purposes.

g. Swimming Pool (Outdoor)

i. Any outdoor swimming pool (including the apron, filtering and pumping equipment, and buildings) shall be located at least:

(A) 75 feet from land in a Residential zone, or land containing an existing or approved Residential use; and

(B) 25 feet from land in a Nonresidential zone, or land containing an existing or approved Commercial or Industrial use; and

ii. The use of any public address or other loudspeaker system for an outdoor swimming pool shall be restricted to that necessary for

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203 This incorporates the “rifle, pistol, or skeet shooting range” use recognized by the current Zoning Ordinance. The current ordinance does not include specific standards for shooting ranges. We propose these new standards to address safety, noise, and environmental issues associated with shooting ranges.

204 This generally carries forward standards in current Sec. 27-407.02 (Skating Facility). We recommend that standards requiring a minimum site area of 5 gross acres and requiring the principal building to be set back at least 100 feet from all property lines not be carried forward. Instead, we propose that the generally applicable minimum net lot area and minimum yard depth standards for the zone apply

205 This carries forward standards in current Sec. 27-411 (Swimming Pools; Community), modified to apply only to all outdoor pools (not just community pools).
safety purposes, and shall not be used for the playing of music or other entertainment.

iii. An outdoor swimming pool shall be enclosed by a fence at least six feet high (which may be met by a railing attached to an above-grade pool) (See Figure ___).

8. Retail Sales and Service Uses

a. Bank or Other Financial Institution

i. If the establishment includes drive-through service, it also shall comply with the accessory use standards in Sec. 1.1.1.A.1, Drive-Through Service Facility.

b. Check Cashing Business

i. Hours of operation shall be limited to between 9:00 a.m. and 8:00 p.m.

ii. A schedule of fees/charges shall be posted where immediately visible to persons entering the business, and a copy of the fee schedule shall be made available to all persons entering the business.

iii. No other business shall share floor space with the check cashing business.

iv. Security lighting and cameras shall be provided on all open sides of the building to provide surveillance of the area within 100 feet of the building’s exterior.

v. At least one security employee (with no other duties) shall be on the premises when the business is open.

vi. Cashiers shall work behind bullet resistant glass.

c. Drug Store or Pharmacy

i. If the establishment includes drive-through service, it also shall comply with the accessory use standards in Sec. 27-4.304.B.7, Drive-Through Service.

d. Farmers’ Market

i. Vehicular access to the subject property shall not be by means of streets internal to subdivisions for single-family detached dwellings.

ii. Stalls, sales tables, and any other outdoor facilities related to the market shall be located at least 25 feet from any abutting street.

iii. Items for sale shall not be displayed or stored within customer pathways.

iv. Before issuance of a permit for the market, it shall have an established set of operating rules addressing the governance structure of the market, hours of operation, and maintenance and security requirements and responsibilities.

206 This refers to standards for drive-through facilities, a common accessory use to this principal use.

207 This carries forward standards in current Sec. 27-341.01.

208 This refers to standards for drive-through facilities, a common accessory use to this principal use.

209 These are new standards for a new principal use. The current Zoning Ordinance addresses farmers' market only as a temporary use. This would allow such use as a permanent use. It carries forward some of the current standards for the temporary use in current Sec. 27-261(j) (Farmer’s Market or Flea Market) and adds additional standards.
v. The market shall have a manager authorized to direct the operations of all participating vendors during all hours of operation.

vi. Accessory wholesaling is permitted, but shall be limited to 25 percent of the gross floor area of the market.

9. Vehicle Sales and Service Uses

a. Commercial Fuel Depot

i. The subject property shall have at least 200 feet of frontage on, and direct vehicular access to, a street with a right-of-way width of at least 70 feet.

ii. Driveways shall be at least 30 feet wide unless a lesser width is allowed for a one-way driveway by the Maryland State Highway Administration or the County Department of Public Works and Transportation, whichever is applicable.

iii. On a corner lot, a driveway may begin at a point not less than 150 feet from the point of curvature (PC) of the curb return or the point of curvature of the edge of paving at an intersection without curb and gutter.

b. Gas Station

i. The subject property shall have at least 200 feet of frontage on, and direct vehicular access to, a street with a right-of-way width of at least 70 feet.

ii. Driveways shall be at least 30 feet wide unless a lesser width is allowed for a one-way driveway by the Maryland State Highway Administration increasing this distance to 150 feet (or possibly require any access driveway within 150 feet of the intersection be designed for and restricted to egress only).

iv. Driveways shall be defined by curbing.

v. Gasoline pumps and other service appliances shall be set back at least 25 feet from the street right-of-way.

vi. The storage or junking of wrecked motor vehicles (whether capable of movement or not) is prohibited.

vii. No storage or parking space shall be offered for rent.

viii. Canopies over gas pumps shall have a maximum clearance height of 15 feet above grade except where State or federal law requires higher clearance.

210 The current Zoning Ordinance does not include any standards for this carried-forward use. Given that it has many of the same features as a gas station, we propose that it be subject to many of the same standards.

211 This new standard is intended to limit the scale of the canopy so it does not dominate the site.

212 This current standard arguably allows driveways so close to intersections as to cause conflicts between the high volume and frequency of vehicles turning into the gas station site and traffic stacked up behind intersections along thoroughfares (a common problem with gas stations). We recommend that the County consider increasing this distance to 150 feet (or possibly require any access driveway within 150 feet of the intersection be designed for and restricted to egress only).

213 This new standard is intended to limit the scale of the canopy so it does not dominate the site.

214 This carries forward standards for gas station activities (as opposed to vehicle repair and maintenance activities) from current Sec. 27-358 (Gas Stations), adding a new standard for canopy height.

215 To accommodate the additional separation of driveways from a street intersection recommended in footnote 216 below, we recommend that the minimum frontage standard be increased from 150 feet.
or the County Department of Public Works and Transportation, whichever is applicable.

iii. On a corner lot, a driveway may begin at a point not less than 20 feet from the point of curvature (PC) of the curb return or the point of curvature of the edge of paving at an intersection without curb and gutter.

iv. Driveways shall be defined by curbing.

v. Gasoline pumps and other service appliances shall be set back at least 25 feet from the street right-of-way.

vi. The storage or junking of wrecked motor vehicles (whether capable of movement or not) is prohibited.

vii. No storage or parking space shall be offered for rent.

viii. Canopies over gas pumps shall have a maximum clearance height of 15 feet above grade except where State or federal law requires higher clearance.

c. Personal Vehicle Repair and Maintenance

i. Car Wash or Auto Detailing

(A) Car washes and auto detailing shall be designed so that service bays are not directly visible from an adjoining street.

ii. Vehicle Lubrication or Tune-Up Establishment

(A) All sales and installation operations shall be conducted in a wholly enclosed building with no outdoor storage.

(B) Service activity on any motor vehicle shall be completed within a 24-hour period, and no vehicle may be stored on the property for longer than this period.

(C) The demolition or junking of motor vehicles is prohibited.

iii. Vehicle or Trailer Repair and Maintenance

(A) Repair service shall be completed within 48 hours after the vehicle is left for service.

(B) Discarded parts resulting from any repair work shall be removed promptly from the premises.

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216 This current standard arguably allows driveways so close to intersections as to cause conflicts between the high volume and frequency of vehicles turning into the gas station site and traffic stacked up behind intersections along thoroughfares (a common problem with gas stations). We recommend that the County consider increasing this distance to 150 feet (or possibly require any access driveway within 150 feet of the intersection be designed for and restricted to egress only).

217 This new standard is intended to limit the scale of the canopy so it does not dominate the site.

218 The carries forward a current use, adding the closely associated “auto detailing” use.

219 This new standard is intended to minimize the visual impact of the use.

220 This carries forward standards in current Sec. 27-416.03 (Vehicle Lubrication and Tune-Up Facilities) and the enclosure requirement found in the use tables.

221 This carries forward standards regarding vehicle repair and maintenance that are located in current Sec. 27-358 (Gas Station). It adds the last two standards to address the use’s visual impacts and to prevent the use from becoming a junkyard.
(C) Automotive replacement parts and accessories shall be stored either inside the main structure or in a wholly enclosed accessory building used solely for the storage.

(D) An accessory building used for storage shall either be constructed of brick (or another building material similar in appearance to the main structure) and placed on a permanent foundation, or it shall be entirely surrounded with a wall, fence, or opaque landscaping material that is at least as high as the accessory building.

(E) The use shall be designed so that service bays are not directly visible from an adjoining street.

(F) Vehicles or trailers may not be stored as a source of parts. Vehicles or trailers that are repaired and awaiting removal may be stored for no more than 30 consecutive days.

d. Personal Vehicle Sales and Rentals
   i. Private Automobile or Other Motor Vehicle Auction

   (A) The purposes of these standards are:

   (1) To prevent or control detrimental effects—including noise, dust and traffic—on neighboring properties and existing and proposed land uses in the general area;

   (2) To prevent or control detrimental effects on the subject property, including excessive crowding of vehicles, discarded vehicle parts and other debris, and environmental contamination from fluids or chemical residues; and

   (3) To prevent or control untreated stormwater runoff—which may include residues from exhaust fumes, brake pads, gasoline, and motor oil—to ensure that harmful materials do not enter the Chesapeake Bay and its tributaries.

   (B) All parking and car carrier loading/unloading shall be performed on site and shall be located separately from the customer parking areas.

   (C) Parking and loading areas shall not be used for the sale, display, or storage of vehicles, performing vehicle services, or any other purpose unrelated to parking and loading.

   (D) Junked, salvaged, or wrecked vehicles may not be sold or stored on the property, unless associated with an auction that regularly deals in the disposal of vehicles that have been declared total losses by insurance companies.

   (E) The following activities are prohibited with this use:

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222 This carries forward standards from current Sec. 27-475.06.07 (Private Automobile and Other Motor Vehicle Auctions).
(1) Retail sales (other than by auction) of vehicles, vehicle parts, or boats; outdoor storage or display of vehicle parts;

(2) Vehicle dismantling and demolition;

(3) Stacking of vehicles and/or use of a vehicle rack system; and

(4) Parking, storage, or display of vehicles within public rights-of-way or internal driveways.

(F) No vehicle may be displayed or stored on the site for more than 90 consecutive days, unless storage of the vehicle for a longer period of time is required by a law enforcement agency or the Maryland Department of Motor Vehicles, or for any other litigation purposes.

(G) All auction activities—including sales, loading/unloading of vehicles, and vehicle transport—shall be conducted between the hours of 7:00 a.m. and 10:00 p.m.

(H) The site shall be kept clear of all trash, litter, and other debris. Exterior trash receptacles shall be provided in all areas open to the public—including those for parking, auction activities, and offices—and shall be routinely emptied. Trash and debris within the public right-of-way resulting from an auction shall be immediately removed by the auction operator.

(I) The auction operator shall maintain records of bills of sale and make those records available to County inspectors upon request within 30 days of the sale during normal business hours to ensure that vehicles abandoned off-site can be traced back to the auction house and/or the purchaser.

(J) Auctions shall be screened to block visibility from public rights-of-way and residential zones in accordance with the following standards, which shall not apply to publicly owned residential property:

(1) In addition to the landscaping requirements found in Sec. 27-4.203.E of the Landscape Manual, new screening installed to meet the requirements of this provision shall consist of a solid, sight-tight (opaque) wall or fence at least six feet high or an evergreen screen consisting of trees at least eight feet high, planted in a ten-foot-wide landscape strip. Trees within an evergreen screen shall be planted eight feet on center in a staggered pattern and have a minimum diameter of four feet when planted to achieve a sight-tight screen. Any fence or wall may be constructed as a panelized metal wall system applied to a minimum 2X4 frame with 4X4 support posts, provided that the panelized metal is a minimum 29
gauge steel or similar material with a corrosive resistant coating (such as a baked on enamel finish) that is brown or green in color. The fence or wall may not be constructed of slatted chain link, or unsupported and/or untreated corrugated metal, fiberglass or sheet metal.

(2) Any fences or walls shall be located behind a planted landscape strip as prescribed in the Landscape Manual.

(3) Screening installed pursuant to the requirements of the Landscape Manual or an approved site plan on adjacent property in a residential zone shall satisfy the requirements of this section.

(4) Any fencing installed along property boundaries not visible from an existing public right-of-way or a residential zone shall be enclosed by a black, vinyl-clad, chain-link fence or other material not prohibited by provision (J) above.

(K) Ingress and egress driveways aprons shall have a minimum width of 30 feet and shall be paved with concrete and meet DPW&T commercial driveway standards. Drive aisles for internal circulation shall have a minimum width of 22 feet and shall be paved with concrete, asphalt, or asphalt millings surface.

(L) Paved surfaces shall be maintained in good repair.

(M) Dust-control measures shall be used on the site.

(N) Disposal of all fluids and other materials shall be accomplished in a manner that complies with all County, State, and federal regulations.

(O) All lighting shall be directed away from adjoining properties.

(P) If an amplified public address system is utilized for the auction's sales activities, the sales activities shall be within a wholly enclosed building or located at least 500 feet from any land within a residential zone. If outside an enclosed building, use of an amplified public address system shall be limited to the hours of 9 a.m. to 6 p.m. for a maximum of three days per week.

(Q) Except in the HI Zone, an auction uses shall be located on a parcel or parcels with a total area not less than ten acres.

(R) The auction site shall have direct access to a commercial street with a right-of-way width of at least 70 feet and pavement width of at least 46 feet; and

(S) The auction site shall have no direct access to or from public streets with a right-of-way width less than 70 feet.
Division 27-4 Use Regulations
Sec. 27-4.200 Principal Uses
27-4.203 Standards Specific to Principal Uses
27-4.203.E Commercial Uses

(T) All areas used for vehicle sales, display, parking, or storage shall be on a paved concrete or asphalt surface.

(U) The parking, loading, and vehicle storage and display areas associated with the auction shall be considered an environmental "hot spot" with regard to the stormwater management facilities required, and as such, shall provide on-site water quality treatment in addition to an approved prevention plan as required by the County Stormwater Ordinance.

(V) Auction sales may only be conducted by a State-licensed dealer or an auctioneer holding a valid State Trader’s License.

ii. Vehicle or Trailer Sales or Rental

(A) The use shall have no more than one vehicle/trailer display pad for every 100 feet of street frontage. A vehicle/trailer display pad shall not exceed 5000 square feet in area and may be elevated up to two feet above adjacent displays or ground level.

(B) No vehicles, trailers, or other similar items shall be displayed on the top of a building.

(C) No materials for sale or rent other than vehicles or trailers shall be displayed between the principal structure and the adjoining street.

e. Taxi or Limousine Service Facility

i. No dismantling or demolition of vehicles shall take place on the premises.

ii. In the GCO Zone, no vehicle storage, repair, or servicing is permitted.

f. Vehicle Equipment or Supplies Sales

i. Vehicle or Trailer Parts or Tire Sales

(A) All tire installation shall be performed in a wholly enclosed building, with no outdoor storage.

224 This incorporates the “taxicab dispatching station” use recognized by the current Zoning Ordinance, expanding it to include limousine services. It carries forward the standards in current Sec. 27-412 (Taxicab Dispatching Station) and the use table’s prohibition of storage, repair, or servicing in zones consolidated into the GCO Zone.

225 This incorporates the “vehicle parts or tire store” use recognized by the current Zoning Ordinance (adding trailer) and carries forward the standard found in the current use tables.

226 This is a new use commonly found in communities, with standards intended to minimize impacts on neighboring properties.

227 This incorporates the “recreational campground” use recognized by the current zoning Ordinance. It carries forward standards in current Sec. 27-400 (Recreational Campground).

223 This incorporates the “vehicle sales or rental lot” use recognized by the current Zoning Ordinance. It adds standards intended to minimize the use’s visual impact.

10. Visitor Accommodation Uses

a. Campground

i. Minimum net lot area shall be five acres.
Division 27-4 Use Regulations
Sec. 27-4.200 Principal Uses
27-4.203 Standards Specific to Principal Uses
27-4.203.E Commercial Uses

ii. The campground shall be reasonably accessible to an improved public street, and access shall not be by means of streets internal to residential subdivisions for single-family dwellings.

iii. Access to campsites shall be provided by well-maintained driveways within the campground.

iv. No vehicular access shall be located within 300 feet of any school, fire station, or hospital;

v. Active recreational areas, consisting of facilities such as swimming pools, children's playgrounds, fishing and boating ponds, shuffleboard courts, tennis courts, bike trails, and golfing facilities shall occupy at least ten percent of the gross campground site area. Such areas shall be located at least 50 feet from all boundary lines of the campground site.

vi. Camping trailers shall be parked only on designated campsites, which shall be at least 30 feet wide and have a minimum area of 1,600 square feet. No campsite shall be located less than 100 feet from any street line or 50 feet from any other boundary line of the campground site or any structure (other than a utility structure or campsite shelter) in the campground.

vii. Retail, service, and commercial recreational activities (including a spa) that only serve the customary needs of campers are permitted, provided that:

(A) The uses are secondary to the campground;

(B) The uses are internally oriented;

(C) The uses do not have direct access to a public street; and

(D) The uses do not display signs (separate from any signs for the campground) that are visible from a street;

viii. No camping trailer shall be located in a campground for an indefinite period of time. No camping trailer temporarily parked in a campground may be occupied for more than three months in any 12-month period. The wheels of a camping trailer may only be removed for temporary purposes of repair or to attach the trailer to the ground for stabilization.

ix. Campsites shall not be located on slopes which exceed 15 percent.

x. Existing vegetation shall be cleared only when necessary for campground facilities.

b. Country Inn

i. The building containing the inn shall have historical, cultural, or architectural significance, or the appearance thereof.

ii. The subject property shall front on and have direct vehicular access to an existing street with sufficient capacity to accommodate any traffic generated by the inn.

228 This carries forward standards in current Sec. 27-348 (Country Inn).
11. Water-Related Uses

a. Boat Sales, Rental, Service, or Repair

i. Discarded parts resulting from any repair work shall be removed promptly from the premises.

ii. Boat replacement parts and accessories shall be stored either inside the main structure or in a wholly enclosed accessory building used solely for the storage.

iii. The use shall be designed so that service bays are not directly visible from an adjoining street.

iv. Boats may not be stored as a source of parts. Boats that are repaired and awaiting removal may be stored for no more than 30 consecutive days.

b. Boat Storage Yard

i. In the LDO Zone, a boat storage yard is allowed as a Special Exception only if it is noncommercial.

c. Marina

i. Within a Resource Conservation Overlay (RCO) Zone, new marinas are prohibited, but a marina

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229 This carries forward standards in current Sec. 27-365 (Hotel or Motel), except for the RR Zone standard requiring a setback from the street centerline, a standard that overlaps the more easily administered setback from the street lot line.

230 These are new standards for a carried-forward use. They are comparable to those proposed for vehicle or trailer repair and maintenance, and are largely intended to minimize their visual impact and prevent a repair and maintenance use from becoming a junkyard.

231 This carries forward a current use and a provision from the CBCAO Zone.

232 This carries forward standards in current Sec. 27-371.01 (Marinas and Marina Expansions) and Sec. 27-548.16 (Uses Permitted [in Chesapeake Bay Critical Area Overlay Zones]), reorganizing and consolidating them to group related provisions together and modifying them only as needed for clarification.
existing when brought into the Maryland-Washington Regional District may be expanded, subject to provisions below.

ii. Within a Chesapeake Bay Critical Area Overlay Zone, a facility or development activity associated with a new marina or an expanded marina may be located within the Buffer only if it is “water-dependent” in accordance with the definition of “water-dependent facilities” in COMAR 27.01.03.01 and meets the general criteria in COMAR 27.01.03.03. Any marina facility or associated development activity that is not a “water-dependent facility” shall be located outside the Buffer insofar as possible. 233

iii. The marina or marina expansion shall meet a recognized public or private need.

iv. The marina or marina expansion shall comply with applicable water pollution requirements of federal, State, and laws (see Maryland Clean Marina Guidebook, Maryland Department of Natural Resources). Evidence that federal and State permits and approvals have been addressed shall be submitted to the County before issuance of a building permit. 234

v. The discharge of bottom wash waters from dry dock facilities into tidal waters shall be minimized.

vi. There shall be adequate all-weather access from the landward side to accommodate all proposed facilities.

vii. There shall be safe boating access from the marina to cruising waters.

viii. To the extent possible, wetlands shall be preserved and development located in the upland areas.

ix. Significant fish spawning grounds and shellfish harvesting areas shall be protected.

x. Disturbance of and adverse impacts on water quality, wetlands, submerged aquatic plant beds, or other fish, plant, and wildlife habitats shall be minimized.

xi. The water body on which the marina is located shall have adequate flushing characteristics in the area.

xii. Marina activities shall not significantly alter existing water circulation patterns or salinity regimes.

xiii. Interference with the natural transport of sand shall be minimized.

xiv. Dredging shall be conducted in a manner, and using a method, that causes the least disturbance to water quality and aquatic and terrestrial habitats in the area immediately surrounding the dredging operation or within

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233 Current standards address water-dependent uses in relationship to buffers in two provisions. They are not clear and include incorrect or obsolete citations to applicable State regulations. This rewording reflects an attempt to consolidate and clarify the requirements of the current provisions and provide the correct citation.

234 The current standard contains an incorrect or obsolete citation, and notes only a few of the many laws addressing water pollution at marinas. This more general reference covers all applicable laws. We include a reference to a guidebook published by the State DNR.
the Chesapeake Bay Critical Area Overlay Zone generally.

xv. Dredged spoil shall not be placed within the buffer or elsewhere in that portion of the Chesapeake Bay Critical Area Overlay Zones which has been designated as a Habitat Protection Area, except as necessary for:

(A) Backfill for permitted shore erosion protection measures;

(B) Use in approved vegetated shore erosion projects;

(C) Placement on previously approved channel maintenance spoil disposal areas; and

(D) Beach nourishment.

xvi. In addition to the above standards, expansion of an existing marina shall be designed to result in an overall net improvement in water quality.

2. Extraction Uses

a. Sand and Gravel Wet-Processing

i. Minimum net land area shall be 50 contiguous acres unless the property has direct vehicular access to an existing four-lane highway.

ii. Fixed installations that involve washing, screening, classifying, and crushing facilities, and parking and storage areas for trucks and heavy equipment, shall be located at least 400 feet from all boundary lines of the subject property.

iii. Fixed installations that involve automobile parking and settling ponds shall be located at least 200 feet from all boundary lines of the subject property.

F. Industrial Uses

1. General CBAO Zone Use Standard Modifications

   a. Within a Resource Conservation Overlay (RCO) Zone or Limited Development Overlay (LDO) Zone, all industrial uses except fisheries activities, sand or gravel wet processing, and surface mining are prohibited. Within the Limited Development Overlay (LDO) Zone and Intensely Developed Overlay (IDO) Zone, the following standards apply to any industrial use:

   i. The use shall meet a recognized public or private need.

   ii. The use shall be water-dependent in accordance with the definition of “water-dependent facilities” in COMAR 27.01.03.01 and meet the general criteria in COMAR 27.01.03.03. Any use that is not a “water-dependent facility” shall be located outside the Buffer insofar as possible.

   iii. Adverse effects on water quality and on fish, plant, and wildlife habitat shall be minimized.

   235 This carries forward a set of standards from current Sec. 27-548.16 that is applicable to all industrial uses located within a Chesapeake Bay Critical Area Overlay Zone.

   236 This carries forward nonprocedural standards from current Sec. 27-405 (Sand and Gravel Wet-Processing).
iv. Nonstructural installations that involve stockpiles of natural material shall be located at least 300 feet from all boundary lines of the subject property unless the stockpiles are adequately screened from view from adjoining properties.

v. Driveways for ingress and egress shall be located so as to not endanger pedestrians or create traffic hazards. Any ingress or egress driveway shall have a minimum width of 22 feet, and shall be paved for a distance of at least 200 feet from the boundary line of the subject property.

vi. Dust-control measures shall be used on the driveways and the interior traffic circulation system.

vii. Within a Chesapeake Bay Critical Area Overlay Zone, wash plants (including ponds, spoil sites, and equipment) are prohibited in the Buffer (as defined in Subtitle 5B).

b. Surface Mining

i. Heavy machinery may be used for the extraction of natural material or deposits from the site. Except in the HI Zone, heavy machinery may not be used for washing, refining, or other processing.

ii. The use shall not be noxious, offensive, or otherwise objectionable by reason of dust, smoke, or vibration.

iii. The land areas exposed by the extraction and removal of natural materials or deposits shall be left suitable for development. The exposed land area shall have a slope not greater than three-to-one (3:1), except where any portion of the site is developed for port or harbor facilities.

iv. Driveways or access points shall be located so as not to endanger pedestrians or create traffic hazards. Any access driveway shall be at least 22 feet wide, and shall be paved for a distance of at least 200 feet from the boundary line of the subject property.

3. Industrial Service Uses

a. Landscaping Contractor’s Business

i. Minimum net lot area shall be five acres.

ii. The subject property shall front on and have direct vehicular access to an existing street with sufficient capacity to accommodate the type and amount of traffic to be generated by the business.

iii. Vehicular access to the subject property shall not be by means of streets internal to residential subdivisions.

iv. All business operations (except the outdoor growing of nursery stock) shall be located at least 200 feet from any abutting land in any Residential zone, or land approved for a

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This carries forward non-procedural standards in current Sec. 27-410 (Surface Mining).

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This carries forward standards from current Sec. 27-369 (Landscaping Contractor’s Business), modified to establish a single lot area minimum of five acres instead of a base minimum of 25 acres that can be reduced to five acres on a finding that screening, etc. adequately protects adjoining residential properties.
residential use, and shall be screened from the view of the abutting residential zoning or use in accordance with the Landscape Manual.

v. Outdoor storage of equipment and materials (except nursery stock) shall not be visible from a street.

4. Manufacturing Uses

a. Concrete Batching or Asphalt Mixing Plant

i. Plant components and other parts of the operation having the potential for generating adverse noise, dust, or vibration impacts (including conveying systems, concrete mixers, weighing hoppers, batching equipment, aggregate bins, truck mixing areas, truck washout facilities, cold feed systems, drying systems, mixing units, dust collection systems, asphalt circulation systems, asphalt storage tanks, hot mix storage bins, exhaust systems, material stock piles, and truck parking areas) shall be located at least:

(A) 300 feet from the boundary lines of the subject property adjoining any land in any Residential zone, Transit-Oriented/Activity Center zone, or the NC, SC, or GCO Zone, or from land approved for residential or commercial use; and

(B) 100 feet from the boundaries of the subject property adjoining any land in the IE of HI Zones, or from land approved for industrial use.

ii. Other fixed installations of the plant (including automobile parking, settling ponds, and office uses) shall be located at least 100 feet from the boundaries of the subject property adjoining any land in any Residential zone, or from land approved for residential use.

iii. Driveways for ingress and egress shall be located so as to not endanger pedestrians or create traffic hazards.

iv. Any ingress or egress driveway shall have a minimum width of 22 feet, and shall be paved for a distance of at least 200 feet from the boundary line of the subject property.

v. Dust-control measures shall be used on the driveways and the interior traffic circulation system.

vi. Within a Chesapeake Bay Critical Area Overlay Zone, new asphalt mixing plants or operations associated with an existing asphalt mixing plant are prohibited if:

(A) Habitat protection areas have been or may be designated on the subject property in accordance with criteria set forth in Subtitle 5B; and

(B) The use is located within the Buffer, as defined in Subtitle 5B;
(C) The use would result in the substantial loss of long-range (25 years or more) productivity of forest and agriculture, or would result in a degrading of water quality; or

b. Concrete or Brick Products Manufacturing

i. Use components and other parts of the operation having the potential for generating adverse noise, dust, or vibration impacts shall be located at least:

(A) 300 feet from the boundary lines of the subject property adjoining any land in any Residential zone, Center zone, or the GCO or CAC Zone, or from land approved for residential or commercial use; and

(B) 100 feet from the boundaries of the subject property adjoining any land in the IE of HI Zones, or from land approved for industrial use.

ii. Other fixed installations of the use (including automobile parking, settling ponds, and office uses) shall be located at least 100 feet from the boundaries of the subject property adjoining any land in any Residential zone, or from land approved for residential use.

iii. Driveways for ingress and egress shall be located so as to not endanger pedestrians or create traffic hazards.

d. Fishes Activities

i. Within a Chesapeake Bay Critical Area Overlay Zone, the following standards shall apply:

(A) The activities shall meet a recognized public or private need.

(B) The activities shall be water-dependent in accordance with the definition of “water-dependent facilities” in COMAR 27.01.03.01 and meet the general criteria in COMAR 27.01.03.03. Any fisheries activities that are not a “water-dependent facility” shall be located outside the Buffer insofar as possible.

(C) Adverse effects on water quality and on fish, plant, and wildlife habitat shall be minimized.

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240 This is a new use. We propose making it subject to the same standards applicable to concrete batching or asphalt mixing plants and concrete recycling plants.

241 This carries forward a use and associated standards from Sec. 27-548.16 (Uses Permitted [in Chesapeake Bay Critical Area Overlay Zones]).
5. Warehouse and Freight Movement Uses
   
a. Consolidated Storage
      
i. The subject property shall front on and have direct vehicular access to an existing street with sufficient capacity to accommodate the type and amount of traffic expected to be generated by the use.
   
ii. The exterior and architectural facade of the building shall be compatible with the prevailing architecture and appearance of other development in the surrounding neighborhood.

iii. No entrances to individual consolidated storage units shall be visible from a street or from adjoining land in any Residential zone, Transit-Oriented/Activity Center zone, or the NC, SC, or GCO Zones, or from land approved for a residential or commercial use.

iv. Entrances to individual consolidated storage units shall be either oriented toward the interior of the development or completely screened from view by a solid wall, with landscaping along the outside thereof.

v. Maximum structure height shall be 36 feet.

vi. For consolidated storage units having direct access to areas outside the building, there shall be provided driveways and areas between buildings for vehicular access, loading, and unloading. Sufficient width shall be provided to permit a moving vehicle to safely and efficiently pass a vehicle parked adjacent to an individual consolidated storage unit. In no case shall a width of more than 25 feet be required.

b. Outdoor Storage (as a principal use)

   i. The area(s) used for outdoor storage shall be fully enclosed with a fence or wall no less than eight feet high in accordance with Sec. 27-5.500, Fences and Walls. The height of materials and equipment stored shall exceed the height of the screening fence or wall.

   ii. Any repair of equipment shall be conducted within an enclosed building.

   iii. Customers and vehicles shall be allowed to circulate through the area(s) used for outdoor storage.

c. Warehouse Showroom

   i. Maximum total floor area shall not exceed 100,000 square feet;

   ii. Maximum floor area ratio (FAR) of the warehouse-showroom shall not exceed 0.36.

   iii. The warehouse-showroom shall be located at least 275 feet from any land in any Residential zone or land approved for a residential use.

242 This carries forward standards in current Sec. 27-344.01 and Sec. 27-475.04 (Consolidated Storage) and Note 1 to the table of parking standards in Sec. 27-582.

243 This is a new use addressing development where the principal use is the outdoor storage of goods or materials. Proposed standards are intended to address potential visual and noise impacts on neighboring properties.

244 This new use carries forward standards for “warehouse-showroom” from current Sec. 27-409.03 (Stationary or Office Supply Corporate Headquarters).
6. Waste-Related Uses

a. Concrete Recycling Facility

i. Concrete recycling facility components and other parts of the operation having the potential for generating adverse noise, dust, or vibration impacts shall be located at least:

(A) 300 feet from the boundary lines of the subject property adjoining any land in any Residential zone, Transit-Oriented/Activity Center zone, or the NC, SC, or GCO Zone, or from land approved for residential or commercial use; and

(B) 100 feet from the boundaries of the subject property adjoining any land in the IE of HI Zones, or from land approved for industrial use.

ii. Other fixed installations of the facility (including automobile parking, settling ponds, and office uses) shall be located at least 100 feet from the boundaries of the subject property adjoining any land in any Residential zone, or from land approved for residential use.

iii. Driveways for ingress and egress shall be located so as to not endanger pedestrians or create traffic hazards.

iv. Any ingress or egress driveway shall have a minimum width of 22 feet, and shall be paved for a distance of at least 200 feet from the boundary line of the subject property.

v. Dust-control measures shall be used on the driveways and the interior traffic circulation system.

vi. Within a Chesapeake Bay Critical Area Overlay Zone, wash plants (including ponds, spoil sites, and equipment) are prohibited in the Buffer (as defined in Subtitle 5B) and no new concrete recycling facility or operations associated with an existing concrete recycling facility are prohibited if:

(A) Habitat protection areas have been or may be designated on the subject property in accordance with criteria set forth in Subtitle 5B;

(B) The use is located within the Buffer, as defined in Subtitle 5B;

(C) The use would result in the substantial loss of long-range (25 years or more) productivity of forest and agriculture, or would result in a degrading of water quality; or

(D) The subject property contains highly erodible soils.

b. Junkyard or Salvage Yard

i. The use shall be enclosed by a solid, sightly light-tight wall or fence at least eight feet high.

245 This carries forward standards in current Sec. 343.03 (Concrete Recycling Facility).

246 This carries forward standards in current Sec. 27-367 (Junk Yard).
The fence shall not be constructed of corrugated metal, fiberglass, or sheet metal.

ii. Outdoor storage shall not be visible from the ground level beyond the fence.

iii. Interior storage shall be located in a fireproof building.

c. Recycling Collection Center\textsuperscript{247}

i. The subject property shall front on and have direct vehicular access to an existing street with sufficient capacity to accommodate the type and amount of traffic expected to be generated by the proposed use.

ii. All operations shall be confined to the interior of a wholly enclosed building. There shall be no outdoor storage.

iii. The property shall be kept clean and free from debris.

d. Recycling Plant\textsuperscript{248}

i. All operations shall be conducted within a wholly enclosed building.

ii. There shall be no outside storage of materials used in the operation.

e. Solid Waste Transfer Station\textsuperscript{249}

i. Hours of operation shall occur only between 7:00 a.m. and 6:00 p.m.

ii. Buildings associated with the use shall be set back at least 500 feet from all property lines.

iii. Measures shall be taken to control any noxious and offensive odors.

iv. All activities pertinent to the transferring of solid waste shall be conducted in a wholly enclosed building that has an impervious surface for loading and unloading solid waste and is capable of accommodating all types of solid waste hauling vehicles.

v. The use shall not commence until the State has issued all applicable permits.

f. Solid Waste Processing Facility\textsuperscript{250}

i. All separation and processing operations, including storage of solid waste, shall be confined to the interior of a wholly enclosed building.

ii. Minimum net lot area shall be 25 acres.

\textsuperscript{247} This incorporates the “paper recycling collection center” use, expanded to include collection of other recyclables. It carries forward specific standards in current Sec. 27-391 (Paper Recycling Collection Center).

\textsuperscript{248} This carries forward standards in current Sec. 27-401 (Recycling Plant).

\textsuperscript{249} This incorporates the “transfer station” use recognized by the current Zoning Ordinance and carries forward standard in current Sec. 24-416.02 (Transfer Station).

\textsuperscript{250} This incorporates that part of the “waste material separation and processing facility” use recognized by the current Zoning Ordinance which is regulated by the State as a “solid waste processing facility.” It carries forward standard in current Sec. 27-475.05 (Waste Separation and Processing Facility).
iii. All necessary State permits, including a Solid Waste Management Permit and an Air Quality Permit, have been issued for the facility.

iv. Processing of solid waste must begin within 24 hours of it reaching the site.

v. The Department of Permitting, Inspections, and Enforcement shall be provided the right to inspect the facility at any time for compliance with the applicable regulations.
27-4.301. General

The purpose of this section is to authorize the establishment and continuation of land uses and structures that are incidental and customarily subordinate to principal uses—i.e., accessory uses and structures. This section also identifies the zones in which such accessory uses and structures are allowed (Sec. 27-4.302, Accessory Use/Structure Tables), sets out general standards applicable to all accessory uses and structures (Sec. 27-4.303, General Standards for All Accessory Uses and Structures), and sets out any special standards applicable to particular accessory uses and structures (Sec. 27-4.304, Standards Specific to Accessory Uses and Structures). This section is intended to allow a broad range of accessory uses and structures, so long as they are located on the same site as the principal use and comply with the standards set forth in this section to reduce potentially adverse impacts on surrounding lands.

27-4.302. Accessory Use/Structure Tables

A. Structure of Accessory Use/Structure Tables

1. Organization of Accessory Uses and Structures

The Accessory Use/Structure Tables in this subsection list accessory uses and structures alphabetically.

2. Designation of Uses and Structures

The Accessory Use/Structure Tables use the following abbreviations to designate whether and how an accessory use or structure is allowed in a particular zone:

- A “P” under a base zone column indicates that the use or structure is allowable as an accessory use or structure in the zone, subject to Sec. 27-4.303, General Standards for All Accessory Uses and Structures, any referenced use-specific standards, and all other applicable requirements of this Ordinance.

- An “S” under a base zone column indicates that the use or structure is allowable as an accessory use or structure in the zone only on approval of a Special Exception in accordance with Sec. 27-2.304, Special Exception, subject to Sec. 27-4.303, General Standards for All Accessory Uses and Structures, any referenced use-specific standards, and all other applicable requirements of this Ordinance.
### Accessory Uses and Structures

**27-4.300 Accessory Uses and Structures**

**27-4.302 Accessory Use/Structure Tables**

#### Structure of Accessory Use/Structure Tables

<table>
<thead>
<tr>
<th>A</th>
<th>An “A” under a planned development (PD) Zone column indicates that the use or structure is allowable as an accessory use or structure in the zone, subject to Sec. 27-4.303, General Standards for All Accessory Uses and Structures, any referenced use-specific standards, and all other applicable requirements of this Ordinance—unless the PD Plan/Agreement approved for the zone expressly identifies the use or structure as prohibited.</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>A blank cell under a zone column indicates that the use or structure is prohibited as an accessory use or structure in the zone.</td>
</tr>
<tr>
<td>SE*</td>
<td>An “X” under an overlay zone column indicates that the use or structure is prohibited as an accessory use or structure in the overlay zone, irrespective of whether it is allowed in the underlying base zone. This designation applies only to overlay zones.</td>
</tr>
<tr>
<td>P*</td>
<td>An SE* in an overlay zone column indicates that, irrespective of whether it is a permitted use in the underlying base zone, the use or structure is allowable as an accessory use or structure in the zone only on approval of a Special Exception in accordance with Sec. 27-2.304, Special Exception, subject to Sec. 27-4.303, General Standards for All Accessory Uses and Structures, any referenced use-specific standards, and all other applicable requirements of this Ordinance.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>P*</th>
<th>A P* in an overlay zone column indicates that, irrespective of whether it is prohibited or allowed only as a Special Exception in the underlying base zone, the use or structure is allowable as a permitted accessory use or structure in the zone, subject to Sec. 27-4.303, General Standards for All Accessory Uses and Structures, any referenced use-specific standards, and all other applicable regulations of this Ordinance.</th>
</tr>
</thead>
</table>

3. **Reference to Use-Specific Standards**

A particular use or structure allowable as an accessory use or structure in a zone may be subject to additional standards that are specific to the particular accessory use or structure. The applicability of such use-specific standards is noted in the last column of the Accessory Use/Structure Tables (“Use-Specific Standards”) through a reference to standards in Sec. 27-4.304, Standards Specific to Accessory Uses and Structures.
## Accessory Use/Structure Table for Agricultural and Open Space, and Residential Base Zones

### Table 27-4.302.A: Accessory Use/Structure Table for Agricultural and Open Space, and Residential Base Zones

<table>
<thead>
<tr>
<th>Accessory Use/Structure</th>
<th>Agricultural and Open Space Base Zones</th>
<th>Residential Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>PL</td>
<td>AL</td>
<td>AR</td>
</tr>
<tr>
<td>Accessory dwelling unit or guest house</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Agritourism activity</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed and breakfast (as accessory to a single-family detached dwelling)</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Boathouse*251</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Canopy, nonresidential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Car wash (as accessory to a multifamily dwelling)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community recreation facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Drive-through service</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electric vehicle (EV) level 1 or 2 charging station</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Electric vehicle (EV) level 3 charging station</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farm tenant dwelling (as accessory to an agricultural production use)</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Garage or carport*252</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Helipad (as an accessory use)</td>
<td>SE</td>
<td>SE</td>
<td>SE</td>
</tr>
</tbody>
</table>

---

251 This carries forward an accessory use in the current Zoning Ordinance.
252 This identifies a common accessory use referred to the current Zoning Ordinance.
253 This identifies a common accessory use referred to the current Zoning Ordinance.
254 This is a new accessory use.
Table 27-4.302.A: Accessory Use/Structure Table for Agricultural and Open Space, and Residential Base Zones

<table>
<thead>
<tr>
<th>Accessory Use/Structure</th>
<th>Agricultural and Open Space Base Zones</th>
<th>Residential Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>PL</td>
<td>AL</td>
<td>AR</td>
</tr>
<tr>
<td>Home garden</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Home housing for poultry</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Laundry (as accessory to a multifamily dwelling, manufactured home park, marina, or campground)</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Nursery and garden center (as accessory to an agricultural use)</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Outdoor display of merchandise (as accessory to a retail sales use)</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Outdoor seating (as accessory to an eating or drinking establishment)</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Outdoor storage (as an accessory use)</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Parking facility (as an accessory use)</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Pier, private</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Pier, community or noncommercial docking facility</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Produce stand (as accessory use to farm or community garden)</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Rainwater cistern or barrel</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Retail sales (as accessory to a multifamily development)</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Retail sales (as accessory to a manufacturing, warehouse, or wholesale use)</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Satellite dish antenna</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Solar energy collection facility, small-scale</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Spa</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Stable, private</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

P = Permitted by Right    SE = Allowed only with approval of a Special Exception    A = Allowable in a Planned Development Zone    Blank cell = Prohibited

---

255 This is a new accessory use that makes it clear small gardens for the raising of vegetables and fruits is allowed in certain single-family zones.
256 This is a new accessory use that allows the raising of a limited number of hens (for eggs) in certain single-family zones.
257 This carries forward a current use recognized by the current Zoning Ordinance as an accessory use to a marina or manufactured home park, expanding it to recognize it as also accessory to a multifamily development or campground.
258 This carries forward a current accessory use, with standards set forth in Sec. 27-5.200, Off-Street Parking and Loading.
259 This carries forward a current accessory use.
260 Modifies current use tables to limit private stables to those zones where the keeping of horses is allowed.
**Table 27-4.302.A: Accessory Use/Structure Table for Agricultural and Open Space, and Residential Base Zones**

<table>
<thead>
<tr>
<th>Accessory Use/Structure</th>
<th>Agricultural and Open Space Base Zones</th>
<th>Residential Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>PL</td>
<td>AL</td>
<td>AR</td>
</tr>
<tr>
<td>Storage shed</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Swimming pool (as an accessory use)</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Wind energy conversion system, small-scale</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

---

This carries forward a current accessory use.

---

261 This carries forward a current accessory use.
### B. Accessory Use/Structure Table for Center and Nonresidential Base Zones

#### Table 27-4.302.B: Accessory Use/Structure Table for Center and Nonresidential Base Zones

<table>
<thead>
<tr>
<th>Accessory Use/Structure</th>
<th>Transit-Oriented/Activity Center Base Zones</th>
<th>Nonresidential Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory dwelling unit or guest house</td>
<td>P  P</td>
<td>P</td>
<td>27-4.304.B.1</td>
</tr>
<tr>
<td>Agritourism activity</td>
<td>P  P</td>
<td>P</td>
<td>27-4.304.B.2</td>
</tr>
<tr>
<td>Automated teller machine (ATM)</td>
<td>P  P</td>
<td>P</td>
<td>27-4.304.B.3</td>
</tr>
<tr>
<td>Bike rack</td>
<td>P  P</td>
<td>P</td>
<td>27-4.304.B.4</td>
</tr>
<tr>
<td>Bed and breakfast (as accessory to a single-family detached dwelling)</td>
<td></td>
<td></td>
<td>27-4.304.B.5</td>
</tr>
<tr>
<td>Boathouse</td>
<td></td>
<td></td>
<td>27-4.304.B.6</td>
</tr>
<tr>
<td>Canopy, nonresidential</td>
<td>P  P</td>
<td>P</td>
<td>27-4.304.B.7</td>
</tr>
<tr>
<td>Car wash (as accessory to a multifamily dwelling)</td>
<td></td>
<td></td>
<td>27-4.304.B.8</td>
</tr>
<tr>
<td>Clubhouse</td>
<td>P  P</td>
<td>P</td>
<td>27-4.304.B.9</td>
</tr>
<tr>
<td>Collocated telecommunications antenna</td>
<td>P  P</td>
<td>P</td>
<td>27-4.304.B.10</td>
</tr>
<tr>
<td>Community recreation facility</td>
<td>P  P</td>
<td>P</td>
<td>27-4.304.B.11</td>
</tr>
<tr>
<td>Composting, small-scale</td>
<td>P  P</td>
<td>P</td>
<td>27-4.304.B.12</td>
</tr>
<tr>
<td>Drive-through service</td>
<td></td>
<td>SE</td>
<td>27-4.304.B.13</td>
</tr>
<tr>
<td>Electric vehicle (EV) level 1 or 2 charging station</td>
<td>P  P</td>
<td>P</td>
<td>27-4.304.B.14</td>
</tr>
<tr>
<td>Electric vehicle (EV) level 3 charging station</td>
<td>P  P</td>
<td>P</td>
<td>27-4.304.B.15</td>
</tr>
<tr>
<td>Family child care home, large</td>
<td></td>
<td>P</td>
<td>27-4.304.B.16</td>
</tr>
<tr>
<td>Family child care home, small</td>
<td></td>
<td>P</td>
<td>27-4.304.B.17</td>
</tr>
<tr>
<td>Farm tenant dwelling (as accessory to an agricultural production use)</td>
<td></td>
<td></td>
<td>27-4.304.B.18</td>
</tr>
<tr>
<td>Flagpole and flag</td>
<td>P  P</td>
<td>P</td>
<td>27-4.304.B.19</td>
</tr>
<tr>
<td>Garage or carport</td>
<td>P  P</td>
<td>P</td>
<td>27-4.304.B.20</td>
</tr>
<tr>
<td>Greenhouse</td>
<td>P  P</td>
<td>P</td>
<td>27-4.304.B.21</td>
</tr>
<tr>
<td>Green roof</td>
<td>P  P</td>
<td>P</td>
<td>27-4.304.B.22</td>
</tr>
<tr>
<td>Helipad (as an accessory use)</td>
<td>P</td>
<td>P</td>
<td>27-4.304.B.23</td>
</tr>
<tr>
<td>Home based business</td>
<td>P  P</td>
<td>P</td>
<td>27-4.304.B.24</td>
</tr>
<tr>
<td>Home garden</td>
<td>P  P</td>
<td>P</td>
<td>27-4.304.B.25</td>
</tr>
<tr>
<td>Home housing for poultry</td>
<td>P</td>
<td>P</td>
<td>27-4.304.B.26</td>
</tr>
<tr>
<td>Laundromat (as accessory to a multifamily dwelling,</td>
<td>P  P</td>
<td>P</td>
<td>27-4.304.B.27</td>
</tr>
</tbody>
</table>
## Table 27-4.302.B: Accessory Use/Structure Table for Center and Nonresidential Base Zones

<table>
<thead>
<tr>
<th>Accessory Use/Structure</th>
<th>Transit-Oriented/Activity Center Base Zones</th>
<th>Nonresidential Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>NAC</td>
<td>TAC Core</td>
<td>LTO Core</td>
</tr>
<tr>
<td>manufactured home park, marina, or campground)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nursery and garden center (as accessory to an agricultural use)</td>
<td></td>
<td>p</td>
<td>p</td>
</tr>
<tr>
<td>Outdoor display of merchandise (as accessory to a retail sales use)</td>
<td></td>
<td>p</td>
<td>p</td>
</tr>
<tr>
<td>Outdoor seating (as accessory to an eating or drinking establishment)</td>
<td></td>
<td>p</td>
<td>p</td>
</tr>
<tr>
<td>Outdoor storage (as an accessory use)</td>
<td></td>
<td>p</td>
<td>p</td>
</tr>
<tr>
<td>Parking facility (as an accessory use)</td>
<td></td>
<td>p</td>
<td>p</td>
</tr>
<tr>
<td>Pier, community or noncommercial docking facility</td>
<td></td>
<td>p</td>
<td>p</td>
</tr>
<tr>
<td>Produce stand (as accessory to a farming or community garden)</td>
<td></td>
<td>p</td>
<td>p</td>
</tr>
<tr>
<td>Retail sales (as accessory to a multifamily development)</td>
<td></td>
<td>p</td>
<td>p</td>
</tr>
<tr>
<td>Retail sales (as accessory to a manufacturing, warehouse, or wholesale use)</td>
<td></td>
<td>p</td>
<td>p</td>
</tr>
<tr>
<td>Swimming pool (as an accessory use)</td>
<td></td>
<td>p</td>
<td>p</td>
</tr>
<tr>
<td>Wind energy conversion system, small-scale</td>
<td></td>
<td>p</td>
<td>p</td>
</tr>
</tbody>
</table>

---

262 Modifies current use tables to limit private stables to those zones where the keeping of horses is allowed.
### C. Accessory Use/Structure Table for Planned Development and Overlay Zones

**Table 27-4.302.C: Accessory Use/Structure Table for Planned Development and Overlay Zones**  
For Planned Development Zones: A = Allowable  
Blank cell = Prohibited  
SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone  
P* = Permitted by right, irrespective of treatment by underlying base zone  
For Overlay Zones only: X = Prohibited, irrespective of treatment by underlying base zone  
Blank cell = Allowed if also allowed in underlying base zone

<table>
<thead>
<tr>
<th>Accessory Use/Structure</th>
<th>Planned Development Zones</th>
<th>Overlay Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R-PD</td>
<td>R-PD</td>
<td>MHP</td>
</tr>
<tr>
<td>Accessory dwelling unit or guest house</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Agritourism activity</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amateur ham radio antenna</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Automated teller machine (ATM)</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Bed and breakfast (as accessory to a single-family detached dwelling)</td>
<td>A</td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Bike rack</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Boathouse</td>
<td>A</td>
<td>A</td>
<td>P*</td>
</tr>
<tr>
<td>Canopy, nonresidential</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Car wash (as accessory to a multifamily dwelling)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clubhouse</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Collocated telecommunications antenna</td>
<td></td>
<td></td>
<td>A</td>
</tr>
<tr>
<td>Community recreation facility</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Drive-through service</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Electric vehicle (EV) level 1 or 2 charging station</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Electric vehicle (EV) level 3 charging station</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Family child care home, large</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Family child care home, small</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Farm tenant dwelling, large</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farm tenant dwelling, small</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Flagpole and flag</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Garage or carport</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Greenhouse</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Green roof</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Helipad (as accessory to a hospital)</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
</tbody>
</table>
Table 27-4.302.C: Accessory Use/Structure Table for Planned Development and Overlay Zones

<table>
<thead>
<tr>
<th>Accessory Use/Structure</th>
<th>Planned Development Zones</th>
<th>Overlay Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>CBCAO Zones</td>
<td>APAO Zones</td>
</tr>
<tr>
<td></td>
<td>RCO</td>
<td>LDO</td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home garden</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Home housing for poultry</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Laundromat (as accessory to a multifamily dwelling, manufactured home park, marina, or campground)</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Limited fuel/oil/bottled gas distribution</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Nursery and garden center (as accessory to an agricultural use)</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Outdoor display of merchandise (as accessory to a retail sales use)</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Outdoor seating (as accessory to an eating or drinking establishment)</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Outdoor storage (as an accessory use)</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Parking facility (as an accessory use)</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Pier, private</td>
<td>p*</td>
<td>p*</td>
</tr>
<tr>
<td>Pier, community or noncommercial docking facility</td>
<td>x</td>
<td>SE*</td>
</tr>
<tr>
<td>Produce stand (as accessory to farm or community garden)</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Rainwater cistern or barrel</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Retail sales (as accessory to a multifamily development)</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Retail sales (as accessory to a manufacturing, warehouse, or wholesale use)</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Satellite dish antenna</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Solar energy collection system, small-scale</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Spa</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Stable, private</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Storage shed</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Swimming pool (as an accessory use)</td>
<td>A</td>
<td>A</td>
</tr>
</tbody>
</table>

For Planned Development Zones: A = Allowable, Blank cell = Prohibited
SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone
P* = Permitted by right, irrespective of treatment by underlying base zone
Blank cell = Allowed if also allowed in underlying base zone
### Table 27-4.302.C: Accessory Use/Structure Table for Planned Development and Overlay Zones

For Planned Development Zones: A = Allowable  
Blank cell = Prohibited  
SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone  
P* = Permitted by right, irrespective of treatment by underlying base zone  

For Overlay Zones only: X = Prohibited, irrespective of treatment by underlying base zone  
Blank cell = Allowed if also allowed in underlying base zone

<table>
<thead>
<tr>
<th>Accessory Use/Structure</th>
<th>Planned Development Zones</th>
<th>Overlay Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wind energy conversion system, small-scale</td>
<td>A</td>
<td>A</td>
<td>A</td>
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</tbody>
</table>
27-4.303. **General Standards for All Accessory Uses and Structures**

A. **Relationship to Principal Use or Structure**

1. Except as otherwise expressly allowed in this Ordinance, an accessory use or structure shall not be established or constructed before the establishment or construction of the principal use or structure.

2. If the principal use or structure is destroyed or removed, the accessory use or structure shall no longer be allowed.

3. Except for agricultural uses, the gross floor area of accessory structures shall not exceed 50 percent of the gross floor area of the principal structure(s) on the lot.

B. **Location of Accessory Uses and Structures**

1. Except as otherwise expressly allowed in this Ordinance, an accessory use or structure shall not be located within any platted or recorded easement or over any known utility, or in an area designated as a fire lane or emergency access route on an approved site plan.

2. No accessory structures shall be located within a perimeter buffer except a screening fence or wall in accordance with Section 27-4.304, Perimeter Buffers.

3. No accessory structure shall impede the access to or function of a vehicle use area.

4. Unless otherwise provided in Sec. 27-4.304, Standards Specific to Accessory Uses and Structures, or Sec. 27-8.203, Allowable Encroachments into Required Yards, no accessory structure shall be located in a required front yard or corner lot side yard.

5. Unless otherwise provided in Sec. 27-4.304, Standards Specific to Accessory Uses and Structures, or Sec. 27-8.203, Allowable Encroachments into Required Yards, accessory uses or structures may be located in a required side yard or rear yard, provided an accessory structure, other than a fence or wall, that is more than ten feet in height is set back from the nearest side or rear lot line one foot for every foot (or fraction thereof) the structure’s height exceeds ten feet.

6. Unless otherwise provided in subparagraph 4 or 5 above, or Sec. 27-4.304, Standards Specific to Accessory Uses and Structures, or Sec. 27-8.203, Allowable Encroachments into Required Yards, accessory uses and structures shall comply with the minimum yard depth standards and structure height limits applicable in the zone where the structure is located.

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263 Table VI of Sec. 27-442 (Regulations) and its associated notes set out minimum setback and maximum height requirements for accessory buildings within Residential zones. The requirements generally prohibit accessory structures in the front yard and require them to be set back at least 25 feet from side and rear lot lines and be no more than 15 feet height. In a number of zones, the setbacks are greater than for principal structures, and the height limit does not reflect the structure’s location relative to the lot lines. We propose replacing these current standards with a new set of standards generally applicable to all accessory uses and structures, irrespective of the zone in which they are located, and to generally allow them in side and rear yards with a maximum height that increases the further they are from the lot line.
27-4.304 Standards Specific to Accessory Uses and Structures

A. General

Standards for a specific accessory use or structure shall apply to the particular individual accessory use or structure regardless of the zone in which it is located or the review procedure by which it is approved, unless otherwise specified in this Ordinance. This subsection sets forth and consolidates the standards for all accessory uses and structures for which a reference to this section is provided in the “Use-Specific Standards” column of the accessory use/structure table in Sec. 27-4.302, Accessory Use/Structure Tables, and in the same order as they are listed in the table. These standards may be modified by other applicable standards or requirements in this Ordinance.

B. Standards for Specific Accessory Uses and Structures

1. Accessory dwelling unit or guest house

An accessory apartment is allowed only as accessory to, and on the same lot as, a single-family detached dwelling unit, subject to the following standards:

a. There shall be no more than one accessory dwelling unit on a lot.

b. An accessory dwelling unit may be within or attached to the principal dwelling (e.g., a downstairs or upstairs apartment), or exist within or as a detached structure (e.g., an apartment above a detached garage or a guesthouse). A manufactured home, recreational vehicle, or travel trailer shall not be used as an accessory dwelling unit.

c. The floor area of an accessory dwelling unit shall be no more than the lesser of 800 square feet or one-fourth the floor area of the principal dwelling unit (excluding carports, garages, and unfinished basements).

d. At least one off-street parking space shall be provided in addition to those required for the primary dwelling.

e. An accessory dwelling unit shall not be leased or rented for tenancies of less than 30 days.

f. Only one kitchen is allowed per accessory dwelling unit.

g. Accessory dwelling units shall not count towards the maximum density standards.

2. Amateur ham radio antenna

a. The antenna shall not exceed a height of 90 feet above grade.

b. An antenna attached to a principal structure on the lot shall be located on a side or rear elevation of the structure.

c. A freestanding antenna shall be located to the rear of the principal structure on the lot, but not within 10 feet of any lot line.

264 This incorporates the “guest house” use recognized by the current Zoning Ordinance as accessory to a one-family detached dwelling, expanding it to include accessory dwelling units under long-term occupancy. Accessory dwelling units serve as one way to provide additional affordable housing opportunities (as well as to provide elderly households supplemental income).

265 This is a new accessory use that Federal Communications Commission (FCC) regulations require local regulations to reasonably accommodate.
d. The Planning Director shall waive or approve a deviation of the above standards if the ham radio operator demonstrates that such waiver or deviation is necessary to accommodate the operator’s amateur communications needs.  

3. Automated teller machine (ATM)  
   a. An ATM designed for walk-up use and located in the exterior wall of a building or a parking area shall be designed to avoid obstructions to pedestrian movement along sidewalks, through public use areas, or between parking areas and building entrances, or vehicular movement in front of buildings or through parking areas.  
   b. If an ATM is designed for use by customers in their vehicles, it shall comply with the accessory use standards (including zones where permitted) in Sec. 27-4.304.B.7, Drive-through Service.

4. Bed and Breakfast (as accessory to a single-family detached dwelling)  
   a. The property owner or a member of the owner’s immediate family shall live in the dwelling as a primary residence and manage the bed and breakfast use.  
   b. The maximum number of guest rooms shall be eight.  
   c. The guest rooms may be within or attached to the principal dwelling or exist within or as a detached structure (e.g., above a detached garage).  
   d. Guest stays shall be limited to no more than two weeks in any one visit.  
   e. No more than two nonresident persons may be employed on the premises.  
   f. Interior residential features shall be retained in a manner that will allow re-conversion to solely a single-family residential use.  
   g. Meals shall be served only to dwelling residents, and overnight resident guests, or their bona fide dining guests.

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266 This provides the flexibility to “reasonably accommodate” amateur ham radio needs. The circumstances under which the standards might be unreasonable are too variable to spell-out in standards. FCC rulings and discussion could serve as a guide (see PRB-1 at http://wireless.fcc.gov/services/index.htm?job=prb-1&id=amateur&page=1).  
267 These are new standards for a new accessory use commonly found in all communities.  
268 This incorporates the “bed-and-breakfast inn” use recognized by the current Zoning Ordinance as an accessory use to a one-family detached dwelling. It eliminates “inn” from the name to avoid confusion with stand-alone visitor accommodation uses that refer to themselves as bed and breakfast inns (addressed in the current and proposed Zoning Ordinances as a “country inn.”) It carries forward the standards in current Sec. 27-445.14 (Bed-and-Breakfast Inn).  
269 This expands the current standard to allow a member of the owner’s immediate family to live in and manage the premises instead of the owner.  
270 This new standard is intended to clarify that guest rooms may be within the dwelling or in an accessory building on the premises.
h. At least one additional parking space per guestroom available for rent shall be provided in addition to those required for the principal dwelling.

i. There shall be no sign or other evidence of the bed and breakfast accessory use except one sign not exceeding 2 feet by 3 feet in area. Such sign may be double-faced and illuminated, but not internally illuminated or back-lit.

j. Other than the sign authorized above, the dwelling and site shall be maintained and landscaped to eliminate outward signs of transient use, and shall be compatible with the neighborhood surroundings.

5. Canopy, Nonresidential

a. The canopy shall have a maximum height of 15 feet, as measured from the finished grade to the underside of the canopy.

b. The design of the canopy, including any columns, shall match the design and exterior building materials of the principal building. The form, pitch, and materials used for a canopy covering a drive-through service facility shall be designed to appear as an extension of the roof covering the principal structure.

c. A canopy covering fuel pumps may include logos or trademarks, but shall not include any other signage or advertising except as authorized by Sec. 27-5.1200, Signage.

d. A canopy shall not be internally illuminated and any lighting on the canopy shall be fully recessed into the canopy, shall use cut-off lighting, and shall not extend downward beyond the ceiling of the canopy.

6. Community Recreation Facility

A community recreation facility is allowed as an accessory use to a residential subdivision or other development including single-family detached dwellings, two- or three-family dwellings, townhouse dwellings, and/or multifamily dwellings, subject to the following standards:

a. The facility shall not abut a thoroughfare (access to the facility shall be provided by an access drive).

b. Off-street parking is not required if the facility is a pocket park.

c. A community recreation facility accessory to a residential subdivision shall be proposed, reviewed, and developed in conjunction with the subdivision, or approved phase thereof.

7. Drive-through Service

a. The drive-through service facilities shall be designed in accordance with Sec. <>, Vehicle Stacking Space.

b. The drive-through service facility shall be designed to avoid obstructions to pedestrian movement along sidewalks, through public use areas, or between parking spaces and building entrances.

c. The design of any roof or awning over the drive-through service facilities and lanes, including any supporting columns and brackets, shall match the design and exterior building materials of the principal building.

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271 This carries forward a current accessory use. It adds standards intended to minimize adverse visual impacts.

272 To be filled in in module 2, development standards.
8. Electric Vehicle (EV) Level 1, 2, or 3 Charging Station
   a. In Center, Commercial, Industrial, and Planned Development zones, EV Level 3 charging stations are allowed as accessory uses to any permitted principal use.
   b. In Residential zones, EV Level 3 charging stations are allowed as accessory uses to: continuing care retirement communities; colleges or universities; government maintenance, storage, or distribution facilities; major utility facilities; country clubs and golf courses; and developments of single-family attached dwellings or multifamily dwellings that contain more than 100 dwelling units.
   c. Except as otherwise provided in subsection d below or where accessory to a single-family detached, duplex, single-family attached, or manufactured home dwelling, EV charging station spaces shall be reserved for the charging of electric vehicles only. Such reserved spaces shall be posted with signage identifying the spaces as reserved only for the charging of electric vehicles, amperage and voltage levels, any enforceable time limits or tow-away provisions, and contact information for reporting non-operating equipment or other problems.
   d. A required accessible parking space for persons with physical disabilities (see Section <>)

9. Family Child Care Home (Large or Small)\textsuperscript{274}
   a. The family child care home shall comply with all applicable State regulations and be appropriately registered with the State prior to operation.

10. Farm Tenant Dwelling (as accessory to an agricultural production use)\textsuperscript{275}
    a. The dwelling shall be owned by the owner of the farm property on which the dwelling is located.
    b. The dwelling shall be occupied only by a tenant for whom a majority of total income comes from work on the farm, and the tenant’s immediate family members.

\textsuperscript{274} A large family child care home incorporates the “small group child care center” use recognized by the current Zoning Ordinance, renaming it to match the term used by State regulations since 2012. A small family child care home incorporates the currently recognized “family day care home” use, renaming it to reflect the “family child care home” name for such facilities that is used by State regulations and to distinguish it from large family child care homes. State regulations require registration and address capacity, suitability, and accessibility of the home, space requirements per child, water supply and sanitation facilities, and outdoor activity areas in addition to operational and staffing requirements. We propose adding a standard reiterating the need for State registration and compliance with State regulations.

\textsuperscript{275} This carries forward a current accessory use, as well as standards incorporated in the current definition of the use, adding the reference to the tenant’s family.

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\textsuperscript{273} To be filled in in module 2, development standards.
11. Helipad (as an accessory use)\textsuperscript{276}
   a. There shall be no existing or proposed flight obstructions that are located outside the helipad site and fall within the approach zone to any landing area.
   b. Auxiliary facilities such as parking, waiting room, fueling, and maintenance equipment are not permitted.

12. Home Based Business\textsuperscript{277}
   a. The business use shall be located within the dwelling unit or an associated accessory building (but not an accessory dwelling unit), and shall involve an area that does not exceed 25 percent of the total floor area of the dwelling unit, or 5000 square feet, whichever is less.\textsuperscript{278}
   b. The principal person conducting the business use shall be a full-time resident of the dwelling, and there shall be no more than two employees who do not reside in the dwelling.\textsuperscript{279}

\textsuperscript{276} This carries forward a current principal use, but as an accessory use to a hospital and subject to two of the standards applicable to the principal use.
\textsuperscript{277} This incorporates the “home occupation” use recognized by the current Zoning Ordinance, renaming it to a term by which such accessory uses are increasingly known. It carries forward standards incorporated into the definition of “home occupation in Sec. 27-107.01 (Definitions).
\textsuperscript{278} This is a new objective standard common to many home based business regulations.
\textsuperscript{279} Current standards include a general provision prohibiting any nonresident employees, but allow one or two nonresident employees for certain home based businesses (those involving clerical work or catering). As a means of reducing vehicular traffic, codes in many communities are flexible about nonresident employees. We recommend that Prince George’s County code be more flexible and allow up to two nonresident employees for all home based businesses.

   c. The business use shall not change the residential character or external appearance of the dwelling unit, its associated structures, or its principal residential use, nor shall there be any exterior evidence, other than a permitted sign, to indicate that the dwelling unit is used for other than residential purposes.
   d. There shall be no outdoor display or storage of goods, equipment, or services associated with the business.\textsuperscript{280}
   e. There shall be no retail sales of goods on the premises except of those goods incidental to the provision of a service by the business use (e.g., a hairdresser may sell shampoo).\textsuperscript{281}
   f. The business shall not involve significantly greater volumes or frequencies of deliveries or shipments, vehicular traffic, or pedestrian traffic than normally expected in a residential area.\textsuperscript{282}
   g. The business shall not result in adverse noise, vibration, odor, glare, fumes, or electrical or communications interference (including visual or audible interference with radio or television

\textsuperscript{280} This modifies the current standard generally prohibiting on-premise storage of merchandise, equipment, or equipment to limit the prohibition to outdoor storage, but to extend it to outdoor displays.
\textsuperscript{281} This is a new standard common to home based business regulations, intended to prevent the business from becoming a retail establishment generating significant traffic.
\textsuperscript{282} This modifies a current provision applicable only to a “low-impact home occupation” that prohibits delivery trucks other than needed for the dwelling unit—expanding it to address vehicular and pedestrian traffic as well and applying it to all home-based businesses.
reception) that can be detected by the normal senses off the premises.\textsuperscript{283}  

h. Off-street parking and loading requirements in Sec. 27-5.200 do not apply to home based businesses. No more than two vehicles associated with the home based business may be based at the subject property, or parked on-site or off-site or on a public street within 400 yards from the property. On request by the Department of Permitting, Inspections, and Enforcement, each dwelling unit resident shall provide for inspection the registrations for all vehicles owned or leased by the resident, titled in the business name, or listed as business personal property on the resident’s or the business’ income or property tax returns.

13. Home Housing for Poultry  
   a. The housing of poultry is allowed only for single-family use when the lot is a minimum of one-half acre, and if it complies with the following standards:
      i. No more than six birds may be housed per lot.
      ii. Roosters are prohibited.
      iii. Slaughtering of birds is prohibited on site.
      iv. The birds shall be housed within a covered enclosure and must be kept in the covered enclosure or a fenced enclosure at all times.
      v. No poultry housing enclosure shall be located closer than 15 or 20 feet to an adjacent property line.

14. Limited Fuel/Oil/Bottled Gas Distribution\textsuperscript{284}  
   a. Limited fuel/oil/bottled gas distribution is allowed as an accessory use to garden centers, convenience stores, retail stores, major and neighborhood shopping centers, automobile service stations, recreational vehicle rental and service uses, industrial equipment sales and rental uses, and storage of petroleum products uses.
   b. Any structure housing the fuel, oil, or bottled gas that is located on a sidewalk or other walkway shall be located to maintain at least five feet of clearance along the walkway for use by pedestrians.
   c. Limited fuel/oil/bottled gas distribution as an accessory use is prohibited with 1,000 feet of an airport, and within the APA-1, -2, and -3S zones of the APAO Zone.

15. Nursery and Garden Center (as accessory to an agricultural use)\textsuperscript{285}  
   a. The subject property shall contain at least 20 contiguous acres that is subject to an existing agricultural assessment.
   b. The display and sale of nursery stock and garden supplies not grown or produced on the premises shall not exceed 21,000 square feet or ten percent of the total display and sales area, whichever is less.

\textsuperscript{284} This incorporates the “bottled gas sales” use recognized as an accessory use by the current Zoning Ordinance, expanding it to include small containers of other fuels and adding standards identifying what uses it may be accessory to and requiring pedestrian clearance along storefront walkways.

\textsuperscript{285} This carries forward a current accessory use and associated standards from Sec. 27-445.05 (Nursery and Garden Center).
c. The display, sale, or repair of motorized nursery or garden equipment is prohibited.

d. All parking, loading, sales, and display areas shall be set back at least 25 feet from any street right-of-way and 150 feet from any adjoining Residentially-zoned land or land containing or approved for a residential use.

e. A Type 2 buffer shall be provided between all sales, display, parking, loading, and storage areas and any adjoining Residentially-zoned land or land containing or approved for a residential use.

16. Outdoor Display of Merchandise (as accessory to a retail sales use or wholesale use)

Outdoor display of merchandise is allowed as an accessory use to any retail sales and service use or wholesale establishment use that is conducted within a building located on the same lot, subject to the following standards:

a. Merchandise displayed shall be limited to that sold or rented by the principal use of the lot.

b. All outdoor display of goods shall be located immediately adjacent to the front or side of the principal building, and not in drive aisles, loading zones, fire lanes, or parking lots.

c. Outdoor display areas along the front or side of a principal building shall be limited to no more than one-half of the length of the building’s front or side, as appropriate.

d. Outdoor display areas shall be located to maintain a clearance area in front of primary building entrances for at least ten feet directly outward from the entrance width.

e. An obstruction-free area at least five feet wide shall be maintained through the entire length of the display area or between it and adjacent parking areas so as to allow pedestrians and handicapped persons to safely and conveniently travel between parking areas or drive aisles to the building and along the front and side of the building, without having to detour around the display area.

17. Outdoor Seating (as accessory to an eating or drinking establishment)

Outdoor seating is allowed as an accessory use to any eating or drinking establishment, subject to the following standards:

a. No sound production or reproduction machine or device (including, but not limited to musical

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286 To be filled in in module 2, development standards.
287 This carries forward a current accessory use. Current Sec. 27-388 (Outdoor Display of Merchandise) includes only one standard, prohibiting displays located more than six feet from the main building from obstructing pedestrian and vehicular traffic. This expands that standard and adds other standards intended to address visual impacts.
288 This carries forward a current accessory use, adding standards intended to address potential impacts on adjacent properties. It also adds special standards for outdoor seating areas on public sidewalks (e.g., sidewalk cafés). Such use of sidewalks, if regulated to avoid interference with pedestrian traffic flow, can contribute greatly towards walkable communities. The proposed standards are intended to provide assurance that a sidewalk seating area does not adversely impact pedestrian traffic flow and is adequately maintained. The standards may have to be altered to fully recognize all entities who control public sidewalks and to reflect their policies.
instruments, loud-speakers, and sound amplifiers) shall be played in the outdoor seating area at volumes that disturb the peace, quiet, or comfort of adjoining properties.

b. Hours of operation of the outdoor seating area shall be the same as those for the eating or drinking establishment.

c. Food preparation shall occur only within the enclosed principal building containing the eating or drinking establishment.

d. The outdoor seating area shall not obstruct the movement of pedestrians along sidewalks or through areas intended for public use.

e. No tables, chairs, umbrellas, or other furnishings or equipment associated with the outdoor seating area shall be attached, chained, or otherwise affixed to any curb, sidewalk, tree, post, sign, or other fixture within the outdoor seating area.

f. The outdoor seating area may be permitted on a public sidewalk abutting or adjacent to the front of the property containing an eating or drinking establishment subject to the following requirements:

i. The outdoor seating area shall be limited to that part of the sidewalk directly in front of the property containing the eating or drinking establishment unless the owner of adjoining property agrees in writing to an extension of the outdoor seating area to that part of the sidewalk in front of the adjoining property.

ii. The operator of the establishment shall enter into a revocable license agreement with the County that has been approved as to form by the County Attorney and:

(A) Ensures that the operator is adequately insured against and indemnifies and holds the County harmless for any claims for damages or injury arising from sidewalk dining operations, and will maintain the sidewalk seating area and facilities in good repair and in a neat and clean condition;

(B) Authorizes the County to suspend authorization of the outdoor seating use, and to remove or relocate or order the removal or relocation of any sidewalk seating facilities, at the owner’s expense, as necessary to accommodate repair work being done to the sidewalk or other areas within the right-of-way containing or near the outdoor seating area; and

(C) Authorizes the County to remove or relocate or order the removal or relocation of any sidewalk seating facilities, at the operator’s expense, if the operator fails to comply with a County order to do so within a reasonable time period.

iii. A clear pathway at least five feet wide shall be maintained to allow through public pedestrian traffic along the sidewalk and from the sidewalk into the entrance to the establishment. A greater width may be required where necessary to ensure the safe and convenient flow of pedestrian traffic.
iv. A clear separation of at least five feet shall be maintained from any alley, crosswalk, fire hydrant, or similar public or emergency access feature in or near the sidewalk. A greater clear distance may be required where necessary to ensure use of the public or emergency access feature.

v. No objects shall be placed along the perimeter of the outdoor sidewalk seating area that would have the effect of forming a physical or visual barrier discouraging the use of the sidewalk by the general public.

vi. Tables, chairs, umbrellas, and other furnishings associated with the outdoor seating area shall be of sufficient quality design, materials, and workmanship to ensure the safety and convenience of area occupants and compatibility with adjacent uses.

18. Outdoor Storage (as an accessory use) 289

a. Within the Center zones, outdoor storage areas shall be located to the rear of the development’s principal building(s). In other zones, outdoor storage areas shall be located to the side or rear of the development’s principal structure(s).

b. Where an outdoor storage area stores goods intended for sale or resale, such goods shall be limited to those sold on the premise in conjunction with the principal use of the lot.

c. Flammable liquids or gases in excess of 1,000 gallons shall be stored underground.

d. No materials shall be stored in areas intended for vehicular or pedestrian circulation.

e. Outdoor storage areas shall be enclosed with either a wall made of masonry material consistent with that of the primary building(s) on the lot, wood, or vinyl (or a combination of such a masonry wall and metal fencing). The height of the wall or fence shall be sufficient to screen stored materials from view from public street rights-of-way, private streets, public sidewalks, and any adjoining residential development. 290

19. Pier, Private 291

a. In a CBCAO Zone, the following standards shall apply:

i. The private pier shall be on a lot within a subdivision that provides a community pier.

ii. The boats secured to the private pier must be owned or used by the owners of the lot.

289 This carries forward a current accessory use, adding standards intended to address safety concerns and visual impacts.

290 The current Zoning Ordinance states in a number of places that outdoor storage shall not be visible from the street. This provides a more prescriptive standard intended to screen outdoor storage areas from not just streets, but also from adjoining residential development.

291 This carries forward a current accessory use and the CBCAO Zone standards applicable to it.
20. Produce stand (as accessory to a farm or community garden)
   a. A produce stand (as accessory to a farm or community garden) shall comply with the following standards:
      i. Produce stands shall not exceed 750 square feet in area and shall not be more than 15 feet in height.
      ii. Produce stands shall be located on the lot where the farm or community garden is located.
      iii. Produce stands shall be:
          (A) Limited to the retail sale of vegetables and fruits grown on the farm or in the community garden.
          (B) Located to minimize the visual impact of the structure from adjacent public streets.
          (C) Limited to a six-month duration in a given location.
          (D) Situated so that adequate ingress, egress, and off-street parking areas are provided.

21. Rainwater Cistern or Barrel
   An aboveground rainwater cistern or barrel is allowed as an accessory use or structure to any principal use or structure, provided it shall:
   a. Be located directly adjacent to the principal structure on a lot.
   b. Not serve as signage or have signage affixed to it.

22. Retail Sales (as an accessory use to a multifamily development)
   a. Minimum net lot area shall be eight acres.
   b. The retail sales use shall be limited to a drug store, amusement arcade with a maximum floor area of 500 square foot, sauna, solarium, health club, newsstand, beauty salon or barber shop, valet shop, delicatessen, or eating or drinking establishment.
   c. The retail sales use shall primarily serve the residents of the multifamily development.
   d. All accessory retail sales uses shall be located in a single building.
   e. (The retail sales use shall not be located above the ground level floor at the front of the building, except eating or drinking establishments, saunas, solariums, and health clubs, which may be located on the top floor of the same building in which the other retail sales uses (if any) are located;
   f. There shall be no separate entrance directly from the outside of the building to any retail sales accessory use.
   g. No sign indicating the existence of the retail sales use shall be visible from outside the building;
   h. The retail sales uses shall be located and constructed in a manner that protects the tenants of the building from noise and traffic, and maximizes their privacy.

292 These are standards for a new sustainable accessory use.

293 This carries forward standards from current Sec. 27-402 (Retail Sales and Consumer Service Establishments).
i. Deliveries from the retail sales use shall be made only to residents or occupants of the building or development.

j. No group of retail sales uses shall be considered an "integrated shopping center."

k. Unless the accessory retail sales use will serve only the residents of the multifamily development, off-street parking and loading areas shall be provided for the accessory retail sales uses in addition to those provided for the residential uses.

23. Retail Sales (as accessory to a manufacturing warehouse, or wholesale use)\(^{294}\)

   a. Retail sales areas shall not make up not more than 15 percent of the gross floor area of the building, or 5,000 square feet, whichever is less.

24. Satellite Dish Antenna\(^{295}\)

   A satellite dish antenna is allowed as an accessory use or structure to any principal use or structure, subject to the following standards:

   a. Only one antenna is allowed to serve a residential dwelling unit. For all other uses, one or more antennas are allowed.

   b. An antenna with a diameter greater than ten feet is allowed only as a Special Exception approved in accordance with Sec. 27-2.304, Special Exception, and if:

      i. It serves only one dwelling unit; and

      ii. It is shown that usable satellite signals cannot be obtained with a smaller size antenna. Usable satellite signals are those signals from communication satellites that are at least equal in quality to those received from local commercial stations or by way of cable television, or that meet accepted broadcast industry standards of good engineering practice.

   c. Each antenna shall be located at least two feet from any side or rear lot line.

   d. The following standards regarding the allowable location of antennas are dependent on the reception of usable satellite signals. Usable satellite signals are those signals from communication satellites that are at least equal in quality to those received from local commercial stations or by way of cable television, or that meet accepted broadcast industry standards of good engineering practice.

      i. Where usable signals can be obtained, the antenna shall be ground-mounted and located in the rear yard.

      ii. If usable signals cannot be obtained from a rear yard location, the antenna shall be ground-mounted and located in either side yard.

      iii. If usable signals cannot be obtained from a side yard location, the antenna may be mounted on a pole or any other structure.

      iv. In no event shall a satellite dish antenna be located in the front yard.

\(^{294}\) This carries forward a current accessory use, and current standards.

\(^{295}\) This carries forward standards that are repeated in various parts of the current Zoning Ordinance (Sec. 27-406.01, Sec. 27-424.02, Sec. 27-451.01, Sec. 27-468.01, Sec. 27-488.01, Sec. 27-536.01, Sec. 27-541.02).
v. On lots having no rear yard (through lots) and on corner lots where the designated front of the main building faces a side street, the rear, side, and front yards, as used herein, shall mean the yards at the rear, side and front of the building.

vi. Notwithstanding anything above to the contrary, an antenna with a diameter of six feet four inches or less may be mounted on the roof of any building other than a single-family dwelling unit.

e. Screening shall be provided along the rear and sides of any ground-mounted antenna that is visible from the street or surrounding property, as viewed at ground level.

25. Solar Energy Collection Facility, Small-Scale\textsuperscript{296}

a. The facility may be located on the roof of a principal or accessory structure, on the side of such structures, on a pole, or on the ground in accordance with the standards in Sec. 27-4.303.B, Location of Accessory Uses and Structures.

b. The facility shall comply with the maximum height standards for the zone in which it is located, provided that a roof-mounted system shall not extend more than 15 feet above the roofline of the structure on which it is mounted.

c. Where an existing structure exceeds the applicable height limit, a solar energy collection facility may be located on its roof irrespective of applicable height standards, provided the system extends no more than five feet above the roof surface.

d. The property owner shall be responsible for negotiating with other property owners in the vicinity to establish any solar easement designed to protect solar access for the solar energy collection facility, and for recording any such solar easement with the Land Records of Prince George’s County.

26. Spa\textsuperscript{297}

a. A public spa shall be subject to the following standards:

i. No person under the age of 16 years shall be admitted into the establishment unless accompanied by a parent or guardian.

ii. At least one person with a current Advanced First Aid Certificate issued by the American Red Cross, or its equivalent, shall be on the premises at all times during operation.

iii. The use shall not constitute a nuisance because of noise, physical activity, or other cause.

b. In the RR Zone, a public spa accessory to a hotel or motel is subject to the following additional standards:

i. The spa shall be for the sole use of hotel or motel guests.

\textsuperscript{296} These are new standards for a new accessory use becoming increasingly common in most communities.

\textsuperscript{297} This carries forward standards relating to public spas in current Sec. 27-409.02. (Spa, Public) and Sec. 27-365(b) (re hotels and motels in RR Zones).
ii. The subject property shall have an area of at least five acres.

iii. The subject property shall have frontage of at least 200 feet on, and vehicular access to, a street with a right-of-way width of at least 120 feet.

iv. If the subject property abuts land that is developed, or approved to be developed, for residential purposes, a substantial fence at least six feet high shall be constructed and maintained along that part of the property line abutting the residential land.

c. No building, structure, or parking area shall be located less than:

i. 50 feet from the street, land in a Residential zone, or land approved for a residential use;

ii. 25 feet from land in a Nonresidential zone or land approved for a commercial or industrial use;

iii. 200 feet from an existing dwelling; and

iv. 150 feet from the centerline of any street or public right-of-way.

27. Swimming Pool (as an accessory use)\textsuperscript{298}

a. In the RE, RR, SFR-A, SFR-B, and TAR zones, an outdoor swimming pool shall be enclosed by a fence at least six feet high (which may be met by a railing attached to an above-grade pool) (See Figure ___).

b. An outdoor swimming pool accessory to a single-family dwelling may be located in required yard except that it shall be set back at least eight feet from the rear lot line.

c. An outdoor swimming pool shall meet the minimum yard depth requirements for a principal building (not for accessory structures) and any applicable locational standards in provisions d and e below.

d. An outdoor swimming pool accessory to a residential development or subdivision shall be subject to the following additional standards:

i. The pool shall be for the sole use of the development’s or subdivision’s residents, and their guests.

ii. The pool (including the apron, filtering and pumping equipment, and buildings) shall be located at least:

\textsuperscript{298}This carries forward and consolidates various standards applicable to accessory swimming pools from current Sec. 27-411 (Swimming pools; Community), Sec. 27-424 (Swimming pools), Sec. 27-451 (Swimming pools), Sec. 27-468 (Swimming pools), and Sec. 27-488 (Swimming pools). Although most of the current standards are not limited to “outdoor” swimming pools, we assume that they were intended to be because they all address potential impacts on adjoining land, which would be minimal if the pool were enclosed in a building.
(A) 75 feet from adjoining land in a Residential zone or land approved for a residential use;
(B) 25 feet from adjoining land in a Nonresidential zone or adjoining land approved for a commercial or industrial use; and
(C) 125 feet from an existing dwelling on adjoining land.

iii. The use of any public address or other loudspeaker system for an outdoor swimming pool shall be restricted to that necessary for safety purposes, and shall not be used for the playing of music or other entertainment.

e. In the RR Zone, an outdoor swimming pool accessory to a hotel or motel is subject to the following additional standards:
   i. The pool shall be for the sole use of hotel or motel guests.
   ii. The subject property shall have an area of at least five acres.
   iii. The subject property shall have frontage of at least 200 feet on, and vehicular access to, a street with a right-of-way width of at least 120 feet.
   iv. If the subject property abuts land that is developed, or approved is to be developed, for residential purposes, a substantial, sightly fence at least six feet high shall be constructed and maintained along that part of the property line abutting the residential land.
   v. No building, structure, or parking area shall be located less than:
      (A) 50 feet from the street, adjoining land in a Residential zone, or adjoining land approved for a residential use;
      (B) 25 feet from adjoining land in a Nonresidential zone or adjoining land approved for a commercial or industrial use;
      (C) 200 feet from an existing dwelling on adjoining land; and
      (D) 150 feet from the centerline of any adjoining street or public right-of-way.

28. Wind Energy Conversion System, Small-Scale

a. Tower-mounted wind energy systems shall not be located within a front yard.

b. A small wind energy system shall be set back a distance equal to its total extended height (e.g., if on a roof, roof height plus the height of any tower extending from the roof) plus five feet from all property lines, public street rights-of-way, and overhead utility lines. Guy wires and other support devices shall be set back at least five feet from all property lines.

c. The maximum height of a small wind energy system (including the tower and extended blades) shall be

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299 These are new standards for a new and growing sustainable accessory use.
the maximum height allowed in the zoning district plus 60 feet.  

- **d.** Sound produced by the wind turbine under normal operating conditions, as measured at the property line abutting an existing residential use, shall not exceed 55 dBA at any time. The 55dBA sound level, however, may be exceeded during short-term events that occur beyond the property owner’s control, such as utility outages and/or severe wind storms.

- **e.** The wind turbine and tower shall be painted or finished in the color originally applied by the manufacturer, or a matte neutral color (e.g., gray, white) that blends into a range of sky colors, or a color consistent with that of the buildings on the site. Bright, luminescent, or neon colors are prohibited.

- **f.** The blade tip or vane of any small wind energy system shall have a minimum ground clearance of 15 feet, as measured at the lowest point of the arc of the blades. No blades may extend over parking areas, public right of ways, driveways, or sidewalks.

- **g.** No illumination of the turbine or tower shall be allowed unless required by the Federal Aviation Administration (FAA).

- **h.** On a freestanding tower, any climbing foot pegs or rungs below 12 feet shall be removed to prevent unauthorized climbing. For lattice or guyed towers, sheets of metal or wood or similar barriers shall be fastened to the bottom tower section such that it cannot readily be climbed.

- **i.** No wind generator, tower, building, or other structure associated with a small wind energy system shall include any signage visible from any public street other than the manufacturer’s or installer’s identification, appropriate warning signs, or owner identification.

- **j.** No small wind energy system intended to connect to the electric utility shall be installed until evidence has been provided to the County that the relevant electric utility company has been informed of the customer’s intent to install an interconnected customer-owned generator.

- **k.** If use of the facility is discontinued for a continuous period of six months, the County shall deem it abandoned and provide the owner a written notice of abandonment stating that the owner has 90 days from the date of receipt of the notice to either resume use of the facility or file a notice of termination with the County. The owner shall remove the facility (including all towers, turbines, and above-ground structures and equipment) within 90 days after a notice of termination is filed.

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300 This provision is intended to allow a wind energy system to extend far enough above structures to capture wind flows that are undisturbed by the structures.
Sec. 27-4.400 Temporary Uses and Structures

27-4.401 General

A. Purpose

The purpose of this section is to authorize the establishment of certain uses (including special events) and structures of a limited duration—i.e., temporary uses and structures. This section also identifies the zones in which such temporary uses and structures are allowed, identifies what type of permit or review is required to establish them, sets out general standards applicable to all temporary uses and structures, and sets out any special standards applicable to particular temporary uses and structures. This section is intended to ensure that such uses or structure do not negatively affect adjacent land, are discontinued upon the expiration of a set time period, and do not involve the construction or alteration of any permanent building or structure.

B. Organization and Applicability

Sec. 27-4.402, Temporary Use/Structure Tables, shows whether a particular type of temporary use or structure is permitted or prohibited within the various zones. Sec. 27-4.403, General Standards for All Temporary Uses and Structures, establishes general standards that apply to all allowed temporary uses and structures. Sec. 27-4.404.B Standards for Specific Temporary Uses and Structures, establishes standards that apply to particular types of temporary uses or structures regardless of the zoning district in which they are allowed or the review procedure by which they are approved, unless expressly stated to the contrary. These standards may be modified by other applicable requirements in this Ordinance.
## 27-4.402. Temporary Use/Structure Tables

### A. Structure of Temporary Use/Structure Tables

#### 1. Organization of Temporary Uses and Structures

The Temporary Use/Structure Tables in this subsection list accessory uses and structures alphabetically.

#### 2. Designation of Uses and Structures

The Temporary Use/Structure Tables in this subsection use the following abbreviations to designate whether and how a temporary use or structure is allowed in a particular zoning district:

- A check (“√”) under a base zone column indicates that the use or structure is allowable as a temporary use or structure by right in the zone, subject to Sec. 27-4.403, General Standards for All Temporary Uses and Structures, any referenced use-specific standards, and all other applicable regulations of this Ordinance. No Temporary Use Permit is required.

- A “T” under a base zone column indicates that the use or structure is allowable as a temporary use or structure in the zone only on approval of a Temporary Use Permit in accordance with Sec. 27-2.309, Temporary Use and Occupancy Permit, subject to Sec. 27-4.403, General Standards for All Temporary Uses and Structures, any referenced use-specific standards, and all other applicable regulations of this Ordinance.

- An “SE” under a base zone column indicates that the use or structure is allowable as a temporary use or structure in the zone only on approval of a Special Exception in accordance with Sec. 27-2.304, Special Exception, subject to Sec. 27-4.403, General Standards for All Accessory Uses and Structures, any referenced use-specific standards, and all other applicable regulations of this Ordinance.

- An “X” under an overlay zone column indicates that the use or structure is prohibited as a temporary use or structure in the overlay zone (in which prohibitions of uses allowed by the underlying zone is an exception), irrespective of whether it is allowed by the underlying zone.

- An SE* under an overlay zone column indicates that, irrespective of whether it is a permitted use in the underlying base zone, the use or structure is allowable as a temporary use or structure in the zone only on approval of a Special Exception in accordance with Sec. 27-2.304, Special Exception, and subject to Sec. 27-4.403, General Standards for All Accessory Uses and Structures, any referenced use-specific standards, and all other applicable regulations of this Ordinance.

### General Standards for All Temporary Uses and Structures

- A “A” under a planned development (PD) zone column indicates that the use or structure is allowable as a temporary use or structure in the zone, subject to Sec. 27-4.403, General Standards for All Temporary Uses and Structures, any referenced use-specific standards, and all other applicable regulations of this Ordinance—unless the PD Plan/Agreement approved for the zone expressly identifies the use or structure as prohibited.

- A blank cell under a base zone column indicates that the use or structure is prohibited as a temporary use or structure in the zone. A blank cell in the overlay zone column means that the use is allowed if also allowed in the underlying base zone.

- An "X" under an overlay zone column indicates that the use or structure is prohibited as a temporary use or structure in the overlay zone (in which prohibitions of uses allowed by the underlying zone is an exception), irrespective of whether it is allowed by the underlying zone.
applicable regulations of this Ordinance.

A P* under an overlay zone column indicates that, irrespective of whether it is prohibited in the underlying base zone, the use or structure is allowable as a permitted temporary use or structure in the zone, subject to Sec. 27-4.303, General Standards for All Accessory Uses and Structures, any referenced use-specific standards, and all other applicable regulations of this Ordinance.

3. Reference to Use-Specific Standards

A particular use or structure allowable as an accessory use or structure in a zone may be subject to additional standards that are specific to the particular accessory use or structure. The applicability of such use-specific standards is noted in the last column of the Temporary Use/Structure Tables (“Use-Specific Standards”) through a reference to standards in Sec. 27-4.404.B, Standards for Specific Temporary Uses and Structures.
## B. Temporary Use/Structure Table for Agricultural and Open Space, and Residential Base Zones

Table 27-4.042.B: Temporary Use/Structure Table for Agricultural and Open Space, and Residential Base Zones

<table>
<thead>
<tr>
<th>Temporary Use/Structure</th>
<th>Agricultural and Open Space Base Zones</th>
<th>Residential Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>PL</td>
<td>AL</td>
<td>AR</td>
</tr>
<tr>
<td>Circus, carnival, fair, or other special event</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Class 3 fill</td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td>Construction-related office/yard</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Farmers’ market (as a temporary use)</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Firewood display and sales</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Flea market</td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td>Garage or yard sale</td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td>Manufactured home as emergency housing</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Modular classroom</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Office trailer</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Seasonal decorations display and sales</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Temporary portable storage unit</td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td>Temporary real estate sales office/model</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Temporary recyclables collection</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Temporary rubble (construction and demolition debris) landfill</td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td>Temporary sawmill</td>
<td>√</td>
<td>√</td>
<td>√</td>
</tr>
<tr>
<td>Wayside stand</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
</tbody>
</table>
C. Temporary Use/Structure Table for Center and Nonresidential Base Zones

<table>
<thead>
<tr>
<th>Temporary Use/Structure</th>
<th>Center Base Zones</th>
<th>Nonresidential Base Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Core</td>
<td>Edge</td>
<td>Core</td>
</tr>
<tr>
<td>Circus, carnival, fair, or other special event</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Class 3 fill</td>
<td>√</td>
<td>V</td>
<td>V</td>
</tr>
<tr>
<td>Construction-related office/yard</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Farmers' market (as a temporary use)</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Firewood display and sales</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Flea market</td>
<td>V</td>
<td>V</td>
<td>V</td>
</tr>
<tr>
<td>Garage or yard sale</td>
<td>V</td>
<td>V</td>
<td>V</td>
</tr>
<tr>
<td>Manufactured home as emergency housing</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Modular classroom</td>
<td>T</td>
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<tr>
<td>Office trailer</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Seasonal decorations display and sales</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Temporary portable storage unit</td>
<td>V</td>
<td>V</td>
<td>V</td>
</tr>
<tr>
<td>Temporary real estate sales office/model</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Temporary recyclables collection</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Temporary rubble (construction and demolition debris) landfill</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Temporary sawmill</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Temporary shelter for commercial displays, sales, and services</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Transient manufactured home or recreational vehicle residence</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Wayside stand</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
</tbody>
</table>

\( \checkmark \) = Allowed without a Temporary Use Permit  \( T \) = Allowed only with a Temporary Use Permit  \( SE \) = Allowed only on approval of a Special Exception  Blank cell = Prohibited
### D. Temporary Use/Structure Table for Planned Development and Overlay Zones

<table>
<thead>
<tr>
<th>Temporary Use/Structure</th>
<th>Planned Development Zones</th>
<th>Overlay Zones</th>
<th>Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Circus, carnival, fair, or other special event</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Class 3 fill</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Construction-related office/yard</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Farmers’ market (as a temporary use)</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Firewood display and sales</td>
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</tr>
<tr>
<td>Flea market</td>
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<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Garage or yard sale</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Manufactured home as emergency housing</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Modular classroom</td>
<td>T</td>
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<tr>
<td>Office trailer</td>
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<tr>
<td>Seasonal decorations display and sales</td>
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</tr>
<tr>
<td>Temporary portable storage unit</td>
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</tr>
<tr>
<td>Temporary real estate sales office/model</td>
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<tr>
<td>Temporary recyclables collection</td>
<td>T</td>
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</tr>
<tr>
<td>Temporary sawmill</td>
<td>T</td>
<td></td>
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</tr>
<tr>
<td>Transient manufactured home or recreational vehicle residence</td>
<td>T</td>
<td>T</td>
<td>T</td>
</tr>
<tr>
<td>Wayside stand</td>
<td>T</td>
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<td>T</td>
</tr>
</tbody>
</table>
27-4.403. General Standards for All Temporary Uses and Structures

Unless otherwise specified in this Ordinance, any temporary use or structure shall:

A. Obtain any other applicable County, State, or federal permits;

B. Not involve the retail sales or display of goods, products, or services within a public right-of-way, except as part of a County-authorized event;

C. Not be detrimental to property or improvements in the surrounding area or to the public health, safety, or general welfare;

D. Be compatible with the principal uses taking place on the site;

E. Not have adverse health, safety, noise, or nuisance impacts on any adjoining permanent uses or nearby residential neighborhoods;

F. Not include permanent alterations to the site;

G. Comply with temporary signage standards in Sec. 27-5.1200, Signage.

H. Not maintain temporary signs associated with the temporary use or structure after the activity ends;

I. Not violate the applicable conditions of approval that apply to a site or a use on the site;

J. Not interfere with the normal operations of any permanent use located on the property; and

K. Be located on a site containing sufficient land area to allow the temporary use, structure, or special event to occur and accommodate associated pedestrian, parking, and traffic movement without disturbing environmentally sensitive lands.

27-4.404. Standards Specific to Temporary Uses and Structures

A. General

Standards for a specific temporary use of structure shall apply to the particular individual temporary use or structure regardless of the zone in which it is located or the review procedure by which it is approved, unless otherwise specified in this Ordinance. This subsection sets forth and consolidates the standards for all temporary uses and structures for which a reference to this subsection is provided in the “Use-Specific Standards” column of the temporary use/structure table in Sec. 27-4.402, Temporary Use/Structure Tables, and in the same order as they are listed in the table. These standards may be modified by other applicable standards or requirements in this Ordinance.

B. Standards for Specific Temporary Uses and Structures

1. Circus, Carnival, Fair, or Other Special Event

   a. The event shall be for no more than 17 days.

   b. Except in a Commercial or Industrial zone, the use shall be located only on a parking lot.

   c. The event shall be located at least 250 feet from any dwelling on adjoining land.

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301 These are new standards that are generally applicable to all temporary uses and structures.

302 This carries forward current standards from Sec. 27-261(k) (Carnival, Circus, Fair, or Similar Temporary Use), adding new provisions d through g to further address potential impacts and concerns.
Division 27-4 Use Regulations
Sec. 27-4.400 Temporary Uses and Structures
27-4.404 Standards Specific to Temporary Uses and Structures
27-4.404.B Standards for Specific Temporary Uses and Structures

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d. The Fire and Emergency Medical Services Department and Police Department shall have determined that the site is accessible for public safety vehicles and equipment.

e. The Department of Permitting, Inspections and Enforcement shall have determined that any existing or proposed permanent or temporary structures comply with applicable regulation of the Building Code.

f. Adequate restroom facilities shall be provided.

g. Owners of adjoining properties shall be notified of the proposed event before its approval.

2. Class 3 Fill

a. The subject property shall not be located within a three-mile radius of properties containing an active or pre-existing, approved, or nonconforming Class 3 fill, sanitary landfill, transfer station, rubble fill, recycling facility, surface mining facility, sludge facility, waste processing facility, or sand and gravel operation.

b. At least 12 inches of soil shall cover all rock or irreducible materials with any linear measurement greater than eight inches.

d. Class 3 fill materials deposited in a fill or disposal area shall be free of pollutants which may constitute a potential public health hazard, reduce surface or groundwater quality, or cause damage to property or drainage systems.

e. Fill operations shall not be located within 500 feet of an existing dwelling, assisted living facility, child care center, community center/facility, place of worship, school, hospital, or nursing home.

f. A Class 3 fill shall meet the buffering and screening requirements of the Landscape Manual, shall provide a 100-foot-wide non-disturbance buffer from all property lines, and shall include landscaping or berms sufficient to screen fill operations from adjoining property in a Residential zone, adjoining public streets or highways, and adjoining property containing an existing dwelling, assisted living facility, child care center, community center/facility, place of worship, school, hospital, or nursing home. All berms and landscaping shall be installed in the initial phase of development, before fill is placed on site.

g. No slope grade may exceed 3:1.

h. The fill operation shall have a staging area with equipment for cleaning truck wheels.

i. The fill operation shall be served by a paved access road that is at least 22 feet wide and designed to accommodate no more than 25 trucks.

j. The site entrance shall have a gate that is locked when the fill is not in operation.

k. Site or operational personnel shall be on site during hours of operation.

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303 This carries forward nonprocedural standards from current Sec. Sec. 27-107.01(a)(47.3) definition of Class 3 fill) and Sec. 27-405.01 (Class 3 Fills).

304 This reference is to a general Special Exception procedural provision addressing extensions of Special Exception approvals.
I. The site shall have proper signage showing the name of the operator, the permit number, hours of operation, and the telephone number of the operator. The site shall also provide directional signs for internal truck traffic and haul routes.

m. The site plan shall provide for final reclamation and stabilization of the site at the cessation of the fill operation.

n. The Class 3 fill site shall be subject to semi-annual site inspections by the Department of Permitting, Inspections, and Enforcement, who shall prepare a written report for the District Council and public review that evaluates the operations on the site and indicates any noncompliance with County and State regulations.

o. A haul road permit shall be obtained from the County Department of Public Works and Transportation (DPW&T) prior to issuance of any grading or building permits related to the Class 3 fill site.

p. A street construction permit shall be obtained from the County Department of Public Works and Transportation (DPW&T) prior to issuance of any grading or building permits related to the Class 3 fill site.

3. Construction-Related Office/Yard

a. A Temporary Use Permit for the use shall be issued only when actual construction on or in the immediate vicinity of the development site necessitates the construction-related office/yard. The permit shall be initially valid for no more than three years. The Planning Director may grant written extensions of this time period for up to three years per extension provided, however, that the permit shall remain valid no longer than the time required for the construction.

b. Adequate measures shall be taken to ensure that the use will not adversely affect the health and safety of residents or workers in the area, and will not be detrimental to the use or development of adjacent properties or the general neighborhood.

c. No item stored or assembled on the subject property shall be sold on the property.

4. Farmers’ Market (as a temporary use)

a. The market shall operate only with written permission from the owner of the property on which it is located.

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305 This incorporates the “temporary contractor’s office, construction yard, construction shed, or storage building,” “contractor’s office, construction yard or shed, or storage building (in connection with a construction project) as a temporary use”, and part of the “contractor’s construction-related facilities/real estate subdivision sales office” recognized by the current Zoning Ordinance. It carries forward specific nonprocedural standards from Sec. 261(a) (Contractor’s Construction-Related Facilities/Real Estate Subdivision Sales Office) and Sec. 27-413 (Temporary Structures and Uses; Wayside Stands).

306 This carries forward standards from Sec. 27-107.01(a)(87.1) (definition of farmers’ market) and Section 27-261(j) (Farmer’s Market or Flea Market), adding provisions h, i, and j to further ensure orderly arrangement and management.
b. The market shall operate for no more than 50 days in any one calendar year.

c. The market shall be open only during daylight hours.

d. Except as provided in provision e below, a farmer’s market shall only be located on the open area or parking lot of private or publicly owned property.

e. The market may operate inside a public or privately owned building during the months of December through March for a period not to exceed a total of 30 days.

f. The market shall provide adequate ingress, egress, and off-street parking areas. Vehicular access to the subject property shall not be by means of streets internal to subdivisions for single-family detached dwellings.

g. Market sales shall be limited to the retail sale of agriculture, aquaculture, and horticulture products produced by the vendor, including the sale of products made by the vendor from such products (e.g., baked goods, jams and jellies, juices, cheeses) and incidental sales of crafts or similar home-made products made by the vendor.

h. Items for sale shall not be displayed or stored within customer pathways.

i. The market shall have an established set of operating rules addressing the governance structure of the market, hours of operation, and maintenance and security requirements and responsibilities.

j. The market shall have a manager authorized to direct the operations of all participating vendors during all hours of operation.

5. **Firewood Display and Sales**

   a. The Temporary Use Permit shall be valid for no more than four months in any 12-month period and shall not be renewable.

   b. The firewood shall be neatly stacked, and the property shall be kept clean and free from debris.

   c. The immediate area within which firewood is displayed or sold shall not be enclosed.

   d. In any Residential Zone or land approved for a residential use, the sales area shall be located at least 25 feet from any street line.

   e. No power-driven log cutting or splitting devices shall be used in connection with the use.

   f. In any Commercial or Industrial Zone or land approved for commercial or industrial use, the sales area shall be located at least ten feet from any street line, and shall not encroach upon any required landscaped area.

---

307 This carries forward standards from current Sec. 27-261(h) (Firewood Displays and Sales).
6. **Flea Market**

   a. The market shall operate only with written permission from the owner of the property on which it is located.

   b. The market shall operate for no more than 30 days in any one calendar year.

   c. The market shall be open only during daylight hours.

   d. The flea market shall only be located on the open area or parking lot of property owned by a public agency or a not-for-profit organization.

   e. Stalls, sales tables, and any other facilities related to the flea market shall be located at least 25 feet from any adjoining street. If located within a parking lot, the facilities shall be located so as to provide sufficient parking facilities for the patrons.

   f. Market sales shall be limited to the retail sale of merchandise, collectibles, crafts, antiques, and other items, excluding automobiles, automobile parts, and nonportable household appliances.

   g. Items for sale shall not be displayed or stored within customer pathways.

   h. The market shall have an established set of operating rules addressing the governance structure of the market, hours of operation, and maintenance and security requirements and responsibilities.

   i. The market shall have a manager authorized to direct the operations of all participating vendors during all hours of operation.

7. **Manufactured Home as Emergency Housing**

   a. The manufactured home shall be used only as a dwelling in times of emergency due to major calamity.

   b. The use shall be certified by the County agency responsible for providing emergency housing.

   c. All requirements for lot coverage, building lines, frontages, yards, height limitations, and off-street parking in the zone in which the manufactured home is located shall be met.

   d. The Temporary Use Permit shall be issued for no more than two years and shall not be renewable.

8. **Modular Classroom**

   a. One modular classroom, not exceeding 700 square feet of gross floor area, may be located on the premises of the private school whose students are receiving instruction under Title 1.

   b. The Temporary Use Permit shall initially be valid for no more than three years. The Planning Director may grant written extensions of this time period for up to two years per extension. The modular classroom shall be removed from the premises upon the earlier of:

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308 This carries forward standards from Sec. 27-107.01(a)(87.1) (definition of flea market) and Section 27-261(j) (Farmer’s Market or Flea Market), adding provisions g, h, and i to further clarify the scope of the use and to address potential adverse impacts.

309 This carries forward standards from current Sec. 27-261 (Mobile Home for Emergency Housing).

310 This carries forward standards from current Sec. 27-261(m) (Compensatory Educational Modular Classrooms).
i. The expiration of the permit; or

ii. The cessation of the educational services provided under Title 1 for a period exceeding 100 consecutive days.

c. The modular classroom shall not be located on a parking lot or in a front yard and its installation shall not cause the removal of any existing trees.

d. Landscaping consisting of live evergreens at least six feet in height and planted ten feet on center shall be installed around the perimeter of the modular classroom (except at entrance or exit ways) prior to the issuance of the Temporary Use Permit.

e. The modular classroom shall be set back at least 25 feet from adjoining land in any Residential zone or land approved for a residential use in any other zone.

9. Office Trailer

a. One office trailer may be located for use on site in conjunction with existing office space accessory to an industrial use during the time in which permanent office space facilities are being constructed on-site, subject to the following:

   i. The gross floor area of the trailer shall not exceed 1,200 square feet.

   ii. There shall be no bathroom facilities or running water provided in the office trailer, and permanent bathroom facilities and running water shall be provided in the existing permanent on-site office space facilities.

   iii. The Temporary Use Permit shall initially be valid for no more than two years. The Planning Director may grant written requests for extension of this time period for one additional period of two years, provided that the applicant has diligently proceeded with development of the permanent office space facilities and that the failure to complete the office facilities within the time of the original permit was not within the control of the applicant. The office trailer shall be removed within 60 days after issuance of the use and occupancy permit for the permanent office space facilities.

b. One office trailer may be located on-site in conjunction with existing office space accessory to a group residential facility which services more than eight persons during the time in which renovations to the permanent office space facilities are being made on-site, subject to the following:

   i. The gross floor area of the trailer shall not exceed 1,200 square feet.

   ii. Temporary bathroom facilities and running water will be provided in the office trailer for staff use only.

   iii. The Temporary Use Permit shall be valid for no more than one year. The Planning Director may grant written requests for extension of this time period for one additional period of two years, provided that the applicant has diligently proceeded with development of the permanent office space facilities.

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311 This carries forward standards from current Sec. 27-261(n) (Trailer for Office Space Accessory to an Existing Industrial Use) and Sec. 27-261(o) (Trailer for Office Space Accessory to an Existing Group Residential Facility which Services more than Eight (8) Persons).
office space facilities and that the failure to complete the office facilities within the time of the original permit was not within the control of the applicant. The office trailer shall be removed within 60 days after completion of the renovations to the permanent office space facilities.

10. **Seasonal Decorations Display and Sales**

   a. A Temporary Use Permit shall be valid for no more than 45 consecutive days.

   b. Except for bona fide nonprofit groups or organizations, in any Residential Zone or land approved for a residential use, the display/sales area shall be located at least 25 feet from an existing street line and from any adjacent lot lines.

   c. Adequate measures shall be taken to ensure that the use will not adversely affect the health and safety of residents or workers in the area, and will not be detrimental to the use or development of adjacent properties or the general neighborhood.

   d. Off-street parking shall be adequate to accommodate the proposed sale of products.

11. **Temporary Portable Storage Unit**

    Temporary storage in a portable storage unit may be permitted to serve an existing use on the same lot, subject to the following standards:

    a. No more than one unit shall be located on a lot.

    b. A unit shall be no more than eight feet wide, 16 feet long, and eight feet high.

    c. No unit shall be placed on a lot for more than 30 consecutive days, or for more than 60 days within any calendar year.

    d. In no case may a unit be placed in the front yard, in any front parking lot of a commercial use, or in fire lanes, passenger loading zones, commercial loading areas, or public rights-of-way.

    e. The owner and operator of the lot containing a portable storage unit shall ensure that the unit is in good condition, free from evidence of deterioration, weathering, discoloration, rust, ripping, tearing, or other holes or breaks. The unit shall be kept locked when not being loaded or unloaded.

    f. The owner and operator of the lot containing a portable storage unit shall ensure that no hazardous substances are stored within the unit.

12. **Temporary Real Estate Sales Office/Model**

    A model home or other building, or unit thereof, located on the site of new development is allowed to be

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312 This carries forward standards from current Sec. 27-261(c) (Seasonal Decorations Display and Sales), adding provision d to address added parking demands.

313 These are new standards for a new temporary use commonly found in most communities.
temporarily used for sales or leasing associated with the development, subject to the following standards:

a. A Temporary Use Permit for the use shall be issued only when actual construction on or in the immediate vicinity of the development site necessitates the sales office/model. The permit shall be initially valid for no more than three years. The Planning Director may grant written extensions of this time period for up to three years per extension provided, however, the permit shall remain valid no longer than the time required for the construction.

b. Adequate measures shall be taken to ensure the use will not adversely affect the health and safety of residents or workers in the area, and will not be detrimental to the use or development of adjacent properties or the general neighborhood.

c. There shall be no more than one such office per builder in the development.

d. The sales office shall be located on a lot or building site approved as part of the development, or within a building approved as part of the development.

e. The building used as or containing a sales office shall comply with all building setbacks and other development requirements.

f. The building shall be aesthetically compatible with the character of the community and surrounding area in terms of exterior color, predominant exterior materials, and landscaping.

g. At least one parking space shall be provided for every 300 square feet of gross floor area devoted to the sales office use. Accessible parking for persons with physical disabilities is required.

h. On termination of the temporary real estate sales/leasing use, the building or unit shall be converted to a permanent permitted use or removed.

13. **Temporary Recyclables Collection**

a. The Temporary Use Permit shall be valid for no more than three years. The Department of Permitting, Inspections, and Enforcement may grant written requests for extension of this time period for three years per extension, provided the use continues in accordance with any approved conditions.

b. The use shall be limited to collection and removal at regular intervals. It shall not include long-term or bulk storage and shall be limited to a maximum area of 25,000 square feet.

14. **Temporary Sawmill**

a. No machinery shall be located less than 50 feet from any boundary of the subject property, and all machinery shall be secured against unauthorized use.

b. After the removal and cutting of timber, all debris and sawdust piles shall be removed, and the premises shall be left in a sightly condition.

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314 This carries forward standards from current Sec. 27-261(a) (Contractor’s Construction-Related Facilities/Real Estate Subdivision Sales Office) and Sec. 27-413 (Temporary Structures and Uses; Wayside Stands). It adds proposed new standards c through h, intended to address additional aspects and impacts of the temporary use.

315 This carries forward standards from current Sec. 27-261(g) (Recyclable Materials Collection).

316 This carries forward a current temporary use.
15. Temporary Shelter for Commercial Displays, Sales, and Services\textsuperscript{317}

a. Promotional displays or sales, seasonal activities, income tax consultant’s offices, carload sales of products, sidewalk sales, and demonstration of products in a parking lot may be allowed in a trailer or tent, provided the Temporary Use Permit shall be valid for no more than three consecutive months.

16. Transient Manufactured Home or Recreational Vehicle Residence\textsuperscript{318}

a. The manufactured home or recreational vehicle shall be located on a lot with an area of at least five acres.

b. The principal use of the lot shall be an activity for which the County levies an amusement tax, and the occupants of the manufactured home or recreational vehicle shall be employed in connection, or otherwise reasonably associated, with the activity.

c. The Temporary Use Permit shall be valid for no more than 120 cumulative days per any one year, except that a permit for a manufactured home or recreational vehicle used in connection with a pari-mutuel racetrack shall be valid for no more than two 218 cumulative days per calendar year.

17. Wayside Stand\textsuperscript{319}

a. The stand shall be used only for the sale of agricultural products grown or produced on the premises and the incidental sale of agricultural products not grown or produced on the premises.

b. The Temporary Use Permit shall be valid for no more than two years. The Planning Director may grant written requests to extend this time period for up to two years per extension.

c. The stand shall be located not less than 25 feet from an existing street.

d. Adequate measures shall be taken to ensure that the use will not adversely affect the health and safety of residents or workers in the area, and will not be detrimental to the use or development of adjacent properties or the general neighborhood.

\textsuperscript{317} This carries forward the standard from current Sec. 27-261(d) (Temporary Shelter for Commercial Displays, Sales, and Services).

\textsuperscript{318} This incorporates the “transient mobile home or camping trailer residence” temporary use recognized by the current Zoning Ordinance, using more up-to-date terms for “mobile home” and “camping trailer.” It carries forward standards from current Sec. 27-261(f) (Transient Mobile Home or Camping Trailer Residence).

\textsuperscript{319} This carries forward standards from current Sec. 27-262(b) (Wayside Stand) and Sec. 27-413 (Temporary Structures and Uses; Wayside Stands).
Division 8: Interpretation and Definitions
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DIVISION 27-8  INTERPRETATION AND DEFINITIONS

Sec. 27-8.100  General Rules for Interpretation

The following rules shall apply for construing or interpreting the terms and provisions of this Ordinance.

27-8.101.  Meanings and Intent

All provisions, terms, phrases, and expressions contained in this Ordinance shall be interpreted in accordance with the general purposes set forth in Sec. 27-1.300, General Purpose and Intent, and the specific purpose statements set forth throughout this Ordinance. When a specific section of these regulations provides a different meaning than the general definition provided in Sec. 27-8.400, Terms and Uses Defined, the specific section’s meaning and application of the term shall control.

27-8.102.  Headings, Illustrations, and Text

In the event of a conflict or inconsistency between the text of this Ordinance and any heading, caption, figure, illustration, table, or map, the text shall control. Graphics and other illustrations are provided for informational purposes only and should not be relied on as a complete and accurate description of all applicable regulations or requirements.

27-8.103.  Lists and Examples

Unless otherwise specifically indicated, lists of items or examples that use terms like “for example,” “including,” and “such as,” or similar language are intended to provide examples and are not exhaustive lists of all possibilities.

27-8.104.  Computation of Time

The time in which an act is to be done shall be computed by excluding the first day and including the last day. If a deadline or required date of action falls on a Saturday, Sunday, or holiday observed by the Town, the deadline or required date of action shall be the next day that is not a Saturday, Sunday, or holiday observed by the Town. References to days are calendar days unless otherwise stated.

27-8.105.  References to Other Regulations/Publications

Whenever reference is made to a resolution, ordinance, code, statute, regulation, or document, it shall be construed as a reference to the most recent edition of such regulation, manual, resolution, ordinance, code, statute, regulation, or document, unless otherwise specifically stated.

27-8.106.  Delegation of Authority

Any act authorized by this Ordinance to be carried out by a specific official of the County may be carried out by a professional-level designee of such official at the direction of the official.

27-8.107.  Technical and Nontechnical Terms

Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning.

27-8.108.  Public Officials and Agencies
All public officials, bodies, and agencies to which references are made are those to Prince George’s County or the Maryland-National Capital Park and Planning Commission (MNCPPC).

27-8.109. **Mandatory and Discretionary Terms**

The words “shall,” “must,” and “will” are mandatory in nature, establishing an obligation or duty to comply with the particular provision. The words “may,” “may only,” “shall not,” and “should” are permissive in nature.

27-8.110. **Conjunctions**

Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

A. “And” indicates that all connected items, conditions, provisions or events apply or are required;

B. “Or” indicates that only one of the connected items, conditions, provisions, or events applies or is required; and

C. “And/or” indicates that one or more of the connected items, conditions, provisions, or events apply or are required.

27-8.111. **Tenses and Plurals**

Words used in the present tense include the future tense. Words used in the singular number include the plural number and the plural number includes the singular number, unless the context of the particular usage clearly indicates otherwise. Words used in the masculine gender include the feminine gender, and vice versa.

27-8.112. **Term Not Defined**

If a term used in this Ordinance is not defined in this article, the Planning Director as appropriate, shall have the authority to provide a definition based on the definitions used in accepted sources—including, but not limited to, A Planners Dictionary, A Glossary of Zoning, Development, and Planning Terms, and A Survey of Zoning Definitions, published by the American Planning Association.
Sec. 27-8.200  Measurement, Exceptions, and Variations of Intensity and Dimensional Standards

27-8.201.  Measurement

A.  Net Lot Area

Net lot area shall be determined by measuring the total horizontal land area (in acres or square feet) within the lot lines of the lot, excluding public street or alley rights-of-way and private street or alley easements, and land lying within the 100-year floodplain. For purposes of determining net density, floor area ratio, or lot coverage, any part of the net lot area dedicated as recreation area, park, greenway, or other public open space in conjunction with a development approval in accordance with this Ordinance shall continue to be considered part of the net lot area of the development site.

B.  Lot Width

Lot width shall be determined by measuring the distance along a line delineating the minimum front setback applicable to the lot, between its intersections with the side lot lines, or for corner lots, between a corner side lot line and the opposite side lot line. (See Figure 27-8.201.B: Lot Dimensions.)

C.  Net Density (Dwelling Units per Acre)

Net density (expressed as dwelling units per acre) shall be determined by dividing the total number of dwelling units located or proposed on a lot by the net lot area (see subsection 27-8.201 above). If net lot area is measured in square feet, the result of this division shall be multiplied by 43,560. Net density standards apply only to residential development comprised of dwelling units. For purposes of determining net density standards, an accessory apartment shall not count as a dwelling unit.

D.  Floor Area Ratio

Floor area ratio (FAR) shall be determined by measuring the gross floor area (in square feet) devoted to nonresidential on
Division 27-8 Interpretation and Definitions
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27-8.201.E Lot Coverage

all floors of all buildings located or proposed on a lot by the net lot area (in square feet) (see Sec. 27-8.201.A above). FAR standards apply only to nonresidential development.

E. Lot Coverage
Lot coverage (expressed as a percentage of net lot area) shall be determined by measuring the total horizontal land area of the lot (in acres or square feet) covered by all buildings and areas for vehicular access and parking, dividing that coverage area by the net lot area (see Sec. 27-8.201.A above), and multiplying the result by 100.

F. Structure Height
The height of a structure generally shall be determined by measuring the vertical distance from the mean elevation of the finished grade at the base of the structure up to the highest point of the structure. Generally, structure height shall be measured from the mean elevation of the finished grade at the base of the structure up to:

1. The deck for a flat roof;
2. The mean height level between eaves and ridge for a gable, hip, cone, gambrel, or shed roof; or
3. The deck line of a mansard roof.

(See Figure 27-8.201.F: General Height Measurement.)

Where those portions of a structure above a specified height are required to be step-backed an additional distance from the minimum yard depth, structure height shall be measured from the base of the structure’s facade/wall facing the relevant yard.

Figure 27-8.201.F: General Height Measurement.

G. Yard Depth
1. Generally
The depth of front, corner side, side, and rear yard on a lot shall be determined by measuring the horizontal distance along a straight line extending at a right angle from the...
2. **Front and Corner Side Yard Depths**

   a. **Corner Lot**

      i. On a corner lot, the front and corner side yard depth shall be measured—and the minimum front and corner side setback requirements applied—from the front or corner side lot line, as appropriate.

      ii. On a corner lot where the intersecting right-of-way boundaries are defined by a radius, the front and corner side setbacks shall be measured—and the minimum front and corner side yard depth requirements applied—from the front or corner side lot line, as appropriate, extended to form an intersecting angle with an extension of the corner side or front lot line, as appropriate. (See Figure 27-8.201.B: Lot Dimensions.)

   b. **Through Lot**

      A through lot shall have a front yard along each of its parallel or nearly parallel street-fronting lot lines. (See Figure 27-8.201.G.2.b: Through Lot.)

   c. **Flag Lot**

      On a flag lot, the front yard depth shall be measured within the “flag” portion of the lot, from the lot line delineating the base of that portion. (See Figure 27-8.201.G.2.c: Flag Lot Front Setback.)
Figure 27-8.201.G.2.c: Flag Lot Front Yard Depth

d. **Measured from Future Street Right-of-Way**

Where County-adopted plans call for the future widening of the street right-of-way abutting a lot and identify the future right-of-way boundary (e.g., by delineating the boundary or establishing its distance from the street’s centerline), the front and corner side yard depths shall be measured—and the

minimum front and corner yard depths requirements applied—from the future right-of-way boundary. (See Figure 27-8.201.G.2.d: Setback Abutting Future Right-of-Way.)

Figure 27-8.201.G.2.d: Setback Abutting Future Right-of-Way.


**A. Reduction of Minimum Net Lot Area or Width to Block Face Average**

If the average net area or width of existing lots located on the same block face and in the same zone is less than the minimum net lot area or minimum lot width (as appropriate) applied to a lot by the standards in Division 27-3: Zones and Zone Regulations, the minimum net lot area or minimum lot width (as appropriate) applicable to a lot on the block face shall be
reduced to such average. Calculation of the average shall exclude any net lot area or width (as appropriate) that exceeds the next largest net lot area or next widest lot width by more than 25 percent. (See Figure 27-8.202.A: Reduction of Minimum Lot Area, Lot Width, and Front Setback to Block Face Average.)

B. Reduction of Minimum Front Setbacks to Block Face Average

If the average front setback on improved lots located on the same block face and in the same zone is less than the minimum front setback applied to a lot by the standards in Division 27-3: Zones and Zone Regulations, the minimum front setback applicable to a lot on the block face shall be reduced to such average. Calculation of the average shall exclude any front setback that exceeds the next deepest setback by more than 15 feet. (See Figure 27-8.202.A: Reduction of Minimum Lot Area, Lot Width, and Front Setback to Block Face Average.)

C. Exceptions to Maximum Structure Height

The maximum structure height limits established in Division 27-3: Zones and Zone Regulations, shall not apply to the following structures or structural elements:

1. Monuments, water towers, silos, granaries, barns, utility transmission towers, derricks, cooling towers, fire towers, and other similar structures not intended for human occupancy.

2. Spires, belfries, cupolas, domes, chimneys, elevator shaft enclosures, ventilators, skylights, mechanical equipment and appurtenances, and similar rooftop structures or...
structural elements not intended for human occupancy, provided they:

a. Cover not more than 25 percent of the roof area of the structure to which they are attached;

b. Comply with applicable screening requirements for mechanical equipment and appurtenances in Sec. <>; and

c. Extend above the applicable maximum height limit by no more than 25 percent of the height limit (unless otherwise allowed in this Ordinance).

3. Ham radio antennas, roof-mounted satellite dishes, and television or radio antennas, provided they comply with height limits established for the specific use in Sec. <>.

4. Roof-mounted small-scale solar energy collection systems, in accordance with the height standards in Sec. <>.


6. Telecommunication facilities, in accordance with the height standards in Sec. <>.

27-8.203. Allowable Encroachments into Required Yards/Build-to Zones

Every part of every required yard shall remain open and unobstructed from the ground to the sky except as otherwise allowed in Table 27-8.203, Allowable Encroachments into Required Yards, or allowed or limited by provisions in Sec. <>, or elsewhere in this Ordinance. (See Figure 27-8.203: Allowable Encroachments into Required Yards.)

<table>
<thead>
<tr>
<th>FEATURE</th>
<th>EXTENT AND LIMITATIONS OF ENCROACHMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Open balconies and fire escapes</td>
<td>May extend up to five feet into any required minimum yard</td>
</tr>
<tr>
<td>2. Decks, porches (screened or unscreened), stoops, or exterior stairways</td>
<td>May extend up to five feet into any required minimum yard; decks and porches decks and porches on a single-family attached dwelling may extend to a rear lot line that abuts permanent open space or to within 3 feet of a rear lot line that abuts another single-family attached dwelling lot, provided that any stairs leading to the deck or porch is at least 3 feet from the rear lot line</td>
</tr>
<tr>
<td>3. Bay windows</td>
<td>May extend up to three feet into any required minimum yard if no more than 10 feet wide</td>
</tr>
<tr>
<td>4. Chimneys or fireplaces</td>
<td>May extend up to three feet into any required minimum yard</td>
</tr>
<tr>
<td>5. Moveable awnings</td>
<td>May extend up to three feet into any required minimum yard</td>
</tr>
<tr>
<td>6. Roof eaves and overhangs, or marquees</td>
<td>May extend up to 18 inches into any required minimum yard</td>
</tr>
<tr>
<td>7. Window sills or entablatures</td>
<td>May extend into or be located in any required minimum yard</td>
</tr>
<tr>
<td>8. Patios or terraces, or walkways</td>
<td>May extend into or be located in any required minimum yard</td>
</tr>
<tr>
<td>9. Signs, projecting or freestanding</td>
<td>May extend into or be located in any required minimum yard in accordance with Sec. &lt;&gt;</td>
</tr>
<tr>
<td>10. Driveways and parking areas</td>
<td>May be located in any minimum required yard unless restricted by other provisions in this Ordinance</td>
</tr>
<tr>
<td>11. Garages, detached</td>
<td>May extend into or be located in any required minimum side or rear yard, subject to the height-related setback standards in Sec. &lt;&gt;</td>
</tr>
<tr>
<td>12. Flagpoles</td>
<td>May be located in any required yard if less than 20 feet high, set back from side and rear lot lines by at least ten feet</td>
</tr>
</tbody>
</table>
### Table 27-8.203: Allowable Encroachments into Required Yards/Build-to Zones

<table>
<thead>
<tr>
<th>FEATURE</th>
<th>EXTENT AND LIMITATIONS OF ENCROACHMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>12. Lighting fixtures, projecting or free-standing (including lampposts)</td>
<td>May be located in any required minimum yard</td>
</tr>
<tr>
<td>13. Mailbox, freestanding</td>
<td>May be located in any required minimum yard</td>
</tr>
<tr>
<td>14. Fences or walls (including associated gates and arbors)</td>
<td>May be located in any required minimum yard, subject to the limitations in Sec. 27-8.202.C</td>
</tr>
<tr>
<td>15. Accessory structures other than those listed above</td>
<td>May be located in a required minimum side or rear yard, subject to the limitations in Sec. 27-8.202.C</td>
</tr>
<tr>
<td>16. Swimming pool</td>
<td>May be located in any required minimum yard</td>
</tr>
<tr>
<td>17. Vegetation and landscaping and minor ornamental yard or garden features such as retaining walls, fountains, ponds, birdbath, sculptures and similar landscaping features</td>
<td>May be located in any required minimum yard</td>
</tr>
</tbody>
</table>

![Figure 27-8.203: Allowable Encroachments into Required Yards](image-url)
Sec. 27-8.300 Use Classifications and Interpretation

27-8.301 Principal Use Classification System

A. Purpose
This subsection is intended to provide a systematic framework for identifying, describing, categorizing, consolidating, and distinguishing land uses in a way that makes it easier to determine whether a particular use, activity, or combination of activities should be considered a form or example of a use listed as an allowable principal use in the use tables in Sec. 27-4.202, Principal Use Tables, or is subject to other use-specific provisions in this Ordinance. This subsection is also intended to guide interpretations of how a particular unlisted use should be categorized and to address future additions to the use tables.

B. Structure of Principal Use Classification System
The following three-tiered hierarchy of use classifications, use categories, and use types is used to organize allowable uses listed in Sec. 27-4.202, Principal Use Tables, and the use-specific standards set out in Sec. 27-4.203, Standards Specific to Principal Uses.

1. Use Classifications
Use Classifications are very broad and general (e.g., Agricultural Uses, Residential Uses, Institutional Uses, Commercial Uses, and Industrial Uses).

2. Use Categories
   a. Use Categories represent major subgroups of the use classifications that have common functional, product, or physical characteristics, such as the type and amount of activity, type of occupants or users/customers, or operational characteristics. For example, the Commercial Use Classification is divided into multiple use categories, including Eating or Drinking Uses and Visitor Accommodation Uses.

   b. Each use category is described in terms of the common characteristics of included uses (including common or typical accessory uses), examples of common use types included in the category, and, for a number of use categories, exceptions—i.e., those uses that might appear to fall within the use category, but are included in another use category.

3. Use Types
Use Types identify specific principal land uses whose characteristics are considered to fall within the various use categories. For example, bars, lounges, brewpubs, and restaurants are use types within the Eating or Drinking Use Category. Each use type is defined in Sec. 27-8.300, Use Classifications and Interpretation. While the Residential and Institutional use classifications tend to include relatively specific and well-defined use types, the Commercial and Industrial use classifications tend to include broader uses types, reflecting the wider range and ever-growing variety of commercial and industrial uses existing in the community.

C. Agricultural and Open Space Uses Classification

1. Agriculture/Forestry Uses
The Agriculture/Forestry Uses category is characterized by activities related to: the production of field crops, fruits,
vegetables, ornamental and flowering plants, and the breeding, raising, or keeping of livestock, poultry, swine, or other animals for food or other marketable products. The Agriculture/Forestry Uses category also includes forestry or silvicultural activities related to the planting, management, protection, and harvesting of trees for timber or other forest products. Use types include: agricultural production and forestry; the keeping of horses or ponies; other agricultural uses; private noncommercial gardening and community gardens; and similar uses. This use category does not include the processing of animal or plant products for wholesale or retail sale purposes, which is generally considered an industrial manufacturing use type. Accessory uses may include offices, storage areas, barns, irrigation systems, and repair facilities related to the agricultural and forestry activities.

**Agricultural production**\(^{322}\)

The business, science and art of cultivating and managing the soil, composting (to include the composting of regionally generated sewer sludge pursuant to a permit issued by the state), growing, harvesting, and selling crops, livestock and the products of forestry, horticulture, floriculture, viticulture, hydroponics, animal husbandry, i.e., breeding, raising, or managing livestock, including horses, poultry, fish, game, and fur-bearing animals, dairying, beekeeping and similar activities. Agriculture includes processing on the farm of an agricultural product in the course of preparing the product for market, which may cause a change in the natural form or state of the product. The term "Agriculture" shall not include the commercial feeding of garbage or offal to animals, the slaughtering of livestock for marketing (except otherwise permitted by law) or the disposal of sludge except for fertilization of crops, horticultural products, or floricultural products in connection with an active agricultural operation or home gardening.

**Community garden**\(^{323}\)

A private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person, household, family, or non-profit organization for personal or group use, consumption, or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

**Forestry**\(^{324}\)

The use of land whereby forests are tended, harvested for commercial purposes, and reforested either by natural or artificial reforestation, and where timber is cut and sorted on-site.

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322 This incorporates that part of the “agriculture” use recognized by the current Zoning Ordinance that involves the production of crops and livestock (e.g., farming)—but not the equine activities or forestry parts.

323 A new definition for a new principal use.

324 A new definition for a carried forward principal use (the current ordinance incorporates forestry into its definition of “agriculture”).
Keeping of horses or ponies

The use of land and structures to provide forage, shelter, and care to one or more horses or ponies.

Other agricultural use

Any agricultural use that is not specifically listed in the principal use tables. Examples include, but are not limited to, aquaculture, hydroponics, and fungiculture.

2. Agriculture/Forestry-Related Uses

The Agriculture/Forestry-Related Uses category includes use types that provide support and services to agricultural and forestry uses, or are otherwise closely related to agricultural or forestry production in their form and function. Use types include: equestrian centers; riding stables; farm machinery and implement sales and rental (or repair); farm supply sales; farm markets; farm wineries; farm distribution hubs; agricultural research facilities; rural corporate retreats; sawmills; and similar uses. Accessory uses may include offices, storage areas, sale of produce and meat on the site where it is raised, and retail sales.

Agriculture research facility

A facility for the investigation, testing, and demonstration of agricultural products and processes, including biotechnical agriculture, veterinary, soil, plant and animal sciences.

Equestrian center

A facility designed and intended for the teaching and display of equestrian skills—including, but not limited to, show jumping and dressage—and the hosting of events, competitions, exhibitions, or other displays of equestrian skills. Accessory uses include the caring for, breeding, boarding, dealing, selling, renting, riding, or training equines. It includes barns, stables, rings, paddocks, or other related accessory structures.

Farm distribution hub

A place where farmers can deliver agricultural products for pick-up by consumers or wholesalers, but not including a central place operated by a farm co-op where farmers can deliver products for pick-up by consumers. Farm product distribution hub does not include such uses as trucking operation, stockyard, auction house, slaughterhouse, or cannery or other processing facility.

Farm supply sales and farm machinery/implement sales, rental, or repair

An establishment for the sale of plant seeds and bulbs, animal feed, fertilizer, herbicides and soil conditioners,
fungicides and insecticides, and similar products to farmers; or for the sale, rental, and/or repair of equipment normally or routinely used on farms and gardens, and related parts, tools and accessories—but not of non-farm equipment or materials.

Farm market

A principal use that includes the sale of horticultural or agricultural products, including nursery stock, perennial, annuals, bulbs, mulch, compost, dried flowers, Christmas trees and greens, fresh produce, honey, cider, and similar agricultural products—where at least 25 percent of the products sold are agricultural products produced on-site.

Farm winery

An agricultural processing facility located on a farm with a producing vineyard, orchard, or similar growing area and with facilities for fermenting and bottling wine on the premises where the owner manufactures wine and/or pomace brandy from fresh fruits or other agricultural products as allowable by state law. A farm winery includes crushing, fermenting and refermenting, bottling, blending, bulk and bottle storage, aging, shipping, receiving, laboratory equipment and maintenance facilities, administrative office functions and related agricultural tourism activities.

Riding stable

An establishment where horses are boarded and cared for, where horses may be rented to the general public for riding, and where instruction in riding, jumping, and showing may be offered.

Rural corporate retreat

A use, compatible with agriculture, horticulture, animal husbandry, open space and/or historic preservation, which is engaged in the study, testing, design, invention, evaluation, or development of technologies, techniques, processes, or professional and consulting services, and education and training related to such advances and services. Rural corporate retreats may be utilized for basic and applied research services and education wherein the inquiry process is conducted in a manner similar to that of institutions of higher learning or management consulting firms. Rural corporate retreat facilities may include facilities for associated training programs, seminars, conference, and related activities.

Sawmill (as a principal use)

An operation or facility established for the purpose of sawing or planning of logs or trees into rough slabs.

3. Open Space Uses

The Open Space Uses category includes use types focusing on open space areas largely devoted to natural landscaping and outdoor recreation, and tending to have few structures. Use types include: parks (including recreational and natural area parks); greenways; arboretums and botanical gardens; cemeteries; and

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331 A new definition for a new principal use, intended to expand the range of rural-compatible uses available to help farmers retain farmland.
332 This carries forward a principal use in the current zoning ordinance.
333 This carries forward a current use and incorporates that part of the “equine activities” use which involves riding stables
334 A new definition for a new principal use intended to expand the range of rural-compatible uses available to help farmers retain farmland.
335 A new definition for a carried forward use (the current ordinance doesn’t define the use).
similar uses. This use category does not include athletic fields, golf courses, golf driving ranges, or other primarily outdoor recreational uses (categorized in the Recreation/Entertainment Uses category). Accessory uses may include caretaker’s quarters, clubhouses, statuary, fountains, maintenance facilities, concessions, and parking.

**Arboretum or botanical garden**[^336]

A place where trees, shrubs, or other woody plants are grown, exhibited, or labeled for scientific, educational, or passive recreational purposes—but not including the harvest of plants or their produce.

**Cemetery**[^337]

A place used for the permanent interment of dead human bodies (or their cremated remains) or pet animal bodies. A memorial garden located on the premises of a "Church," where only the ashes of deceased persons may be scattered or placed, is not a "Cemetery."

**Park or greenway**[^338]

A park consists of land used for recreation, exercise, sports, education, rehabilitation, or similar activities, or a land area intended to enhance the enjoyment of natural features or natural beauty, specifically excluding commercially operated amusement parks. A greenway is a linear park that links various parts of the community with bicycle and facilities such as bicycle paths and footpaths.

**Public beach and public water-oriented recreational and educational area**[^339]

The use of and development of public facilities on a public beach for recreational or educational purposes.

[^336]: A new definition for a new principal use.
[^337]: This carries forward a use in the current zoning ordinance.
[^338]: A new definition for a new principal use. It incorporates the “park or playground” use recognized by the current zoning ordinance, expanded to include greenways.
[^339]: A new definition for a carried over principal use (the current ordinance doesn’t define the use).
D. Residential Uses Classification

1. Household Living Uses

The Household Living Uses category includes use types providing for the residential occupancy of a dwelling unit by a single family. Tenancy is generally arranged on a month-to-month or longer basis. Use types include: single-family detached dwellings; two-family dwellings; three-family dwellings; multifamily dwellings; townhouse dwellings, live-work dwellings artist residential studios; and manufactured home dwellings. This use category does not include residential use types that generally involve some level of managed personal care for a larger number of residents (e.g., assisted living facilities or boarding house), which are categorized as Group Living Uses category. It also does not include use types where persons generally occupy living units for Uses category. Accessory uses common to Household Living Uses include recreational activities, raising of domestic pets, hobbies, swimming pools, and parking of the occupants’ vehicles. Some accessory uses (e.g., home occupations and accessory dwelling units) are subject to additional regulations (see Sec. 27-4.300, Accessory Uses and Structures).

Artists’ residential studios

A mixed-use community for artists made up of one or more adjoining structures with working and living space restricted to artists, and with eight or more artist units. Artist units may be on any floor and certain nonresidential uses on the first floor. All structures and common areas are owned or controlled by a nonprofit corporation or association that restricts artist unit use and occupancy to artists and their families, and is responsible for maintenance of the structures and their continued use as artists’ residential studios.

Dwelling, live-work

A structure or portion of a structure combining a residential dwelling unit for one or more persons with an integrated work space principally used by one or more of the dwelling unit residents.

Dwelling, manufactured home

A factory-built structure, transportable in one or more sections, that is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. This includes any structure with respect to which the manufacturer voluntarily files a certification required by the Secretary of the United States Department of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. § 5401 et seq.), as amended. This does not include travel trailers or recreation vehicles.

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340 This use is carried forward from the current zoning ordinance. Sec. 27-445.09 provisions identifying allowable accessory uses are incorporated into the definition of the use.

341 A new definition for a new principal use.

342 A modified definition for a carried forward “mobile home” principal use. (It incorporates the “mobile home” use recognized by the current zoning ordinance, replaced the obsolete name with one used today.)
Division 27-8 Interpretation and Definitions
Sec. 27-8.300 Use Classifications and Interpretation
27-8.301 Principal Use Classification System
27-8.301.D Residential Uses Classification

Dwelling, multifamily
A dwelling other than a townhouse dwelling containing four or more dwelling units. Units may be located side by side in a horizontal configuration or stacked one above the other in a vertical configuration, sharing common vertical walls or horizontal floors and ceilings. Multifamily dwellings include what are commonly called apartments, or condominium units, but not townhouse dwellings.

Dwelling, single-family detached
A single detached dwelling on a lot, other than a manufactured home dwelling, that contains a single dwelling unit (excluding any accessory dwelling unit).

Dwelling, three-family
A dwelling containing three dwelling units. Units may be located side by side in a horizontal configuration or stacked one above the other in a vertical configuration, sharing common vertical walls or horizontal floors and ceilings.

Dwelling, townhouse
A dwelling containing four or more dwelling units that are attached horizontally through common walls, with each dwelling unit occupying space from the ground to the roof of the building, and located on a separate “townhouse lot.”

Dwelling, two-family
A dwelling containing two dwelling units. Units may be located side by side in a horizontal configuration or stacked one above the other in a vertical configuration, sharing common vertical walls or horizontal floors and ceilings.

Manufactured home park
A residential development designed to accommodate manufactured home dwellings, together with various other facilities for the benefit and enjoyment of residents of the park. The use does not include a “campground.”

2. Group Living Uses

The Group Living Uses category includes use types providing for the residential occupancy of a group of living units by persons who typically do not constitute a single family (but not always) and may receive some level of personal care. Individual living units often consist of a single room or group of rooms without cooking and eating facilities (even though some do have such facilities), but unlike a hotel/motel, are generally occupied on a monthly basis.

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or longer basis. Use types include: assisted living facilities; group residential facilities; boarding or rooming houses; convents or monasteries; fraternity or sorority houses; and similar uses. Although continuing care retirement communities include household living uses (e.g., dwellings) and health care uses (e.g., nursing homes), they are categorized as a group living use because of their focus on the present or future provision of personal care to senior citizens and their integration of various uses as a single cohesive development. This use category does not include use types where persons generally occupy living units for periods of less than 30 days (e.g., hotel/motels), which are categorized as Visitor Accommodation Uses category. It also does not include use types where residents or inpatients are routinely provided more than modest health care services (e.g., nursing homes), which are categorized in the Health Care Uses category. Accessory uses common to group living uses include recreational facilities, administrative offices, and food preparation and dining facilities.

**Assisted living facility**

A facility that provides living and sleeping facilities and care to four or more individuals who, because of advanced age or physical or mental disability, require intermittent assistance in performing the activities of daily living, which may include the supervision and/or administration of medication, in a protective environment. Such care includes, but is not be limited to, meal preparation, laundry services, housekeeping, personal observation and direction in the activities of daily living, transportation for routine social and medical appointments, and the availability of a responsible adult for companionship or nonclinical counseling. The use does not include a "Nursing Home Facility" or "Group Residential Facility."

**Boarding or rooming house**

A building or portion of which is used by its occupants to provide (for compensation) lodging (and meals) to four or more, but not exceeding nine, guests. A Boardinghouse shall not be considered a "Bed-and-Breakfast Inn."

**Continuing care retirement community**

An integrated development that offers senior citizens a full continuum of housing options and assistance, ranging from fully independent dwelling units, to assistance with personal care in assisted living facilities, to long-term skilled nursing care in a nursing home facility.

**Convent or monastery**

A structure used for the purpose of housing persons on a permanent basis who constitute a religious community typically consisting of nuns, priests, monks, or other similar religious personnel. For the purpose of this definition, the terms convent and monastery are interchangeable and shall have the same meaning. Assembly for worship services may be conducted in conjunction with the convent or monastery use, but only for the residents of the convent or monastery.

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349 Consolidates current definitions for “assisted living facility” and “congregate living facility”—which differ only in the number of residents.

350 This carries forward a principal use in the current zoning ordinance.

351 A new definition for a new principal use. It incorporates what the current zoning ordinance refers to as a “mixed retirement development” and “elderly housing (one-family detached dwellings), using the term by which such developments are most commonly referred

352 A new definition for a carried forward principal use (the current ordinance doesn’t define this use).
Fraternity or sorority house

A building used for lodging by individuals who are members or affiliates of a fraternity or sorority while attending a college or university. It may include facilities for dining for the residents, employees, and guests of the residents. A fraternity or sorority house is not a "boarding or rooming house," "eleemosynary or philanthropic institution," "group residential facility," or "dwelling."

Group residential facility

A residential facility operated by a responsible individual or organization that has a program designed to provide a supportive living arrangement for five or more individuals (unrelated to the operator by blood, adoption, or marriage) who are members of a service population that, because of age or emotional, mental, physical, familial, or social conditions, needs supervision.

This use includes facilities for developmentally disabled persons, drug dependent persons, alcoholic persons, juveniles, or persons whose welfare and adjustment within the community are dependent on support from the community.

The use does not include:

(A) a "hospital" or "nursing home facility";
(B) an "assisted living facility"; or
(C) an "adult day care center."

A group residential facility for the mentally handicapped for up to eight residents shall be considered a single-family detached dwelling. A mentally handicapped population includes any individual with a primary disability as a result of mental retardation, mental illness, or mental disorder which impairs the person's cognitive ability to live independently (excluding addictive disorders resulting from substance abuse).
E. Public, Civic, and Institutional Uses Classification

1. Communication Uses

The Communication Uses category includes uses and facilities providing regional or community-wide communications services, such as wireless communications and radio and television broadcasting, and newspaper or magazine publishing. Services may be publicly or privately provided and may include on-site personnel. Use types include: wireless telecommunication towers and antennas; broadcasting studios: newspaper or magazine publishing facilities; and similar uses. Accessory uses may include offices, monitoring, storage areas, or data transmission equipment.

Broadcasting studio

Commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings.

Newspaper/periodical publishing establishment

An establishment primarily involved in carrying out operations necessary for producing and distributing newspapers, including gathering news; writing news columns, feature stories, and editorials; selling and preparing advertisements; and publishing of newspapers in print or electronic form. Not included are establishments primarily engaged in printing publications without publishing (categorized as manufacturing and production uses) or education or membership organizations incidentally engaged in publishing magazines or newsletters for distribution to their membership.

Wireless telecommunications tower, monopole

A single, vertical self-supporting pole-type structure, tapering from base to top, whose sole or primary purpose is to support and elevate above the ground wireless telecommunications antennas and associated equipment and network components attached or mounted on the tower, and including any ground-based accessory structures used to house associated equipment.

Wireless telecommunications tower, other

A guyed tower (vertical towers anchored by guy wires) or lattice tower (vertical self-supporting towers, not guyed, with three or more sides consisting of open-frame supports), whose sole or primary purpose is to support and elevate above the ground wireless telecommunications antennas and associated equipment and network components attached or mounted on the tower, and including any ground-based accessory structures used to house associated equipment.

2. Community Service Uses

The Community Service Uses category includes use types of a public, nonprofit, or charitable nature providing a local service (e.g., child care, cultural, recreational, counseling, training, religious) directly to people of the community. Generally, such uses provide ongoing continued service on-site or have employees at the site on

355 This carries forward a principal use in the current zoning ordinance.
356 This carries forward the “newspaper publishing establishment” use recognized by the current zoning ordinance, expanded to also include publishing of magazines and other periodicals.
357 A modified definition of carried forward uses.
a regular basis. The category does not include uses with a residential component. Use types include: adult day care facilities; child care centers; clubs or lodges of community-oriented associations; community centers/facilities; noncommercial cultural facilities (noncommercial or public) (e.g., libraries or museums); eleemosynary or philanthropic institutions; emergency services facilities; places of worship; government administrative services facilities; government maintenance, storage, or distribution facilities; or similar uses. This use category does not include private or commercial health clubs or recreational facilities (categorized in the Recreation/Entertainment Uses category), or counseling in an office setting (categorized in the Office Use category), or passenger terminals for public transportation services (categorized in the Transportation Use category). Accessory uses may include offices, meeting areas, food preparation and dining areas, health and therapy areas, and indoor and outdoor recreational facilities.

**Adult day care facility**

An establishment in which a program is operated that is designed to provide care and activities (during the daytime) for five or more adults (unrelated to the operator by blood, adoption, or marriage) who are members of a service population that, because of advanced age, or emotional, mental, physical, familial, or social conditions, need assistance in daytime activities. The term shall not include a nursing or care home, congregate living facility, school, private, eleemosynary or philanthropic institution, or group residential facility, or any sheltered workshop licensed as such by the United States Department of Labor.

**Child care center**

An establishment in which a program is operated that is designed to provide care and activities for nine or more children not located in a dwelling unit, or 13 or more children in a dwelling unit, on a regular schedule (more than once a week). This term shall not include "family day care," or "large family day care."

**Club or lodge or community-oriented associations**

An establishment providing facilities for entertainment or recreation for only bona fide members and guests, and not operated for profit, excluding adult entertainment.

**Community center/facility**

A place, building, area, or other facility used for providing social and recreational programs. The facility may be private or the facility may be open to the general public and designed to accommodate and serve significant segments of the community.

**Cultural facility**

A facility for storing, using, and loaning—but not sale—of literary, historical, scientific, musical, artistic, or other reference materials (e.g., library), or for displaying or preserving objects of interest or providing facilities for one or more of the arts or sciences to the public (e.g., museum). Accessory uses include offices and storage facilities used by

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358 This carries forward a principal use in the current zoning ordinance (renamed to match that used by State regulations).
359 This carries forward a principal use in the current zoning ordinance.
360 This is a new principal use.
361 A new definition for a carried forward principal use.
362 A new definition for a carried forward principal use (the current ordinance doesn’t define this use).
staff and meeting rooms.

Eleemosynary or philanthropic institution

Any facility operated by a private, nonprofit organization offering religious, social, physical, recreational, emergency, or benevolent services, and that is not already specifically identified as a use in this Ordinance. The organization shall not carry on a business on the premises. The term does not include an "adult day care center" or "group residential facility."

Emergency services facility

A facility for public services such as fire and police protection, emergency medical services (EMS), emergency operation centers, and related administrative services.

Place of worship

A structure, together with its accessory buildings and uses, where people regularly assemble to conduct religious worship, ceremonies, rituals, and related education. The structure and its accessory buildings and uses are maintained and controlled by a religious body. Places of worship include chapels, churches, mosques, shrines, synagogues, tabernacles, temples, and other similar religious places of assembly. Accessory uses may include administrative offices, classrooms, meeting rooms, schools, day care facilities, and cooking and eating facilities. A place of worship may include other uses that generally exist as principal uses—e.g., day care center, school, or recreational facility. Such uses are treated as principal uses and subject to the standards and limitations applicable to such uses.

3. Educational Uses

The Education Uses category includes use types such as public schools and private schools (including charter schools) at the elementary, middle, or high school level that provide state-mandated basic education or a comparable equivalent. This use category also includes colleges, universities, and other institutions of higher learning such as vocational or trade schools that offer courses of general or specialized study leading to a degree or certification, and water-dependent research facilities (operated by government or an educational institution). Accessory uses at schools may include offices, play areas, recreational and sport facilities, cafeterias, auditoriums, and before- or after-school day care. Accessory uses at colleges or universities may include offices, dormitories, food service, laboratories, health care facilities, recreational and sports facilities, theaters, meeting areas, maintenance facilities, and supporting commercial uses (e.g., eating establishments, bookstores).

College or university

An institution offering a program of post-secondary education and instruction leading to associate, baccalaureate, or higher degrees, and that is approved by the Maryland Higher Education Commission and accredited by a national association of colleges and universities.

School, elementary, middle, or high

An educational institution that offers a program of high
school, middle school (or junior high school), and elementary school (including kindergarten, pre-k, pre-k – 8, or nursery school) instruction meeting State requirements for a school. Such uses include classrooms, laboratories, auditoriums, libraries, cafeterias, after school care, athletic facilities, dormitories, and other facilities that further the educational mission of the institution.

**Vocational or trade school**[^1]

A public or private school offering vocational or trade instruction—such as teaching of trade or industrial skills, clerical or data processing, barbering or hair dressing, computer or electronic technology, or artistic skills—to students and that operates in buildings or structures or on premises on land leased or owned by the educational institution for administrative purposes and meets the State requirements for a vocational training facility. Such uses include classrooms, laboratories, auditoriums, libraries, cafeterias, and other facilities that further the educational mission of the institution.

4. **Health Care Uses**

The Health Care Uses category includes use types providing a variety of health care services, including surgical or other intensive care and treatment, various types of medical treatment, nursing care, preventative care, diagnostic and laboratory services, and physical therapy. Care may be provided on an inpatient, overnight, or outpatient basis. Use types include: hospitals; nursing home facilities; medical/dental offices and labs; methadone treatment centers; and similar uses. This use category does not include assisted living facilities, which focus on providing personal care rather than medical care to residents, and are categorized in the Group Living Uses category. Accessory uses may include food preparation and dining facilities, recreation areas, offices, meeting rooms, teaching facilities, hospices, maintenance facilities, staff residences, and limited accommodations for members of patients’ families.

**Hospital**[^2]

An institution receiving inpatients and rendering medical care on a 24-hours-per-day basis. The term includes general hospitals, sanitariums, sanatoriums, and institutions in which service is limited to special fields, such as cardiac, eye, ear, nose and throat, pediatric, orthopedic, skin, cancer, mental, tuberculosis, chronic disease, and obstetrics. The facilities may also include outpatient care, ambulatory care, offices of medical practitioners, adult day care, respite care, medical day care and day care for sick children, gift shops, restaurants, and other accessory uses. The term shall not include an "adult day care center," "assisted living facility," "group residential facility," or "nursing home facility."

**Medical or dental clinic/office**[^3]

A small-scale facility or office where patients are admitted for examination and treatment by one or more physicians, dentists, or other health practitioners on a short-term basis. The use includes the offices of physicians, dentists, chiropractors, optometrists, podiatrists, audiologists, etc.

[^1]: A new definition for a carried forward principal use (the current ordinance doesn’t define this use).
[^2]: This carries forward a principal use in the current zoning ordinance.
[^3]: A new definition for a carried forward principal use (the current ordinance doesn’t define this use).
speech pathologists, physical therapists, acupuncturists, psychologists, and other health practitioners. It also includes facilities providing short-term outpatient care and treatment (which may or may not be overnight), such as urgent care centers, kidney dialysis centers, ambulatory surgical clinics, outpatient pain therapy clinics, biofeedback centers, sleep disorder clinics, family planning clinics, community health clinics, and health maintenance organization (HMO) medical clinics, and hospice facilities. Such facilities that provide overnight care and treatment may include sleeping rooms for care workers and members of patients’ families. This use does not include hospitals (which are much larger in scale) or blood/tissue collection centers, drug or alcohol treatment facilities, or massage therapy establishments.

Medical or dental lab

Facilities and offices for performing services to provide information or materials for use in the diagnosis, prevention, or treatment of a disease or a medical or dental condition. Such services include, but are not limited to, the examination of bodily fluids or tissues and the production or repair of prosthetic dentures, bridges, or other dental appliances. They may be a part of doctor’s or dentist’s offices.

Methadone treatment center

An establishment licensed by the Federal Government and certified by the State of Maryland from which methadone, prescribed for the treatment of heroin addiction, is dispensed. This use does not include a "drug store" or "medical clinic."

**Nursing home facility**

A licensed institution providing comprehensive medical and nursing services for chronically ill, disabled, or convalescent patients who require supervised care on a 24-hour-a-day basis. Services are rendered by or under the supervision of a registered nurse. The use includes facilities providing subacute level nursing care and restorative care. Accessory uses may include dining rooms and recreation and physical therapy facilities for residents, and offices and storage facilities for professional and supervisory staff. This use does not include assisted living facilities, where the focus is on providing personal care rather than medical care, or hospitals, where more acute and specialized medical care is provided.

5. **Transportation Uses**

The Transportation Uses category includes use types providing for the landing and takeoff of airplanes and helicopters, including loading and unloading areas and associated aircraft sales, repair, fuel sales, and flight instruction uses. It also includes passenger terminals for surface or water-based transportation. Accessory uses may include freight handling areas, concessions, offices, maintenance, limited storage, and fueling facilities. Use types include: airports or heliports; private airstrips; passenger stations/terminals for ground transportation services (e.g., buses, light rail, trains); park and ride facilities; parking facilities (as a principal use); transit stations or terminals; and similar uses. This use category does not include transit–related infrastructure such as bus

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371 A new definition for a carried forward principal use (the current ordinance doesn’t define this use).

372 This carries forward a principal use in the current zoning ordinance.

373 A modified definition of a carried forward principal use.
stops and bus shelters (deemed minor utilities under the Utility Uses category).

**Airport**\(^{374}\)

A place where aircraft may take off or land, discharge or receive cargo or passengers, be repaired or serviced, take on fuel, or be stored, including "Accessory Uses" which are commonly associated with these facilities. These terms refer to any public use, general aviation airport licensed by the Maryland Aviation Administration, but not to airports with military or air carrier traffic.

**Airstrip, private**\(^{375}\)

A place where aircraft may only take off or land, and discharge or receive cargo or passengers.

**Heliport**\(^{376}\)

A facility designed to accommodate all phases of helicopter operations, with space for a terminal and the loading, unloading, service, and storage of helicopters, including accessory uses commonly associated with an airport terminal.

**Park and ride facility**\(^{377}\)

An off-street parking facility designed or intended to provide peripheral collection and storage of motor vehicles and bicycles to accommodate commuter traffic into or out of the community via a nearby transit station or terminal located within convenient walking distance of the facility.

Accessory structure may include passenger shelters.

**Parking facility (as a principal use)**\(^{378}\)

An off-street, hard-surfaced, ground level area—or a structure composed of one or more levels or floors—that is used exclusively for the temporary storage of motor vehicles. A structured parking facility may be totally below grade or partially or totally above grade, with levels either being open to the sides (deck) or enclosed (garage).

**Transit station or terminal**\(^{379}\)

Any structure or transit facility that is primarily used as part of a transit system for the purpose of loading, unloading, or transferring of passengers or accommodating the movement of passengers from one mode of transportation to another.

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\(^{374}\) This carries forward a principal use in the current zoning ordinance.

\(^{375}\) This carries forward a principal use in the current zoning ordinance.

\(^{376}\) This carries forward a principal use in the current zoning ordinance.

\(^{377}\) A new definition for a new principal use.

\(^{378}\) A modified definition of a carried forward use.

\(^{379}\) A new definition for a new principal use.
6. **Utility Uses**

The Utility Uses category includes both major utilities, which are infrastructure services that provide regional or community-wide service, and minor utilities, which are infrastructure services that need to be located in or near where the service is provided. Large-scale solar energy collection systems and large-scale wind energy conversion systems (WECs) that constitute a principal use of a lot are included as a special type of major utility use. Services may be publicly or privately provided and may include on-site personnel. Accessory uses may include offices, monitoring, or storage areas.

**Solar energy collection facility (large-scale)**

A facility consisting of solar panels, modules, and related equipment (e.g., heat exchanger, pipes, inverter, wiring, storage) that collects solar radiation and transfers it as heat to a carrier fluid for use in hot water heating or space heating and cooling, and/or that collects solar energy and converts it into electricity.

As a principal use, a solar energy collection system is designed to meet demands for a large area and is typically mounted on the ground.

**Utility facility, major**

A structure or facility that is a relatively major component of an infrastructure system providing community- or region-wide utility services. Examples of major utility facilities include potable water treatment plants, water towers, wastewater treatment plants, solid waste facilities, gas compressor stations, and electrical substations. This use does not include telecommunications facilities or towers.

**Utility facility, minor**

A structure or facility that by itself is a relatively minor component of an infrastructure system providing community- or region-wide utility services and that needs to be in or near the neighborhood or use type where the service is provided. Examples of minor utility facilities include water and sewage pipes and pump stations, stormwater pipes and retention/detention facilities, telephone lines and local exchanges, electric lines and transformers, gas transmission pipes and valves, and CATV lines.

**Wind energy conversion system (large-scale)**

A facility consisting of one or more rotating wind turbines and related equipment that converts the kinetic energy in wind into mechanical energy. A large-scale wind energy conversion system has a rated capacity exceeding 100 kilowatts (kW).
F. Commercial Uses Classification

1. Adult Uses

The Adult Uses category includes use types that sell, distribute, or present material or feature performances or other activities emphasizing the depiction or display of specified sexual activities. Use types include adult book or video stores (distinguished by being largely devoted to selling, renting or presenting media emphasizing sexually explicit content) and adult entertainment.

**Adult book or video store**

Any commercial establishment that does not have a use and occupancy permit to operate as a movie theatre or nonprofit free-lending library, that either:

(A) Has ten percent or more of its stock on the retail floor space of the premises to which the public is admitted, or has ten percent or more of its stock on display in the display space, in books, periodicals, photographs, drawings, sculpture, motion pictures, films, video cassettes, compact discs, digital video discs, digital video recorders or other visual representations which depict sadomasochistic abuse, sexual conduct, or sexual excitement as defined in Sec. <<; or

(B) Has on the premises one or more mechanical devices for viewing such materials.

**Adult entertainment**

Any exhibition, performance or dance of any type conducted in a premise where such exhibition, performance or dance involves a person who:

(A) Is unclothed or in such attire, costume or clothing as to expose to view any portion of the breast below the top of the areola or any portion of the pubic region, anus, buttocks, vulva or genitals with the intent to sexually arouse or excite another person; or

(B) Touches, caresses or fondles the breasts, buttocks, anus, genitals or pubic region of another person, or permits the touching, caressing or fondling of his/her own breasts, buttocks, anus, genitals or pubic region by another person, with the intent to sexually arouse or excite another person.

2. Animal Care Uses

The Animal Care Uses category is characterized by use types related to the provision of medical services, general care, and boarding services for household pets and domestic animals. Use types include: animal shelters; kennels (that provide boarding); veterinary hospitals or clinics; and similar uses.

**Animal shelter**

A facility used to house and care for stray, homeless, abandoned, or neglected animals that is owned, operated, or maintained by a public body or an established humane society or other private or nonprofit organization.

**Kennel**

An establishment where a person engages in boarding,
breeding, buying, grooming, letting for hire, training (for a fee), or selling dogs or cats, for which a license is required pursuant to Subtitle 3 of the County Code.

**Veterinary hospital or clinic**[^388]

A facility used for the care, diagnosis, and treatment of sick, ailing, infirm, or injured animals and preventive care for healthy animals. Accessory uses may include animal grooming services, short-term boarding that is incidental to medical care or treatment, and limited retail sales of pet-related merchandise.

### 3. Business Support Service Uses

The Business Support Service Uses category includes use types primarily providing routine business support functions for the day-to-day operations of other businesses, as well as to households. Use types include: business service centers; conference or training centers; data processing facilities; day labor services; employment agencies; travel agencies; parcel services; telephone call centers; and similar uses.

**Business service center**[^389]

An establishment primarily engaged in providing a range of office support services, such as document copying services, facsimile services, word processing services, on-site personal computer rental, and office product sales.

**Conference or training center**[^390]

A facility designed to accommodate fewer than 500 persons and used for conferences, seminars, product displays, recreation activities, and entertainment functions, along with accessory functions including temporary outdoor displays, and food and beverage preparation and service for on-premise consumption.

**Data processing facility**[^391]

An establishment primarily engaged in providing infrastructure (e.g., computer systems and associated components such as telecommunications and storage systems) for data processing and storage, web hosting, application hosting, streaming services, and related services.

**Day labor service**[^392]

A business or an establishment that provides, or markets itself as providing, the temporary employment of persons where persons wait at the establishment on a daily basis for work assignments or transportation to work assignments. This definition specifically excludes those services placing employees primarily through telephone contacts that do not involve the waiting of prospective employees on the premises, whether for employment, transportation, or assignment.

**Employment or travel agency**[^393]

An establishment primarily engaged in finding jobs for people seeking them and finding people to fill particular jobs offered by employers (employment agency), or in providing travel arrangement and reservation services to

[^388]: A new definition for a carried forward principal use (the current ordinance doesn’t define this use).
[^389]: A new definition for a new principal use.
[^390]: A new definition for a new principal use.
[^391]: A new definition for a carried forward principal use (the current ordinance doesn’t define this use).
[^392]: A new definition for a new principal use.
[^393]: A new definition for a new principal use.
the general public and commercial clients (travel agency).

Parcel services\(^{394}\)
A business establishment that provides goods and services to facilitate the transmittal and receipt of parcels.

Telephone call center\(^{395}\)
An establishment primarily engaged in answering telephone calls and relaying messages to clients or in initiating or receiving communications for telemarketing purposes, such as promoting clients’ products or services, taking orders for clients, or soliciting contributions or providing information for clients.

4. Eating or Drinking Establishment Uses
The Eating or Drinking Establishment Uses category consists of establishments primarily engaged in the preparation and serving of food or beverages for on or off premises consumption. Use types include: brewpubs or microbreweries, restaurants; fast food restaurants, , and establishments primarily engaged in selling food or beverages for on-site consumption that also provide live entertainment on a limited basis, and similar uses. Accessory uses may include areas for outdoor seating, drive-through service facilities, facilities for live entertainment, and valet parking services.

Brewpub or microbrewery\(^{396}\)
An establishment which brews ales, beers, meads, and similar beverages on site, and serves and sales those beverages on-site. Brewpubs may not brew more than 15,000 barrels of beverages (in total) annually.

Restaurant\(^{397}\)
An establishment where food and/or beverages are prepared, served, and consumed, and whose principal method of operation includes one or both of the following characteristics: (1) customers are normally provided with an individual menu and served their food and beverages by a restaurant employee at the same table or counter where the items are consumed; or (2) a cafeteria-type operation where food and beverages generally are consumed within the restaurant building.

Restaurant, Fast Food\(^{398}\)
An eating or drinking establishment that has any one or more of the following characteristics:

1. A drive-through facility or walk-up window;
2. A service counter where all customers pay for their ordered items before consumption and all food and beverages are served on disposable ware for consumption, except cafeterias primarily engaged in serving food and beverages for on-premises consumption are considered sit-down restaurants if take-out service is clearly incidental to the principal use.

\(^{394}\) A new definition for a new principal use.

\(^{395}\) A new definition for a new principal use.

\(^{396}\) A new definition for a new principal use.

\(^{397}\) A new definition.

\(^{398}\) A new definition for a new principal use.
5. **Funeral and Mortuary Uses**

The Funeral and Mortuary Services Uses category consists of establishments that provide services related to the death of a human being. Use types include: funeral homes; mortuaries; crematories; and similar uses.

**Crematory**

A facility containing furnaces for the reduction of dead bodies—either human or animal—to ashes by fire.

**Funeral home or mortuary**

A building used for human funeral services. A funeral home may contain facilities for:

(A) Embalming and other services used in the preparation of the dead for burial;

(B) The display of the deceased;

(C) The performance of ceremonies in connection with a funeral;

(D) The performance of autopsies and similar surgical procedures;

(E) The sale and storage of caskets, funeral urns, and other related funeral supplies; and

(F) The storage of funeral vehicles.

A funeral home does not include facilities for cremation.

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6. **Office Uses**

The Office Uses category includes office buildings housing activities conducted in an office setting, usually with limited contact with the general public, and generally focusing on the provision of business services, professional services (e.g., lawyers, accountants, engineers, architects), or financial services (e.g., lenders, brokerage houses, tax preparers). Use types include: general business and professional offices; office parks; contractor’s offices; and similar uses. This use category does not include offices that are a component of or accessory to a principal use in another use category, such as administrative government services (categorized in the Community Service Uses category), medical/dental offices (categorized in the Health Care Uses category), or banks or other financial institutions (categorized in the Retail Sales and Service Uses category). Accessory uses may include cafeterias, recreational or fitness facilities, incidental commercial uses, or other amenities primarily for the use of employees in the business or office park.

**Contractor’s office**

A building or portion of a building used by a building, heating, plumbing, electrical, or other development contractor both as an office and for the storage of a limited quantity of materials, supplies, and equipment inside the building. If outdoor storage of materials, supplies, or equipment is associated with the office, the use is considered a contractor’s yard.

**Office building, general business and professional**

This incorporates that part of the “contractor’s office” use recognized by the current Zoning Ordinance which is only office—i.e., has no outdoor storage—in contrast to a contractor’s yard, where the primary activity is outdoor storage.
A building primarily consisting of offices used for conducting the affairs of various businesses, professions, services, nonprofit organizations, or government agencies—including administration, record keeping, clerical work, and similar business functions. Accessory uses may include uses intended to serve the daily needs of office employees, such as restaurants, coffee shops, newspapers, or candy stands.

**Office park**[^403]

A development containing a number of separate office buildings that is designed, constructed, and operated on an integrated and coordinated basis and under a uniform scheme of development.

### 7. Personal Service Uses

The Personal Services Uses category consists of establishments primarily engaged in the provision of frequent or recurrent needed services of a personal nature. Use types include: art, photographic, music, dance, or martial arts studios or schools; beauty salons and barber shops; dry cleaning or laundry drop-off/pick-up establishments; fortune-telling establishments; laundromats; lawn care, pool, or pest control services; massage establishments; nail care establishments; personal or household goods repair establishments; nail care establishments; tanning salons; and similar uses.

**Art, music, dance, or martial arts studio/school**[^404]

An establishment with space used for the production of—or instruction in—art, music, dance, or the martial arts.

**Beauty salon or barber shop**[^405]

A facility that provides hair styling, hair coloring, nail care, facials, and other similar salon services. A beauty salon may also include a "day spa" that offers massage treatment or other services related to hygiene or body care, or similar services, but does not include a massage therapy establishment.

**Dry-cleaning or laundry drop-off/pick-up establishment**[^406]

A facility where retail customers drop off or pick up laundry or dry cleaning and where the cleaning processes may take place on site as long as all cleaning materials and chemicals and waste water is disposed of in compliance with all applicable permits and regulations.

**Fortune telling establishment**[^407]

An establishment primarily engaged in attempts to tell fortunes or predict the future (for pay or voluntary contributions) by means of occult or psychic powers, faculties, or forces; necromancy, palmistry, psychology, psychic psychometry, spirits, medium-ship, seership, prophecy, cards, talismans, sorcery, charms, potions, magnetism, tea leaves, magic, numerology, mechanical devices, handwriting analyses, phrenology, character readings, or any other similar means.

[^402]: A modified definition of a carried forward principal use.
[^403]: A modified definition of a carried forward principal use.
[^404]: A new definition for a new principal use.
[^405]: A new definition for a carried forward principal use the current ordinance does not define this use.
[^406]: A new definition for a carried forward principal use (the current ordinance doesn’t define this use).
[^407]: This carries forward a principal use in the current zoning ordinance.
Laundromat 408
An establishment where coin-operated automatic washing machines, clothes dryers, or dry-cleaning machines are provided for use by the general public (or in the case of a laundromat accessory to a multifamily dwelling, manufactured home park, marina, or campground, by the occupants or patrons of those uses).

Lawn care, pool, or pest control service 409
An establishment primarily engaged in providing lawn care services (e.g., mowing, aeration, seeding, fertilizer, landscaping), swimming pool services (e.g., cleaning, draining, equipment repair), or pest control services (e.g., inspection, extermination).

Massage establishment 410
Any establishment primarily engaged in the administering of massages for pay by a massage therapist duly licensed or certified by the State of Maryland. This use does not include the following uses, which may include the administering of massages:

(A) A "hospital," "nursing home facility," or "medical clinic";

(B) The office of a physician, surgeon, chiropractor, osteopath, podiatrist, or physical therapist duly licensed or certified by the State of Maryland;

(C) A barber shop or beauty salon in which massages are administered only to the scalp, face, neck, or shoulders;

(D) A volunteer fire department or volunteer rescue squad;

(E) A nonprofit organization operating an educational, cultural, recreational, or athletic facility;

(F) A facility for the welfare of the residents of the area; or

(G) An establishment providing instruction in, and facilities for, controlled exercise, weight lifting, calisthenics, and general physical fitness, which occupies at least five thousand (5,000) square feet, of which not more than five percent of the space is used for massages; and whose gross income from massages is less than fifteen percent of the total gross business income derived from physical fitness sales contracts at each business location.

Nail care establishment 411
An establishment that primarily offers fingernail and toenail care services such as manicures, pedicures, and nail enhancements.

Personal or household goods repair establishment 412
An establishment primarily engaged in the provision of repair services for TVs, bicycles, clocks, watches, shoes, guns, canvas products, appliances, and office equipment—

408 A modified definition for a carried forward use.
409 A new definition for a new principal use.
410 This modifies the definition for a carried forward use. The term “massage establishment” is broad enough to include all forms of massage practice. State law generally prohibits the practice of massage for compensation except by a State-licensed massage therapist, and prohibits unlicensed massage activity (which presumably includes sexual acts). This definition recognizes state law.

411 A new definition for a carried forward principal use (the current ordinance doesn’t define this use).
412 A new definition for a new principal use.
including tailors, locksmiths, and upholsterer services.

**Tanning salon**[^413]

A facility specializing in cosmetic tanning using ultraviolet lights.

**Taxidermy**[^414]

An establishment engaged in the art of preparing and preserving the skins of animals and stuffing and mounting them in lifelike form.

### 8. Recreation/Entertainment Uses

The Recreational/Entertainment Uses category includes use types providing indoor or outdoor facilities for recreation or entertainment-oriented activities by patrons or members. Use types include: amusement parks; arenas, stadiums, or amphitheatres; cinemas; country clubs; golf courses; golf driving ranges; nightclubs; performance arts centers; racetracks; recreation facilities, indoor (amusement arcades, amusement centers, aquatic centers or natatoriums, archery or baseball batting ranges, health clubs, miniature golf courses, recreation courts, skating facilities, swimming pools, and similar uses); recreation facilities, outdoor (archery or baseball batting ranges, athletic fields, miniature golf courses, swimming pools, and similar uses); shooting ranges; and waterfront entertainment complexes. It does not include recreational facilities that are accessory to parks (categorized as open space uses), or that are reserved for use by a particular residential development’s residents and their guests (e.g., accessory community swimming pools and other recreation facilities). Accessory uses may include offices, concessions, snack bars, and maintenance facilities.

**Amusement park**[^415]

An outdoor facility designed for entertainment purposes which may include structures or buildings, motorized or non-motorized rides, games, booths for the conduct of sporting events or games, and constructed land features such as lakes, hills, or trails. Office, retail and other commercial uses commonly established in such facilities and related parking structures shall be allowed as accessory appurtenances.

**Arena, stadium, or amphitheater**[^416]

A building or structure designed or intended for use for spectator sports, entertainment events, expositions, and other public gatherings. Such uses may or may not include lighting facilities for illuminating the field or stage area, concessions, parking facilities, and maintenance areas.

**Cinema**[^417]

A motion picture theater that is a building or part of a building, and is devoted to showing motion pictures. This can also include an open lot or part of an open lot and auxiliary facilities devoted primarily to the showing of motion pictures on a paid admission basis to patrons seated on outdoor seats.

[^413]: A new definition for a new principal use.
[^414]: A new definition for a carried over principal use (the current ordinance doesn’t define the use).
[^415]: A new definition for a carried forward principal use (the current ordinance does not define this use).
[^416]: A new definition for a new principal use.
[^417]: A new definition for a new principal use.
Country club\textsuperscript{418}
A chartered, nonprofit membership club catering primarily to its members, providing but not limited to one or more of the following recreational and social activities: golf, swimming, riding, outdoor recreation, club house, locker room, and pro shop.

Golf course\textsuperscript{419}
An area of land laid out for playing golf. Accessory recreational facilities, such as driving ranges, putting greens, a country club, concessions for serving food and refreshments to members and guests, swimming pools, tennis and other racquet courts, horse shoe pits, picnic areas, and accessory facilities directly related to golf, may be included.

Golf driving range\textsuperscript{420}
A limited land area on which golf players do not walk, but onto which they drive golf balls from a common driving tee. Accessory uses may include a concessions stand, netting, exterior lighting fixtures, putting greens, as well as maintenance and outdoor storage areas. This use does not include a golf course.

Nightclub\textsuperscript{421}
A place of entertainment offering alcoholic beverages for consumption on the premises that may also provide on-site entertainment in the form of live performances, dancing, billiards, comedic performances, or other entertainment activities. Performances related to the display of specified sexual activities or nudity are classified as adult entertainment and are prohibited within nightclubs.

Performance arts center\textsuperscript{422}
One or more adjoining structures housing one or more of the following uses: theaters or performance space for dramatic, dance, or musical productions; museums or galleries for display or exhibition of any form of artwork; schools, training centers, or practice space for artists; and accessory office, storage, or workplace areas for any such uses. Accessory uses may also include other nonresidential uses serving center patrons.

\textsuperscript{418} A new definition for a carried forward principal use (the current ordinance doesn’t define this use).
\textsuperscript{419} This carries forward a principal use in the current zoning ordinance.
\textsuperscript{420} A new definition for a carried forward principal use (the current ordinance doesn’t define this use).
\textsuperscript{421} A new definition for a new principal use.
\textsuperscript{422} A modified definition of a carried forward principal use, revising the definition so as not to limit it to a mixed-use facility tied closely to an artists’ residential studio.
Division 27-8 Interpretation and Definitions
Sec. 27-8.300 Use Classifications and Interpretation
27-8.301 Principal Use Classification System
27-8.301.F Commercial Uses Classification

Racetrack

A facility consisting of a paved racetrack used primarily for the spectator-oriented sport of automobile and/or motorcycle racing. The facility may include seating, concession areas, related retail sales, and facilities for the temporary storage and preparation of racing automobiles and motorcycles.

Recreation Facility, Indoor

A commercial establishment that provides indoor facilities for recreation or entertainment-oriented activities by patrons or members. Use types include: amusement arcades, amusement centers, aquatic centers or natatoriums, archery or baseball batting ranges, health clubs, miniature golf courses, recreation courts, skating facilities, swimming pools, and similar uses.

Amusement arcade

An indoor commercial establishment which provides, as the principal "use," amusement devices or games of skill or chance, such as pinball and video games. This term shall not include establishments where amusement devices and games are "accessory uses" which either do not involve more than fifteen percent of the Gross floor area of the establishment or involve not more than two devices or games, whichever results in the greater number of games.

Amusement center

A commercially operated indoor facility providing a variety of amusement devices primarily including, but not limited to, play equipment, television games, electromechanical games, small kiddie rides, and other similar devices, and which may include food service.

Archery or baseball batting range

An enclosed or otherwise defined indoor area used for archers to practice the skill of archery or baseball or softball players to practice the skill of batting.

Aquatic center or natatorium

A complex with facilities for water sports, including swimming pools.

Health club

An indoor establishment, including saunas and steam baths, offering or providing facilities for, and instruction in, general health, physical fitness and controlled exercises such as, but not limited to, weight lifting, calisthenics and aerobic/slimnastic dancing, and massages.

Miniature golf course (indoor)

An indoor recreational facility for the playing of a novelty version of golf with a putter, typically with artificial playing surfaces and theme-oriented obstacles such as bridges and

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423 A new definition for a carried over principal use (the current ordinance doesn’t define the use).
424 This is a new principal use that consolidates a number of existing uses.
425 This carries forward a principal use in the current zoning ordinance.
426 This carries forward a principal use in the current zoning ordinance.
427 A new definition for a carried forward principal use (the current ordinance doesn’t define the use).
428 A new definition for a carried forward principal use (the current ordinance doesn’t define the use).
429 A new definition for a carried forward principal use (the current ordinance doesn’t define this use).
430 A new definition for a carried forward principal use (the current ordinance doesn’t define this use).
Recreation courts (indoor) 431
An indoor structure used for holding court games (basketball, tennis, racquetball, squash, etc.). Accessory uses may include a concession stand, netting, exterior lighting fixtures, public bathrooms, maintenance and storage areas, and spectator seating or stands.

Skating facility (indoor) 432
An indoor facility, the use of which is primarily devoted to ice skating. The facility may also be used as a site for competitive events and as a practice and training facility. Accessory uses may include meeting rooms, training rooms, videotape rooms, a restaurant, a pro shop, a snack bar, and outdoor training fields.

Swimming pool (indoor) (as a principal use) 433
A man-made enclosure at least three feet deep at the deep end that is filled with water and used for wading or swimming, and that is operated for profit.

Recreation Facility, Outdoor 434
A commercial establishment that provides outdoor facilities for recreation or entertainment-oriented activities by patrons or members. Use types include: archery or baseball batting ranges, athletic fields, miniature golf courses, recreation courts, swimming pools, and similar uses.

Archery or baseball batting range 435
An outdoor area used for archers to practice the skill of archery or baseball or softball players to practice the skill of batting.

Athletic field 436
A facility for the staging of amateur and/or professional sporting events, consisting of an open-air field and appropriate support facilities.

Miniature golf course (outdoor) 437
A recreational facility for the playing of a novelty version of golf with a putter, typically with artificial playing surfaces and theme-oriented obstacles such as bridges and tunnels.

Recreation courts (outdoor) 438
An outdoor area used for holding court games (basketball, tennis, racquetball, squash, etc.). Accessory uses may include a concession stand, netting, exterior lighting fixtures, public bathrooms, maintenance and storage areas, and spectator seating or stands.

Swimming pool (outdoor) (as a principal use) 439
A man-made pool at least three feet deep at the deep end that is filled with water and used for

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431 A new definition for a new principal use.
432 This carries forward a current principal use with refinements to its definition.
433 This carries forward a current principal use with refinements to its definition.
434 This is a new principal use that consolidates a number of existing uses.
435 A new definition for a carried forward principal use (the current ordinance doesn’t define the use).
436 A new definition for a carried forward principal use (the current ordinance does not define this use).
437 A new definition for a carried forward principal use (the current ordinance doesn’t define this use).
438 A new definition for a new principal use.
439 This carries forward a current principal use with refinements to its definition.
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wading or swimming, and that is operated for profit.

**Shooting range** 440

A structure or portion of land used for the discharge of firearms for recreational or training purposes.

**Waterfront entertainment/retail complex** 441

A contiguous land assemblage fronting on the Potomac River and developed with an array of commercial, lodging, residential, recreational, entertainment, social, cultural, or similar uses which are interrelated by one or more themes.

9. **Retail Sales and Service Uses**

The Retail Sales and Service Uses category includes use types involved in the sale, rental, and incidental servicing of goods and commodities that are generally delivered or provided on the premises to a consumer. Use types include: banks or financial institutions; check cashing businesses; consumer goods establishments; grocery stores and food markets; farmers’ markets; manufactured or mobile home sales; nightclubs; pawnshops; and tattoo or body piercing establishments. This use category does not include sales or service establishments related to vehicles (the Vehicle Services and Sales Uses category), establishments primarily selling supplies to contractors or retailers (categorized as the Wholesale Uses category), the provision of financial, professional, or business services in an office setting (categorized in the Office Uses category), uses providing recreational or entertainment opportunities (categorized in the Recreation/Entertainment Uses category), uses that provide personal services (like barber or beauty establishments, dry cleaning or laundry establishments, laundromats, or product repair or services for consumer and business goods (categorized in the Personal Services Uses category), or uses involving the sales, distribution, or presentation of materials or activities featuring specific sexual activities or nudity (categorized in the Adult Uses category). Accessory uses may include offices, storage of goods, assembly or repackaging of goods for on-site sale, concessions, ATM machines, and outdoor display of merchandise.

**Bank or other financial institution** 442

An establishment that provides retail banking services, mortgage lending, or similar financial services to individuals and businesses. This use type does not include check cashing services or bail bond brokers. Accessory uses may include automated teller machines (ATMs) and facilities providing drive-through service.

**Check cashing business** 443

An establishment that accepts or cashes, for compensation, a payment instrument regardless of the date of the payment instrument. This use does not include activities undertaken by:

(A) any bank, trust company, savings bank, savings and loan association, or credit union chartered under the laws of this State, another state, or the United States as long as that institution has a branch that

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440 This incorporates the “rifle, pistol, or skeet shooting range” use recognized by the current zoning ordinance.

441 This carries forward a principal use in the current zoning ordinance.

442 This carries forward a principal use in the current zoning ordinance.

443 This carries forward a principal use in the current zoning ordinance.
accepts deposits in this State; or

(B) any subsidiary or affiliate of an institution described in part (i) above (generally those exempt under Section 12-103 of the Maryland Financial Institutions Code Annotated (as amended from time to time).

Additionally, this use does not include a business:

(A) for which a fee of up to 1.5 percent of the face amount of the payment instrument is charged per payment instrument, and are incidental to the retail sales of goods or services by the person that is providing the check cashing services;

(B) in which a customer presents a payment instrument for the exact amount of a purchase; or

(C) involving foreign currency exchange services or the cashing of a payment instrument drawn on a financial institution other than a federal, State, or other state financial institution.

**Consumer goods establishment**

Establishments that sale consumer goods at retail, like art galleries; bait shops; bicycle sales, rental, services, or repair; bulk retailing; catering establishments; department stores; drug stores or pharmacies; home building and garden supplies stores; monument or headstone sales establishments; taxidermies; and similar uses (e.g., floor covering stores, window treatment stores, camera stores, optical goods stores, shoe stores, luggage stores, jewelry stores, piece goods stores, and pet shops).

**Art gallery**

An establishment engaged in the sale, loan, or display of art books, paintings, sculpture, or other works of art.

**Bait shop**

An establishment primarily engaged in the retail sales of equipment and supplies used for fishing, including bait, fishing rods, hooks, lines, sinkers, floats, nets, etc.

**Bicycle sales, rental, service or repair**

An establishment engaged in the sales, rental, service, or repair of bicycles.

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444 This is a new principal use that consolidates a number of existing uses.
445 This carries forward a principal use in the current zoning ordinance.
446 A new definition for a carried forward principal use the current ordinance does not define.
447 A new definition for a carried forward principal use the current ordinance does not define (this incorporates the “bicycle (sales) shop” and “bicycle repair” uses recognized by the current zoning ordinance).
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**Bulk retailing**

The sale of merchandise in large quantities, such as in unbroken cases or oversized containers, directly to ultimate consumers.

**Catering establishment**

An establishment that specializes in the preparation of food or beverages for social occasions, such as weddings, banquets, parties, or other gatherings, with or without banquet facilities for these private pre-arranged occasions that are not open to impromptu attendance by the general public, excluding adult entertainment.

**Department store**

A general merchandising store offering a variety of unrelated goods and services that may include clothing, housewares, body products, and specialty items.

**Drug store or pharmacy**

A retail store engaged in the filling and sale of prescription drugs and the sale of medical supplies, nonprescription medicines, and related goods and services. It may also sell nonmedical goods such as cosmetics, cards, candy. Accessory uses may include automated teller machines (ATMs) and facilities providing drive-through service.

**Home, building, and garden supplies store**

An establishment primarily engaged in retailing a general line of new home repair and improvement materials and supplies, such as lumber, plumbing goods, electrical goods, tools, house wares, hardware and lawn and garden supplies.

**Monument or headstone sales establishment**

An establishment primarily engaged in cutting, shaping, and finishing marble, granite, slate, and other stone, or engaged in buying or selling monuments or headstones for use in cemeteries of mausoleums.

**Taxidermy**

An establishment engaged in the art of preparing and preserving the skins of animals and stuffing and mounting them in lifelike form.

**Grocery store and food market**

A grocery store is an establishment that offers a diverse variety of unrelated, non-complementary food and non-food commodities, such as beverages, dairy, dry goods, fresh produce, and other perishable items, frozen foods, household products, and paper goods; may provide beer, wine, and/or liquor sales for consumption off the premises with the appropriate State of Maryland beverage license; may include a prescription pharmacy;
may include a delicatessen, and prepare minor amounts or no food on site for immediate consumption; markets the majority of its merchandise at retail prices; and may have a restaurant as an accessory use.

A food market is an establishment that offers specialty food products at retail, such as meat, seafood, produce, artisanal goods, baked goods, pasta, cheese, confections, coffee, and other specialty food products, and may also offer additional food and non-food commodities related or complementary to the specialty food products. A food market may sale beer and wine for consumption off the premises with the appropriate State of Maryland beverage license.

**Farmers’ market (as a principal use)**

A collection of vendors using private or publicly owned property or property owned by a not-for-profit organization for the sale of agricultural and horticultural products grown by the vendor, or for the sale of baked, canned, or preserved foods prepared by the vendor.

If the farmers’ market occurs regularly for all or most of the year, it is considered a principal use. If the farmers’ market occurs only occasionally or periodically for only a limited time period during the year, it is considered a temporary use.

**Manufactured or modular home sales**

Land on which the primary use is the display and retail sale of manufactured home dwellings and/or modular homes.

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454 A modified definition for a carried forward principal use.
455 A new definition for a carried forward principal use (the current ordinance doesn’t define this use).
456 This carries forward a principal use in the current zoning ordinance.
457 This incorporates the “tattoo parlor” use recognized by the current zoning ordinance (which is defined to include piercing services).
10. **Vehicle Sales and Service Uses**

The Vehicle Sales and Service Uses category includes use types involving the direct sales and servicing of motor vehicles (including automobiles, trucks, motorcycles, and recreational vehicles, as well as trailers—whether for personal transport, commerce, or recreation. Use types include: commercial vehicle repair and maintenance; commercial vehicle sales and rentals; commercial fuel depots; gas stations; personal vehicle repair and maintenance; personal vehicle sales and rentals; taxi or limousine service facilities; vehicle equipment and supplies sales and rentals; vehicle paint and finishing shops; and vehicle and trailer storage yard and similar uses. Accessory uses may include offices, sales of parts, maintenance facilities, outdoor display, and vehicle storage.

**Commercial fuel depot**

An unattended, automated fuel dispensing facility that dispenses fuel to businesses, organizations, and municipalities that maintain a fleet of vehicles. This use does not include any retail sale of gasoline to the general public and does not include any store sales, vehicle service, or vending operations.

**Commercial Vehicle Repair and Maintenance**

Establishments, excluding vehicle paint finishing shops, that repair, install, or maintain the mechanical components or the bodies of large trucks, mass transit vehicles, large construction or agricultural equipment, or commercial boats. Truck stops and fueling facilities are included in this commercial vehicle repair and maintenance use category equipment, or other similar vehicles.

**Commercial vehicle sales and rentals**

Uses that provide for the sale or rental of large trucks, mass transit vehicles, large construction or agricultural equipment, or other similar vehicles.

**Gas station**

A building or lot where gasoline or other similar fuel, stored only in underground tanks, is dispensed directly to users of motor vehicles. The following activities are permitted as accessory uses to a gasoline station:

(A) Sales and servicing of spark plugs, batteries, and distributors and distributor parts; tune-ups;

(B) Tire servicing and repair, but not recapping or regrooving;

(C) Replacement of mufflers and tail pipes, water hoses, fan belts, brake fluid, lights bulbs, fuses, floor mats, windshield wipers and wiper blades, grease retainers, wheel bearings, mirrors, and the like;

(D) Washing and polishing, and sale of automotive washing and polishing materials;

(E) Greasing, lubrication, and radiator flushing;

(F) Minor servicing and repair of carburetors, fuel, oil

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458 This carries forward a principal use in the current zoning ordinance.
459 A new definition for a new principal use that consolidates a number of current uses.
460 A definition of a new principal use that consolidates several current uses.
461 This carries forward a principal use in the current zoning ordinance, with some refinements.
and water pumps and lines, and minor engine adjustments not involving removal of the head or crank case or racing the engine;

(G) Emergency wiring repairs;

(H) Adjusting and repairing brakes;

(I) Retail sale of convenience items like cold drinks, packaged foods, tobacco, and similar convenience goods;

(J) Retail sale of road maps and other informational material to customers; and

(K) Provision of restroom facilities.

Services allowed at a gas station do not include major chassis or body work; repair of transmissions or differentials; machine shop work; straightening of body parts; or painting, welding, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in gas stations.

As provided in Sec. 27-4.202.B, Multiple Principal Uses, a development containing a gas station may also contain another principal use such as vehicle or trailer repair and maintenance, a food or beverage store, or an eating or drinking establishment if such other use is permitted in the same zone.

Personal Vehicle Repair and Maintenance 462

Establishments, excluding vehicle paint finishing shops, that repair, install, or maintain the mechanical components or the bodies of autos, small trucks or vans, motorcycles, motor homes, or recreational vehicles including recreational boats or that wash, clean, or otherwise protect the exterior or interior surfaces of these vehicles.

Personal Vehicle Sales and Rentals 463

Establishments that provide for the sale (including auctions) or rental of new or used autos, small trucks or vans, trailers, motorcycles, motor homes, or recreational vehicles. Typical examples include automobile dealers, auto malls, car rental agencies, and moving equipment rental establishments (e.g., U-haul).

Taxi or Limousine Service Facilities 464

A service that offers transportation in passenger automobiles, vans, shuttles, or pedicabs to persons, including those who are handicapped, in return for remuneration. The business may include facilities for servicing, repairing, and fueling the taxicabs or limousines.

Vehicle Equipment and Supplies Sales and Rentals 465

Establishments related to the sale, lease, or rental of new or used parts, tools, or supplies for the purpose of repairing or maintaining vehicles, including distribution of products from the same premises that sells, leases, or rents vehicles.

Vehicle Paint Finishing Shop 466

462 This is a new definition for a new principal use that consolidates several current definitions.

463 This is a new definition for a new principal use that consolidates several current definitions.

464 A new definition for a carried forward principal use (the current ordinance doesn’t define the use).

465 This is a new definition for a new principal use.

466 This is a new definition for a new use.
Uses that apply paint to the exterior or interior surfaces of vehicles by spraying, dipping, flow-coating, or other similar means.

**Vehicle or trailer storage yard**\(^{467}\)

Storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses and recreational vehicles. "Vehicle storage" includes only the storage of operable vehicles.

**Vehicle towing or wrecker service**\(^{468}\)

An establishment operated for the purpose of temporary storage on-site of wrecked or inoperable motor vehicles. If an establishment regularly stores inoperable vehicles for more than 90 days, stacks vehicles, or portions of the vehicles are dismantled or removed for sale, it is considered a junkyard or salvage yard.

**11. Visitor Accommodation Uses**

The Visitor Accommodation Uses category includes use types providing lodging units or rooms for short-term stays of typically less than 30 days for rent, lease, or interval occupancy. Use types include: campgrounds; country inns; hotels or motels; and similar uses. This use category does not include rooming houses, which are generally occupied for tenancies of a month or longer, and thus categorized in the Group Living Uses category. Accessory uses may include pools and other recreational facilities, restaurants, bars, limited storage, laundry facilities, gift shops, supporting commercial activities, meeting facilities, and offices.

**Campground**\(^{469}\)

An outdoor facility designed for overnight accommodation of human beings in tents, rustic cabins and shelters for recreation, education, naturalist, or vacation purposes. Office, retail, and other commercial uses commonly established in such facilities and related parking structures shall be allowed as accessory appurtenances.

**Country inn**\(^{470}\)

A building having historical, architectural, or cultural significance, or the appearance of it, within which is provided (for compensation) lodging or food service for transient guests in a historical, scenic, or pastoral atmosphere. A "boarding or rooming house," or "fraternity or sorority house" shall not be considered a "country inn." A country inn shall not be considered a "bed-and-breakfast."

**Hotel or motel**\(^{471}\)

A building or a group of buildings in which six or more sleeping units are offered to the public and intended primarily for use by transient persons or tourists on an overnight or short-term lodging basis. Such uses may include kitchenettes, microwaves, and refrigerators for each guest unit. Hotels and motels are considered

\(^{467}\) This incorporates the "vehicle storage yard" use recognized by the current zoning ordinance (adding trailer).

\(^{468}\) A modified definition for a carried forward principal use.

\(^{469}\) A new definition for a carried forward principal use (the current ordinance doesn’t define the use).

\(^{470}\) This carries forward a principal use in the current zoning ordinance.

\(^{471}\) A modified definition of a carried forward principal use.
synonymous uses. The use does not include a "boarding or rooming house" or "bed-and-breakfast."

12. Water-Related Uses

The Water-Related Uses category includes use types involving the direct sales and servicing of boats and other consumer watercraft, whether for recreation, commerce, or personal transport. This use category also includes the following use types: boat sales, rental, service, or repair; boat storage yards; marinas; waterfront boat fuel sales; and similar uses. Accessory uses may include offices, sales of parts, maintenance facilities, and outdoor.

**Boat sales, rental, service, or repair** 472

A business primarily engaged in the display, sale, rental, repair, or maintenance of new or old boats, marine engines, or marine equipment.

**Boat storage yard** 473

A facility designated for the on-land storage of boats, other watercraft, and marine equipment in open or enclosed roof structures or on trailers, cradles, or boat stands.

**Marina** 474

A waterfront facility which, for a fee, provides for the berthing, mooring, or water storage of boats. The use may include such facilities as major and minor boat repair; boat docks, piers, and slips; boat fueling; dry land boat maintenance and storage; pump-out stations; fishing piers; beaches; erosion control devices; boat ramps, lifts, and launching facilities; boat sales, including parts; restaurants; ship’s store; sale of ice; car and boat trailer parking; laundromat; locker rooms; cabanas; bathhouse; public showers; outdoor playing courts; and picnic areas.

**Waterfront fuel sales** 475

The sale and dispensing of fuel directly to boats from a waterfront lot.

G. Industrial Uses Classification

1. Extraction Uses

The Extraction Uses category is characterized by activities related to the extraction of naturally occurring materials. Use types include sand and gravel wet processing and surface mining. This use category does not include facilities for the drop-off or collection, and temporary holding, of household or business recyclables (classified as minor utility facility in the Utility Uses category). Accessory uses may include offices, storage areas, and vehicle washing facilities.

**Sand and gravel wet-processing** 476

The process of crushing of mined sand or gravel material, screening the materials by size and washing them with the use of water sprays, and stockpiling and dewatering them.

**Surface mining** 477

[472] A new definition for a carried forward principal use.

[473] This carries forward a principal use in the current zoning ordinance.

[474] This carries forward a principal use in the current zoning ordinance.

[475] A new definition for a carried forward accessory use (the current ordinance doesn’t define this use).

[476] A new definition for a carried over principal use (the current ordinance doesn’t define the use).

[477] This carries forward a principal use in the current zoning ordinance.
2. Industrial Services Uses

The Industrial Service Uses category includes use types involving the repair or servicing of industrial, business, or consumer machinery equipment, products, or by-products. Firms that service consumer goods do so by mainly providing a centralized source of services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. The category also includes use types involving the storage or movement of goods. Use types include: dry cleaning, laundry, or carpet cleaning plants; fuel oil or bottled gas distribution establishments; general industrial services; heavy equipment sales, rental, servicing, or storage; landscaping contractor’s businesses; machine shops; metal-working, welding, plumbing, or gas, steam, or water pipe fitting; photographic processing plants; printing or similar reproduction facilities; research and development facilities; small engine repair shops; septic tank services; slaughterhouses; contractor’s yards; tank farms; and similar uses. The category also includes flex space buildings, industrial parks, and mini-storage facilities. Accessory activities may include limited retail or wholesale sales, offices, parking, and storage.

Contractor’s yard

A lot or portion of a lot or parcel used for outdoor storage and maintenance of construction equipment and other materials and facilities customarily required in the building trade by a construction contractor.

Fuel oil or bottled gas distribution

An establishment primarily engaged in the distribution of fuel oil or bottled gases such as propane or liquid petroleum for compensation.

General industrial services

An establishment engaged in the repair or servicing of agriculture, industrial, business, or consumer machinery, equipment, products, or by-products. Firms that provide these services do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. Accessory activities may include retail sales, offices, and storage.

Heavy equipment sales, rental, servicing, or storage

A heavy equipment sales, rental, or storage use is an establishment engaged in the display, sale, leasing, rental, or storage of heavy equipment of 12,000 or more pounds gross vehicular weight (GVW).

Landscaping contractor’s business

A business engaged in the planning, installation,
construction, planting, repair, and maintenance of gardens, lawns, shrubs, vines, bushes, trees and other decorative vegetation, including the grading and preparation of plots and areas of land for decorative treatment and arrangement, and the construction or installation of garden pools, fountains, pavilions, conservatories, hothouses, greenhouses, and drainage and sprinkler systems.

**Machine shop** 483
A workshop where power-driven tools are used for making, finishing, or repairing machines or machine parts.

**Metal-working, welding, plumbing, or gas, steam, or water pipe fitting** 484
An establishment primarily engaged in processing metals to create individual parts or assemblies, fabricating products by joining metals through welding, or installing or repairing piping or tubing systems that convey liquids, gas, steam, or water.

**Photographic processing plant** 485
A facility primarily engaged in the large-scale processing of photographic film into finished slides and prints.

**Printing or similar reproduction facility** 486
A commercial establishment primarily engaged in lithographic (offset), gravure, flexographic, screen, quick, digital, or other method of printing or reproduction on stock materials on a job order basis.

**Research and development** 487
A facility primarily engaged in basic and applied research and development of experimental study, testing, or analysis of innovative ideas in the natural and medical sciences, engineering, or other technology-intensive fields. Examples include research and development of computer software, information systems, communication and transportation systems, geographic information systems, multi-media and video technology, pharmaceuticals, and disease control.

**Septic tank service** 488
An establishment primarily engaged in the pumping out and other maintenance of septic tanks.

**Slaughterhouse** 489
An establishment where animals are killed and prepared for food.

**Small engine repair shop** 490
An establishment primarily engaged in the maintenance and repair of small engines—i.e., low-power internal combustion engines (gasoline/petrol) or electric engines. Equipment repaired includes, but is not limited to, chain

483 A new definition for a new principal use.
484 A new definition for a new principal use.
485 A new definition for a carried over accessory use (the current ordinance doesn’t define the use).
486 A new definition for a carried over principal use (the current ordinance doesn’t define the use).
487 A new definition for a current principal use (the current ordinance does not define this use).
488 A new definition for a carried over principal use (the current ordinance doesn’t define the use).
489 A new definition for a carried over principal use (the current ordinance doesn’t define the use).
490 This incorporates the “lawn mower repair shop” use recognized by the current zoning ordinance, expanding it to include other small engine repairs.
saws, string trimmers, leaf blowers, snow blowers, lawn mowers, wood chippers, and go-karts.

**Tank farm**[^9]

A facility for storage of tanks which in total contain more than one million gallons of petrochemical or other hazardous material products.

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### 3. Manufacturing Uses

The Manufacturing Uses category includes use types involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, made for transfer to other plants, or made to order for firms or consumers. This use category includes light and heavy manufacturing use types, based on the general extent of off-site impacts and extent of outdoor storage. Goods are generally not displayed or sold on-site, but if so, such sales are a subordinate part of total sales. Relatively few customers come to the site. Use types include: breweries, wineries, or distilleries; concrete batching or asphalt mixing plants; concrete or brick products manufacturing; fisheries activities; food processing or beverage bottling; manufacturing, assembly, or fabrication, heavy; manufacturing, assembly, or fabrication, light; and woodworking. Accessory uses may include limited retail sales and wholesale sales, offices, cafeterias, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets, fueling facilities, and security and caretaker’s quarters.

**Brewery, winery, or distillery**[^10]

A brewery, winery, or distillery use is an establishment primarily engaged in brewing ale, beer, malt liquors, and nonalcoholic beer (brewery), or in manufacturing or blending wines (winery), or in distilling and blending potable liquors, including mixing them with other ingredients (distillery). Accessory uses may include retail sales of beer produced on-site for take-away or on-

[^9]: A new definition for a carried over principal use (the current ordinance doesn’t define the use).

[^10]: A new definition for a new use.
premise consumption as allowed by State licensing laws. This use does not include brewpubs or craft distilleries.

**Concrete batching or asphalt mixing plant**

A facility in which concrete or asphalt or their ingredients or products are ground up, mixed, or otherwise prepared for use on-site or for transportation to a construction site ready to be poured.

**Concrete or brick products manufacturing**

An establishment primarily engaged in manufacturing concrete pipe, brick and block from a mixture of cement, water and aggregate.

**Dry-cleaning, laundry, or carpet-cleaning plant**

A facility engaged in cleaning fabrics, textiles, wearing apparel, or other articles by immersion (and agitation) in water or volatile solvents.

**Fisheries activities**

Commercial operations and structures for the packaging, canning, freezing, or processing of fish, mollusks, or crustaceans, which may include related activities such as wholesale, retail sales, storage structures, and loading docks.

**Food processing or beverage bottling**

A facility for the sorting, treatment, or preparation of food products for sale or as inputs to further processing, but not including the slaughtering of small or large livestock or confined animal feeding operations (food processing), or for the placing of soft drinks, juice, water, milk, alcoholic drinks, or other liquids into bottles or cans for shipment (beverage bottling).

**Manufacturing, assembly, or fabrication, heavy**

An establishment primarily engaged in manufacturing uses that include, but are not limited to: manufacture or assembly of machinery, equipment, instruments, vehicles, appliances, communications equipment, computer or electronic equipment, precision items and other electrical items; the processing of food and related products; lumber mills, pulp and paper mills, and the manufacture of other wood products; and electric power generation plants. This use type does not include other manufacturing uses specifically listed in the principal use tables, or the manufacture of acids, ammunition, fertilizer, soap, insecticides, or batteries.

**Manufacturing, assembly, or fabrication, light**

An establishment primarily engaged in manufacturing uses that involve the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail market.

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493 A new definition for a carried forward principal use (the current ordinance doesn’t define this use).

494 A new definition for a carried forward principal use (the current ordinance doesn’t define this use).

495 A new definition for a new principal use.

496 A new definition for a current principal use.

497 A new definition for a carried forward principal use (the current ordinance doesn’t define this use).

498 A definition for a new principal use consolidating multiple current principal uses that are related to manufacturing, assembly, or fabrication and involve intensive processes or impacts on adjacent lands.

499 Definition for a new principal use consolidating multiple current principal uses that are related to manufacturing, assembly, or fabrication and do not involve intensive processes or impacts on adjacent lands.
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retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor, or vibration. This use type does not include other manufacturing uses specifically listed in the principal use tables. Examples include, but are not limited to: computer design and development; apparel production; sign making; assembly of pre-fabricated parts, manufacture of electric, electronic, or optical instruments or devices; manufacture and assembly of artificial limbs, dentures, hearing aids, and surgical instruments; manufacture, processing, and packing of cosmetics; and manufacturing of components, jewelry, clothing, trimming decorations, and any similar item.

Woodworking 500
An establishment primarily engaged in millwork and other manufacturing of wood products, such as windows and doors, moldings, flooring. The use does not include cabinet or furniture manufacturing, which is considered a separate principal use.

4. Warehouse and Freight Movement Uses
The Warehouse and Freight Movement Uses category includes use types involving the storage or movement of goods for themselves or other firms or businesses. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present. Use types include: cold storage plants (including frozen food lockers); consolidated storage (e.g., mini-storage facilities); distribution warehouses (used primarily for temporary storage pending distribution in response to customer orders); motor freight facilities; outdoor storage (as a principal use); storage warehouses (used for storage by retail stores such as furniture and appliance stores); warehouse storerooms; truck or freight terminals; or similar uses. This use category does not include contractor’s yards (categorized in the Industrial Services Use category), solid waste transfer stations, or storage of solid or liquid wastes (categorized in the Waste-Related Use category). Accessory uses include offices, truck fleet parking, outdoor storage, and maintenance areas.

Cold storage plant 501
A facility primarily engaged in the cold processing and storage of chilled or frozen food products.

Consolidated storage 502
A building or group of buildings divided into separate self-contained units or areas of 500 square feet or less that are offered for rent for self-service storage of household and personal property. The storage units or areas are designed to allow private access by the tenant for storing and removing personal property. Accessory uses may include leasing offices, outdoor storage of boats and recreational vehicles, incidental sales or rental of moving supplies and equipment, and living quarters for a resident manager or security guard. The rental of trucks or trailers is a separate principal use and not considered accessory to this use.

500 A new definition for a carried forward principal use.
501 A new definition for a new principal use.
502 An expanded definition for a carried forward principal use.
Distribution warehouse 503

A facility primarily engaged in the distribution of manufactured products, supplies, and equipment. It includes the temporary storage of such products, supplies, and equipment pending distribution.

Motor freight facility 504

A business operation with the primary purpose of the transfer, storage, and distribution of goods and materials and the distribution of goods and materials to another location for the purpose of resale or use at the place distributed to. It involves use of tractor-trailer or tandem truck vehicles for the movement of goods. If the motor freight terminal contains no more than 15,000 square feet of floor area and has no more than seven loading areas, it is classified as a small motor freight terminal. All other motor freight terminals are classified as large motor freight terminals.

Outdoor storage (as a principal use) 505

Outdoor storage as a principal use is the keeping, in an unroofed area, of any goods, material, merchandise, or vehicles in the same place for more than 24 hours, where such storage is the principal use of a lot. This use does not include a junkyard or salvage yard or the display and storage of vehicles as part of an automobile, recreational vehicle, trailer, or truck sales or rental use.

Warehouse storerooms 506

503 This incorporates the “warehouses and distribution facility” and “distribution facility” uses recognized by the current zoning ordinance.
504 A modified definition of a carried forward principal use.
505 A new definition for a carried over principal use (the current ordinance doesn’t define the use).

A facility primarily engaged in the storage of manufactured products, supplies, and equipment, excluding bulk storage of materials that are flammable or explosive or that present hazards or conditions commonly recognized as offensive.

5. Waste-Related Uses

The Waste-Related Uses category includes use types receiving solid or liquid wastes from others for on-site disposal, storage, processing, or transfer to another location for processing or disposal, or uses that manufacture or produce goods or energy from the composting of organic material or reuse, recycling, or processing of scrap or waste material. This use category also includes use types that receive hazardous wastes from others. Use types include: composting facilities; recycling plants; landfills, sanitary; landfills, rubble; recycling collection centers; and similar uses. This use category does not include wastewater treatment plants and potable water treatment plants (classified as a major utility facility in the Utility Uses category) or facilities for the drop-off or collection, and temporary holding, of household or business recyclables (classified as minor utilities in the Utility Uses category). Accessory uses may include offices, outdoor storage, recycling of materials, and repackaging and trans-shipment of by-products.

Composting facility 507

A facility where organic matter derived primarily from off-site is processed by composting and/or is processed for commercial purposes. Activities of a composting facility

506 A modified definition of a carried forward principal use.
507 A new definition for a new principal use.
may include management, collection, transportation, staging, composting, curing, storage, marketing, or use of compost.

Concrete recycling facility

A facility that processes concrete demolition material by crushing to remove reinforcing metals, if any, and to reduce the size of concrete material to a commercially usable size.

Junkyard or salvage yard

Any land or buildings used, in whole or in part, for the commercial collection, storage, and sale of waste paper, rags, scrap metal, bottles, or other abandoned, discarded, demolished, or worn-out materials, and including the storage and dismantling of motor vehicles or machinery for parts; or for the collection and storage of recyclable materials (e.g., scrap metal, glass, tires) and the sorting and processing of such materials in preparation for shipment to others for use in manufacturing new products.

Land clearing debris landfill

A solid waste management facility other than a construction and demolition debris disposal facility that is the final resting place for materials that normally result from land clearing and or land development operations for a construction project—including rocks, soils, trees, tree remains, and other vegetative matter, but not vegetative matter from lawn and landscape maintenance, right-of-way or easement maintenance, farming operations, nursery operations, or other sources not related to a construction project. This use is subject to State solid waste management regulations.

Recycling collection center

A facility where recyclable materials are purchased or accepted from the public.

Rubble (construction and demolition debris) landfill (as a principal use)

A solid waste management facility that is the final resting place for materials discarded from the construction, renovation, or demolition of a structure that is generally considered to be nonhazardous and not water soluble—including, but not limited to, steel, glass, brick, concrete, asphalt materials, pipe, gypsum wallboard, and lumber. A construction and demolition debris disposal facility may also contain land clearing debris such as rocks, soil, trees, and other vegetative matter. These facilities are subject to State permitting requirements and regulations.

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508 This carries forward a principal use in the current zoning ordinance.
509 A modified definition for a carried forward principal use.
Sanitary landfill

A facility where trash, garbage, construction debris, stumps, limbs, leaves and other solid waste is placed in layers, compacted, and covered with earth or other approved covering material at the end of each day’s operation, under a State permit and regulations. This use does not include rubble (construction and demolition debris) landfill or a land clearing debris landfill.

Solid waste processing facility

A facility at which solid waste is sorted, reduced, compressed, shredded, compacted or composted for purposes of volume reduction or preparation for burning or land-filling.

Solid waste transfer station

A place or facility where solid wastes are taken from a transportation unit or collection vehicle and placed in another transportation unit or collection vehicle for transport to a solid waste acceptance facility. The movement or consolidation of solid waste at the point of generation is not a transfer station.

6. Wholesale Uses

The Wholesale Uses category includes use types involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order-taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer. Use types include: wholesale plant nurseries and showrooms; wholesale sale or rental of machinery equipment, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures; mail-order houses; wholesalers of food, clothing, plants and landscaping materials, auto parts, and building hardware; and similar uses. This use category does not include uses primarily involving sales to the general public or on a membership basis (uses in the Retail Sales and Service Uses category), or uses primarily involving storage of goods with little on-site business activity (uses categorized in the Warehouse and Freight Movement Uses category). Accessory uses may include offices, product repair, warehouses, minor fabrication services, outdoor storage, greenhouses (for plant nurseries), and repackaging of goods.

Food or beverage production for wholesale

An establishment or place of business primarily engaged in the preparing, selling, or distributing food or beverage merchandise to retailers, businesses, or other wholesalers.
Other wholesale establishment\textsuperscript{515}

Any establishment primarily engaged in selling goods, generally in large quantities, to other businesses for subsequent resale, and that is not specifically listed in the use tables. Such use generally includes facilities for storage and distribution of goods, and may include display areas.

Warehouse showroom\textsuperscript{516}

An establishment that combines office and showroom uses with warehouse uses for the primary purpose of wholesale trade, display, and distribution of products.

27-8.302. Interpretation of Unlisted Uses

A. Procedure for Interpreting Unlisted Uses

The Planning Director may interpret a particular principal use or accessory use or structure not expressly listed in this Division’s use tables, as allowable in a particular zone—as a permitted or Special Exception use—based on the standards in Sec. 27-8.302.B or 27-8.302.C below, as appropriate, and in accordance with the procedures in Sec. 27-2.312, Interpretation (Text, Use, or Zoning Map).

B. Criteria for Allowing Unlisted Principal Uses

The Planning Director shall interpret an unlisted principal use as a permitted use or Special Exception use in a particular zone only after finding that the nature, function, and duration of the use and the impact of allowing it in the zone are so similar to those of a use type or use category that is allowed in the zone that the unlisted use should be deemed allowed in the same manner (i.e., as a permitted use or a Special Exception use) as the similar use type or use category and subject to the same use-specific standards. In making such interpretation, the Planning Director shall consider the relevant characteristics of the unlisted use relevant to the those of listed and defined use types and/or of the use categories described in this section, the purpose and intent statements in this Ordinance concerning the zone (see Division 27-3: Zones and Zone Regulations), and the character of use types allowable in the zone. The relevant characteristics of the unlisted use that should be considered in making this interpretation include, but are not limited to, the following:

1. Actual or projected characteristics of each activity likely to occur as part of the unlisted use;
2. The type, size, orientation, and nature of buildings, and structures devoted to each activity;
3. The number and density of employees and customers per unit area of site in relation to business hours and employment shifts;
4. Vehicles used and their parking requirements, including the ratio of the number of spaces required per unit area or activity;
5. Transportation demands, including the volume and frequency of trips generated to and from the site, the split of traffic volume among various means of transportation, and other characteristics of trips and traffic;
6. Relative amounts of sales from each activity;
7. The nature and location of storage and outdoor display of merchandise, whether enclosed, open, inside or outside

\textsuperscript{515} A new definition for a new principal use.
\textsuperscript{516} A new definition for a carried forward accessory use (the current ordinance doesn’t define this use).
the principal building, and the predominant types of items stored;

8. Customer type for each activity;

9. How the use is advertised, including signage;

10. The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation, and fumes;

11. Any special public utility requirements for serving the use, including but not limited to water supply, wastewater output, pre-treatment of wastes and emissions required or recommended, and any significant power structures and communications towers or facilities; and

12. The impact on adjacent lands created by the use, which should not be greater than that of other use types allowed in the zoning district.

C. Criteria for Allowing Unlisted Accessory Uses and Structures

The Planning Director shall interpret an unlisted use or structure as an allowable accessory use or structure to a principal use allowed in a particular zoning district only after finding that:

1. The use or structure is accessory to the principal use, in accordance with the definitions of “accessory use” and “accessory structure” in Sec. 27-8.300, Use Classifications and Interpretation, and the example accessory uses listed in Sec. 27-8.300’s definition of the principal use or in the description of the relevant use category in Sec. Sec. 27-8.300, Use Classifications and Interpretation;

2. The nature, function, and potential impacts of the use or structure are so similar to those of uses or structures that are accessory to the principal use, or of accessory uses allowable in the zone, that the unlisted use or structure should be deemed allowable in the same manner as the similar accessory uses or structures;

3. The use or structure is compatible with the character of principal and accessory uses allowable in the zone; and

4. Allowing the use or structure as an accessory use or structure is consistent with the purpose and intent statements in this Ordinance concerning the zone (see Division 27-3: Zones and Zone Regulations).

D. Effect of Allowing Unlisted Uses as Permitted Use or Special Exception Use

On interpreting an unlisted use or structure as allowed in a zone, and finding that the use or structure is likely to be common or would lead to confusion if it remains unlisted, the Planning Director may initiate an application for a text amendment to this Ordinance in accordance with Sec. 27-2.303, Ordinance Amendment, to list the use or structure in Article 4 as a permitted or Special Exception principal use or accessory use/structure, as appropriate. Until final action is taken on the text amendment application, the interpretation of the Planning Director shall be binding and shall be maintained in the record of interpretations required by Sec. 27-2.312.
Sec. 27-8.400 Terms and Uses Defined

The following words, terms, and phrases, when used in this Ordinance, shall have the meaning ascribed to them in this subsection.

**Abutting or adjoining**

Touching and sharing a common point or line.

**Accessory dwelling unit**\(^{517}\)

An ancillary or secondary living unit to a single-family detached dwelling use that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit. For purposes of determining maximum density, an accessory dwelling unit shall not count as a dwelling unit.

**Accessory structure**\(^{518}\)

A structure subordinate and incidental to, and located on the same lot with, a principal structure and use, the use of which is customarily found in association with and is clearly incidental to the use of the principal structure or the land, and which is not attached by any part of a common wall or roof to the principal structure. (When a specific structure is identified in this Ordinance as accessory to another use or structure, the structure need not be customarily incidental to, or ordinarily found in association with, the principal use to qualify as an accessory structure).

**Accessory use**

A use customarily incidental and subordinate to the principal use and located on the same lot with such principal use. Off-premise signage shall not be considered an accessory use.

A use of a structure or land that:

(A) Is subordinate and customarily incidental to, and ordinarily found in association with, a principal use, which it serves. (When a specific use is identified in this Ordinance as accessory to another use, the use need not be customarily incidental to, or ordinarily found in association with, the principal use to qualify as an accessory use);

(B) Is subordinate in purpose, area, floor area, intensity, and extent to, and located on the same lot with, the principal use; and

(C) Does not change the character of the principal use.

**Agriculture, home-based**

The growing and harvesting of produce, the growing of flowers, and the maintenance of an aviary by residents of a single-family detached dwelling, for personal consumption. Home-based agriculture activities shall all be located, either in a rear or side yard.

**Agritourism activity**

Events and activities conducted on a working farm offered to the public or to invited groups for the purpose of recreation, education, or active involvement in the farm operation, and that are related to agriculture or natural resources and directly associated with and incidental to on-going agricultural activity on-site. Agritourism activities include, but are not limited to, farm tours, hayrides, corn mazes, petting zoos, classes related to agricultural products or skills, picnic and party facilities offer in conjunction with such activities.

**Airport, medium**

An airport having one or more of the following:

(A) Runway length over 2,650 feet, up to 4,000 feet;
(B) One or more flight training schools; or
(C) Aircraft based there weighing up to 12,500 pounds.

Airport, small
An airport having all of the following:
(A) Ownership by a County or State public agency;
(B) Runway length under 2,650 feet; and
(C) No flight training schools.

Amateur ham radio antenna
An antenna, or any combination of a mast plus an attached or mounted antenna, that transmits noncommercial communications signals and is used by an amateur radio operator licensed by the Federal Communications Commission.

Automated teller machine (ATM)
A mechanized device operated by or on behalf of a bank or financial institution that allows customers to conduct automated banking or financial transactions. Where an ATM is provided at the site of a bank or financial institution for use by customers in motor vehicles, the ATM is considered a drive-through service accessory use. At other locations, an ATM may be considered a separate accessory use to the principal use(s) of the location.

Bed and breakfast (as accessory to a single-family detached dwelling)
An owner-occupied single-family detached residential dwelling in which rooms are rented to paying guests on an overnight basis or no longer than two weeks in any one visit. A "Country Inn," "Hotel," "Motel," "Fraternity or Sorority House," "Tourist Home," or "Boarding or Rooming House" shall not be considered a bed and breakfast.

Boathouse
A structure designed and used solely for the storage of boats or boating equipment and that is not used for human habitation.

Building
A structure having a roof and used for the shelter, support, or enclosure of persons, animals, or property. Any part of a building is considered a separate building when:
(A) It is entirely separated from all other parts by a wall extending from the lowest floor to the roof; and
(B) It has no door or other opening directly to the other parts.

No vehicle originally designed as a means of conveyance shall be considered a building, regardless of whether wheels or other devices to facilitate movement have been removed (except where otherwise specified in this Ordinance).

Any manufactured home or trailer designed for human occupancy and situated in a nonresidential base zone shall be considered a building if it is used for business purposes.

Build-to Line
A line that runs perpendicular the entire width of a lot, from the street right-of-way (ROW) to the front building façade on a lot.

Build-to Zone
The area between the minimum and maximum build-to lines, that extends the entire width of the lot.

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519 A new definition for a new accessory use.
520 A new definition for a new accessory use.
521 A new definition for a carried forward accessory use.
Canopy, nonresidential
An accessory structure to a nonresidential principal use such as gas station or a drive-through facility that consists of a rigid horizontal roof-like structure made of fabric, metal, or other material supported by an attached building or columns or posts, is largely open along its sides, and is intended to provide shelter to people or motor vehicles, or as a decorative feature on a building wall.

Car wash (as accessory to a multifamily dwelling)\textsuperscript{522}
A structure within a multifamily development designed and intended for use by residents to wash, clean, and/or wax their motor vehicles.

Chesapeake Bay Critical Area
All waters of and lands under the Chesapeake Bay and its tributaries to the head of tide as indicated on the State wetlands maps, all State and private wetlands designated under the Annotated Code of Maryland, Natural Resources Article, Title 16 of the Environmental Article; and all land and water areas within 1,000 feet beyond the landward boundaries of State or private wetlands and heads of tides designated under the Annotated Code of Maryland, Natural Resources Article, Title 16 of the Environmental Article, as indicated on approved Chesapeake Bay Critical Area Overlay Zoning Map Amendments.

Circus, carnival, fair, or other special event\textsuperscript{523}
Temporary activities or events conducted by civic, philanthropic, educational, or religious organizations, or activities of a business or organization that is not part of its daily activities and are open to the public. Such activities include, but are not limited to, circuses, carnivals, fairs, tent revivals, closeout sales, grand openings, and fundraising or membership drives.

Class 3 fill
Temporary use of land for the spreading or depositing of Class 3 fill materials—including, without limitation: soils difficult to compact or with other than optimum moisture content; rock and similar irreducible materials, without limit as to size, provided no detectable voids are formed into which overlying soils may later be washed; and topsoil, intermittently layered with nonorganic soil. Incidental fill operations associated with the development of subdivisions and other preliminary work of a developing site shall not be considered a Class 3 fill operation.

Clubhouse\textsuperscript{524}
A building or room used for social or recreational activities by members of a club (e.g., golf course clubhouse) or occupants of a residential or other development.

Collocated telecommunications antenna\textsuperscript{525}
One of multiple wireless telecommunications antennas placed or located on the same wireless telecommunications tower or other structure.

Common area
Land or facilities that are located within, or related to, a development, and that are designed for use by the residents (and guests) of, or workers in, the entire development or a designated part of the development. Common area does not include land or facilities which are individually owned or dedicated to public use. Common area remains in the ownership of a homeowners' or

\textsuperscript{522} A new definition for a new accessory use.
\textsuperscript{523} A new definition for a carried forward temporary use (the current ordinance doesn’t define this use).
\textsuperscript{524} A new definition for a new accessory use.
\textsuperscript{525} A new definition for a new accessory use.
similar association.

Community recreation facility\textsuperscript{526}
A private recreational facility for use solely by the residents and guests of a particular residential development, including residential subdivisions, multifamily, townhouse, and mixed use developments.

Composting, small-scale\textsuperscript{527}
An enclosed area at least 100 square feet in area that contains a compost tumbler or similar apparatus designed for the purpose of converting household kitchen and yard waste into fertilizer.

Construction-related office/yard\textsuperscript{528}
A temporary structure, facility, or space associated with the staging, management, and security of new construction—including an office building, security building, storage buildings, construction waste and recycling receptacles, temporary sanitation facilities, outdoor storage, and employee parking areas—and located on or adjacent to the construction site.

Density, Net
See Sec. 27-8.201.C.

Development Lot
The entire parcel proposed for a townhouse development (not individual lots under attached units).

Drive-through service\textsuperscript{529}
A facility used to provide products or services to customers who remain in their vehicles, whether through a window or door in a building, a machine in a building or detached structure (e.g., ATM), or via a mechanical device (e.g., a pneumatic tube system). In addition to the pick-up window or door, drive-through service facilities also may include remote menu boards and ordering stations. Use types that commonly have drive-through service include banks, restaurants, specialty eating or drinking establishments, and drug stores.

Dwelling
A building used for living facilities for one or more families.

Dwelling unit
A building (or part of a building) used as a complete and independent living facility for only one family, which includes permanent provisions for living, sleeping, eating, cooking, and sanitation.

Electric vehicle (EV) charging station (Level 1, 2, or 3)\textsuperscript{530}
A vehicle parking space served by an electrical component assembly or cluster of components assemblies (battery charging station) designed and intended to transfer electric energy by conductive or inductive means from the electric grid or other off-board electrical source to a battery or other energy storage device within a vehicle that operates, partially or exclusively, on electric energy.

A Level 1 charging station is a slow-charging station that typically operates on a 15- or 20-amp breaker on a 120-volt Alternating Current (AC) circuit.

A Level 2 charging station is a medium-speed-charging station that typically operates on a 40- to 100-amp breaker on a 208- or 240-volt Alternating Current circuit.

\textsuperscript{526} A new definition for a carried forward accessory use (the current ordinance doesn’t define this use).
\textsuperscript{527} A new definition for a new accessory use.
\textsuperscript{528} A new definition for a carried forward temporary use.
\textsuperscript{529} A new definition for a new accessory use.
\textsuperscript{530} New definitions for new accessory uses.
A level 3 charging station is an industrial grade charging station that operates on a high-voltage circuit to allow for fast charging.

**Fall Zone**

The area within which a wireless telecommunications support structure may be expected to fall in the event of a structural failure, as measured by engineering standards.

**Family**

A person living independently or a group of persons living as a single household unit using housekeeping facilities in common, but not to include more than 5 persons who are unrelated by blood, marriage, adoption, or foster-child status.

**Family child care home, large**

The use of a residence to provide child care for nine to 12 children as a "large family child care home" that is registered by the State Department of Education in accordance with COMAR 13A.18.

**Family child care home, small**

The use of a residence to provide child care for up to eight children as a "family child care home" that is registered by the State Department of Education in accordance with COMAR 13A.15, or that is specifically exempt from registration by COMAR 13A.15.02.

**Farm tenant dwelling (as accessory to an agricultural production use)**

A single-family detached dwelling or dormitory (but not a multifamily dwelling) that is:

(A) Not the principal residence of the property owner;
(B) An "accessory building";
(C) Located on land used exclusively for "Agriculture";
(D) Owned by the same person who owns the agricultural land; and
(E) Occupied by a tenant who derives a majority of his total income from working the agricultural land.

**Farmers’ market (as a temporary use)**

A collection of vendors using private or publicly owned property or property owned by a not-for-profit organization for the sale of agricultural and horticultural products grown by the vendor, or for the sale of baked, canned, or preserved foods prepared by the vendor.

If the farmers’ market occurs regularly for all or most of the year, it is considered a principal use. If the farmers’ market occurs only occasionally or periodically for only a limited time period during the year, it is considered a temporary use. Operations generally meeting the definition of a temporary farmers’ market, but that are open fewer than four days per year, shall be construed as a "garage or yard sale."

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531 A modified definition for a carried forward accessory use (renamed from “small group child care center”), revised to update terms and citations used for State child care regulations.

532 A modified definition for a carried forward accessory use, revised to update terms and citations used for State child care regulations.

533 A modified definition for a carried forward temporary use.
Firewood display and sales

The display for retail sale of wood cut and dried to serve as fuel.

Flagpole and flag

A pole displaying a fabric, banner, or bunting containing distinctive colors, patterns or symbols, used as a symbol of a government, political subdivision, corporate or commercial entity, or institution.

Flea market

The temporary and occasional collection of vendors using stalls, booths, or tables on property owned by a public agency or a not-for-profit organization for the sale of merchandise, collectibles, crafts, antiques, and other items, excluding automobiles, automobile parts, and nonportable household appliances. Operations generally meeting this definition, but which are open fewer than four days a year, shall be construed as a "garage or yard sale."

Floor Area Ratio

See Sec. 27-8.201.D.

Garage or carport

A structure used or designed to provide shelter for the parking and storage of motor vehicles or boats. A garage is an enclosed building whereas a carport is a roofed structure open on one or more sides. Garages and carports are commonly attached to and considered part of a dwelling or other principal building, but may exist as a detached accessory structure.

Garage or yard sale

The temporary and occasional use of the garage or yard of a residential dwelling for the casual sale of miscellaneous items of personal property to the general public. They shall be limited to four times per year at each residential dwelling.

General Plan

The Prince George’s County General Plan approved in accordance with state law.

Green area

An area of land associated with, and located on the same parcel of land as, a building for which it serves to provide light and air, or scenic, recreational, or similar purposes. Green area shall generally be available for use by the occupants of the building, but may include a limited amount of space to enhance the amenity of the development by providing landscaping features, screening for the benefit of people in neighboring areas, or a general appearance of openness. Green area may include lawns, decorative plantings, sculptures, wooded areas, landscaped areas covering structures that are not more than 12 feet above ground level, sidewalks and walkways, furniture, active and passive recreational areas, and water surfaces that comprise not more than ten percent of the total green area. It shall not include parking lots or other vehicular surfaces, or accessory buildings, except as otherwise provided.

Greenhouse

A structure, primarily of glass, in which temperature and humidity can be controlled for the cultivation or protection of plants.

Green roof

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534 A new definition for a carried forward principal use (the current ordinance doesn’t define this use).

535 A new definition for a new accessory use.

536 A new definition for a new accessory use.
A roof of a structure that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. Green roofs are sometimes known as rooftop gardens.

**Helipad (as an accessory use)**

A facility located on the roof of an office or other building (like a hospital) that accommodates the landing and taking-off of helicopters.

**Home based business**

A business, profession, occupation, or trade that is conducted within a residential dwelling unit for the economic gain or support of a resident of the dwelling, is incidental and secondary to the residential use of the lot and does not adversely and/or perceptively affect the character of the lot or surrounding area.

Examples of home based businesses include, but are not limited to, the following: offices of physicians, dentists, lawyers, architects, engineers, contractors, consultants, stock brokers, marketers, bookkeepers, real estate brokers, and insurance agents; electronic and offsite retail; studios of artists, and musicians; sewing, millinery, and dressmaking services; home services such as interior decorating, maintenance, landscaping; and personal services such as physical therapy by licensed individuals, hairdressing, pet grooming, and the like.

Home based businesses do not include such businesses as: family child care homes and large family child care homes (which are separate accessory uses of homes), automotive repair and the like; any licensed or unlicensed practitioner who performs invasive procedures (acupuncture, tattooing, body piercing, and the like); restaurants, bars, social clubs and the like; animal kennels or hospitals and the like; or any other business that is clearly inappropriate or out of character for a residential area such that its location constitutes an adverse impact on neighboring residential properties.

**Home garden**

An on-site garden planted by an owner or occupant of a single-family detached dwelling unit for the purpose of growing vegetables or fruit for consumption by occupants of the home only. A home garden shall be located either in the backyard or behind the front façade of the single-family detached dwelling.

**Landscape Manual**

The document that promulgates the standards and criteria for developing landscaped, buffered, and screened areas in Prince George's County, and which is adopted by the District Council and revised and amended from time to time by the District Council.

**Limited fuel/oil/bottled gas distribution**

The distribution, for compensation, of fuel oil or bottled gases such as propane of liquid petroleum in containers no greater than five gallons in volume.

**Lot**

A designated area of land to be used, developed, or built upon as a unit (in accordance with this Ordinance), and having the minimum contiguous area required for a lot in the applicable zone and frontage on a public street, or private road, right-of-way, or easement approved in accordance with Subtitle 24. A lot shall be made up of one or more entire "record lots.

**Lot coverage**

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537 A modified definition for a carried forward "home occupation" accessory use, revised to strip out standards (in Sec. 27-4.304.B.12), and emphasize examples.

538 A new definition for a new accessory use.
Division 27-8 Interpretation and Definitions
Sec. 27-8.400 Terms and Uses Defined

Lot, record
An area of land designated as a separate parcel of land on a record plat, or on a legally recorded deed (to land for which no subdivision plat is required pursuant to the provisions of Subtitle 24) filed among the Land Records of Prince George’s County, Maryland.

Manufactured home as emergency housing
The temporary placement and use of a manufactured home dwelling to provide emergency replacement housing following the destruction or damage of a dwelling by a fire, hurricane, tornado, flooding, or other physical catastrophe and until the dwelling is repaired, reconstructed, or replaced with a permanent dwelling.

Modular classroom
A compensatory education modular classroom which is used exclusively for the purpose of providing educational services to private school students pursuant to Title 1 of the Elementary and Secondary Education Act of 1965, 20 U.S.C., Section 2701 et seq. (Title 1).

Net lot area
See Sec. 27-8.201.A.

Nursery and garden center (as accessory to an agricultural use)
Structures or an area of land located on land used for agricultural production that is used for the display and sale of nursery stock or garden supplies. This use does not include a temporary "wayside stand."

Office trailer
The temporary use of a trailer or other manufactured structure as an office in conjunction with existing office space accessory to an industrial use during the time in which permanent office space facilities are being constructed on-site.

Outdoor display of merchandise (as accessory to a retail sales use)
Outdoor display of merchandise is the placement of products or materials for sale or rental outside the entrance of a retail or wholesale sales establishment.

Outdoor seating (as accessory to an eating or drinking establishment)
Outdoor seating as accessory to an eating or drinking establishment is the provision of on-site outdoor seating areas by an eating or drinking establishment where food or beverages are served for consumption. The accessory use also may include outdoor seating areas on public sidewalks in front of the establishment.

Outdoor storage (as an accessory use)
Outdoor storage as an accessory use is the keeping, in an unroofed area on the site of a principal use, of any goods, material, merchandise, or vehicles associated with the principal use in the same place for more than 24 hours. This use does not include a junkyard or salvage yard or the display and storage of vehicles as

See Sec. 27-8.201.E.

539 A new definition for a carried forward temporary use (the current ordinance doesn’t define this use).

540 A new definition for a carried forward principal use (the current ordinance doesn’t define this use).

541 A new definition for a carried over accessory use (the current ordinance doesn’t define the use).

542 A new definition for a new accessory use.

543 A new definition for a carried over accessory use (the current ordinance doesn’t define the use).
part of an automobile, recreational vehicle, trailer, or truck sales or rental use.

**Owner**

The person in whom legal or equitable title rests. Owner means any part owner, joint owner, owner of a community or partnership interest, life tenant, tenant in common, tenant by the entirety, or joint tenant. Where the signature of an owner is required, the term owner includes anyone having clear written authority to act on behalf of the actual owner.

**Parking facility (as an accessory use)**

An off-street, hard-surfaced, ground level area—or a structure composed of one or more levels or floors—that is used exclusively for the temporary storage of motor vehicles associated with the principal use of the lot (for residents, employees, customers, visitors, etc.). A structured parking facility may be totally below grade or partially or totally above grade, with levels either being open to the sides (deck) or enclosed (garage).

**Pedestrian street frontage**

A street frontage along which continuous, convenient pedestrian access and mobility is intended to be provided, with wider than normal sidewalks and no or very limited curb cuts other interruptions to the sidewalks. Pedestrian street frontages are designated when land is zoned or rezoned to a transit-oriented/activity center base or PD zone, or by approval of a master plan or sector plans for a large-scale development.

**Person**

Any individual or natural person, legal entity, joint stock company, partnership, voluntary association, society, club, firm, company, corporation, business or other trust, civic association, municipality, government organization or entity, or any other organization, whether or not legally incorporated.

**Physically handicapped person**

An individual who has a physical impairment which:

(A) Is expected to be of long-continued and indefinite duration;
(B) Substantially impedes the ability to move about and live independently; and
(C) Is of such a nature that this ability could be improved by more suitable housing conditions, barrier-free design of buildings, and reserved, specially-designed parking facilities.

**Pier, community or noncommercial docking facility**

A pier or boat docking facility that is community-owned, and operated for the benefit of the residents of a riparian subdivision.

**Pier, private**

A privately owned platform extending from a shore over water and supported by piles or pillars, used to secure, protect, and provide access to boats.

**Planning Director**

The Planning Director of Prince George’s County, or his or her designee.

**Rainwater cistern or barrel**

A catchment device to capture rain water from a roof or other surface before it reaches the ground, which may be either above or below ground level.

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544 A modified definition of a carried forward use.

545 A new definition for a new accessory use.
Retail sales (as accessory to a manufacturing, warehouse, or wholesale use)\(^{546}\)

The offering of products associated with a manufacturing, warehouse, or wholesale use for retail sale to the general public on the premises of the manufacturing, warehouse, or wholesale use. An example is an outlet or seconds shop located at a manufacturing plant.

Retail sales (as accessory to a multifamily development)\(^{547}\)

Small-scale retail sales or service uses on the premises of a multifamily development use that offer convenient goods and other goods and services (not major purchase items) serving the day-to-day needs of residents and guests of the multifamily development. Such uses include a beauty salon or barbershop, small eating or drinking establishment, small food or beverage store, or florist.

Rubble (construction and demolition debris) landfill (as a temporary on-site use)

A solid waste management facility that is the final resting place for materials discarded from the on-site construction, renovation, or demolition of a structure that are generally considered to be nonhazardous and not water soluble—including, but not limited to, steel, glass, brick, concrete, asphalt materials, pipe, gypsum wallboard, and lumber. A construction and demolition debris disposal facility may also contain land clearing debris such as rocks, soil, trees, and other vegetative matter. These facilities are subject to State permitting requirements and regulations.

Sadomasochistic abuse

Flagellation or torture by or upon a human who is nude, or clad in undergarments, or in a revealing or bizarre costume, or the condition of one who is nude or so clothed and is being fettered, bound, or otherwise physically restrained.

Satellite dish antenna\(^{548}\)

A round or parabolic antenna and its supporting structure for the purposes of sending and/or receiving radio or electromagnetic signals.

Sawmill (as a temporary on-site use)\(^{549}\)

A temporary operation of facility established for the purpose of sawing or planning of logs or trees grown and harvested on the site into rough slabs.

Seasonal decorations display and sales\(^{550}\)

A temporary business enterprise that is conducted primarily outdoors and offers for retail sale decorative items that are, by their nature, in particular demand during a relatively short peak season—including, but not limited to, Christmas trees, pumpkins, flowers, and fireworks.

Sexual conduct

Human masturbation, sexual intercourse, or any touching of or contact with the genitals, pubic areas, or buttocks of the human male or female, or the breasts of the female, whether alone or between members of the same or opposite sex, or between humans and animals.

\(^{546}\) A new definition for a new accessory use.

\(^{547}\) A new definition for a carried over accessory use (the current ordinance doesn’t define the use).

\(^{548}\) A new definition for a carried over accessory use (the current ordinance doesn’t define the use).

\(^{549}\) A new definition for a carried over use (the current ordinance doesn’t define the use).

\(^{550}\) A new definition for a carried over temporary use (the current ordinance doesn’t define the use).
Sexual excitement
The condition of human male or female genitals, or the breasts of the female, when in a state of sexual stimulation, or the sensual experiences of humans engaging in or witnessing sexual conduct or nudity.

Shopping Center
A group of four or more nonresidential establishments that primarily consist of retail sales and services establishments and personal service uses, under single or multiple ownership, in one or more buildings, that is planned, constructed, and managed as a single entity, with:
(A) Shared traffic circulation systems and off-street parking and loading areas;
(B) Shared site features including but not limited to access, landscaping, pedestrian ways, and signage; and;
(C) Coordinated form and building design.

Sidewalk Pedestrian Clearance Zone
In the RTO Zone, the portion of the sidewalk primarily intended for the unobstructed movement of pedestrians, located between the sidewalk planting zone and the building façade.

Sidewalk Planting Zone
In the RTO, the portion of the sidewalk between the sidewalk pedestrian clearance zone and the street right-of-way where street trees are planted.

Solar energy collection facility (small-scale)
A facility consisting of solar panels, modules, and related equipment (e.g., heat exchanger, pipes, inverter, wiring, storage) that collects solar radiation and transfers it as heat to a carrier fluid for use in hot water heating or space heating and cooling, and/or that collects solar energy and converts it into electricity.

As an accessory use, a solar energy collection system is designed to primarily meet on-site demands (but may include transfer of excess electricity to an electric utility grid) and components are typically mounted on the roof(s) of principal or accessory structures, but may be mounted on other parts of structures, or on the ground.

Spa
An above- or below-ground structure (together with all associated appurtenances) that is filled with water and used for immersion and soaking of the human body for relaxation or recreation.

Stable, private
A building or land where horses are, sheltered, fed, or kept for

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551 A simplified definition of a carried forward accessory use.
552 A new definition for a carried over accessory use (the current ordinance doesn’t define the use).
personal use, accessory to a single-family detached dwelling.

**Storage shed**

An uninhabitable accessory structure used or designed to be used to provide shelter for or storage of materials, or as a small workshop. Storage sheds may be enclosed or open and may be attached to a principal building or exist as a detached structure.

**Structure height**

See Sec. 27-8.201.F.

**Swimming pool, commercial (as an accessory use)**

A man-made enclosure at least three feet deep at the deep end that is filled with water and used for wading or swimming, and that is accessory to a commercial use.

**Swimming pool, private**

A man-made enclosure at least three feet deep at the deep end that is filled with water and used for wading or swimming, and that is:

(A) Owned and maintained by an individual for the sole use of his household and guests;

(B) Located on a lot” as an accessory use to the owner’s residence; and

(C) Not operated for profit or in connection with any business operated for profit.

**Temporary portable storage unit**

A transportable unit designed and used primarily for temporary storage of building materials, household goods, personal items, and other materials for use on a limited basis.

**Temporary real estate sales office/model**

A dwelling, dwelling unit, or other marketable unit of a new development that is used for real estate sales or leasing activities associated with the development pending construction of the development and the initial sales of homes or units in the development.

**Temporary shelter for commercial displays, sales, and services**

A retail sales and service establishment’s temporary use of a tent or trailer for promotional displays or sales promotional displays or sales, seasonal activities, income tax consultant’s offices, carload sales of products, sidewalk sales, and demonstration of products in a parking lot.

**Transient manufactured home or recreational vehicle residence**

The temporary placement and use of a manufactured home dwelling or recreational vehicle to house person employed by or otherwise associated with a principal use of the same lot for which the County levies an amusement tax.

**Wayside stand**

A temporary structure used for:

(A) The sale of agricultural or other products produced on the premises, which may include the incidental sale of other products not produced on the premises; or

(B) The sale of fruits, vegetables, or cut flowers not grown on the premises.

**Wind energy conversion system (small-scale)**

A facility consisting of one or more rotating wind turbines and

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553 A new definition for a new temporary use.

554 A new definition for a carried over temporary use (the current ordinance doesn’t define the use).
related equipment that converts the kinetic energy in wind into mechanical energy. A small-scale wind energy conversion system has a rated capacity of not more than 100 kilowatts (kW) and is intended to primarily reduce on-site consumption of utility power for a home or business.

Yard
"Open space located on the same lot with a structure (not including ground-level paved surfaces unless specifically noted), or use, between the structure or use (such as outdoor storage) and the nearest lot line or street line. All required yards shall be unoccupied and unobstructed from the ground upward, except for landscaping, and accessory structures and uses as permitted elsewhere in this Ordinance. An alley shall not be considered a part of a yard.

Yard, front
"Yard" extending across the width of a "Lot," between the "Front Street Line" and the nearest part of a "Main Building" (or its enclosed or covered projection). In a "Through Lot," all "Yards" abutting "Streets" are "Front Yards."

Yard, rear
Yard extending across the width of a lot, between the rear lot line and the nearest part of a principal building (or its enclosed or covered projection). A through lot has no rear yard.

Yard, side
Yard between the side lot line or side street line and the nearest part of a principal building (or its enclosed or covered projection), extending from the front yard to the rear yard or, in the absence of either of these yards, to the front street line and rear lot line. In the absence of a front street line, all yards are side yards. On a through lot, any yard that does not abut a street is a side yard.