



**Prince George's County
Zoning Ordinance and Subdivision Regulations Rewrite**

***Worksession #2
Uses & Use Tables***

February 7, 2017



The Maryland – National Capital Park & Planning Commission

Worksession Schedule



	Topic	Date
✓	Zone Structure (COW)	January 31, 2017
→	Uses and Use Tables (COW)	February 7, 2017
	Development Standards (COW)	February 14, 2017
	Process/Community Involvement (retreat)	March 2, 2017
	Subdivision Regulation (COW)	March 13, 2017
	Countywide Map Amendment (COW)	

Worksession Goals



1. Identify the four key “Big Picture” **Use and Use Table** issues
2. Answer questions and address concerns
3. Provide Planning Staff direction on key issues

Agenda



1. Uses
2. Organization of Use Tables
3. Use Consolidation
4. Special Exceptions and Use Specific Standards
5. New Uses and Interpretation



Uses

Uses



Uses are the *activities* that can legally occur within a specific zoning district

Examples include:

- Multifamily Dwelling – residential use
- Office – commercial use
- Warehouse – industrial use
- Farm Winery – agricultural use

What is NOT a Use?



Uses are not:

- Building regulations
 - Size
 - Form
 - Materials
- Development site regulations
 - Layout
 - Access
 - Design



Organization of the Use Tables

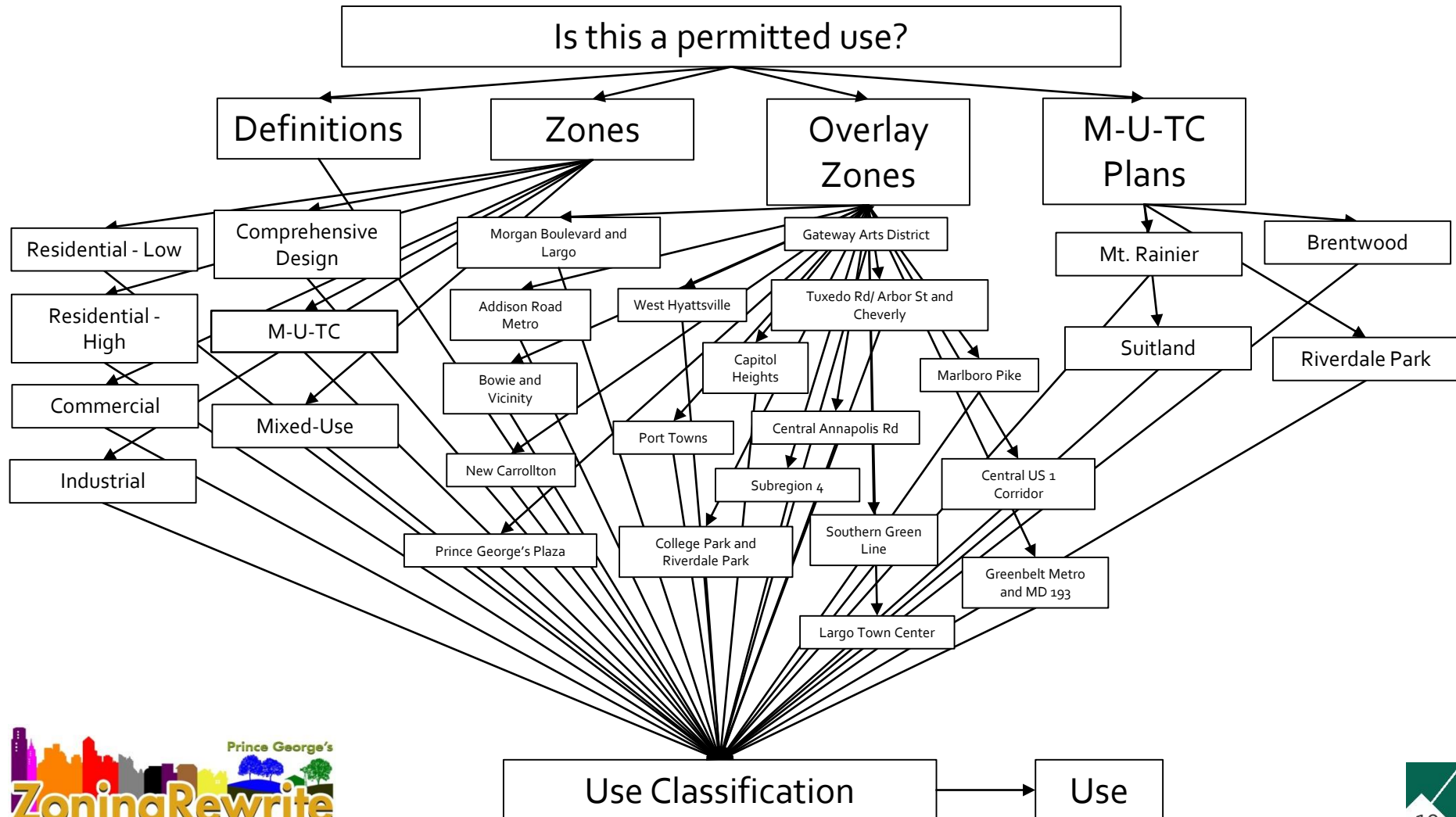
Organization of Use Tables – Current Code



The current uses are found in more than 25 different use tables:

- 7 use tables organized by zone
- 18 overlay zones (DDOZ/TDOZ)
- 4 M-U-TC plans
- Embedded in definitions

Organization of Use Tables – Current Code



Organization of Use Tables – Current Code



Task:
Where are live-work
units
allowed in the
County?



Organization of Use Tables – Current Code



SUBTITLE 27. - ZONING.

PART 1. - SCOPE OF ORDINANCE.

PART 2. - GENERAL.

PART 3. - ADMINISTRATION.

PART 4. - SPECIAL EXCEPTIONS.

PART 4A. - MODERATELY PRICED DWELLING UNITS.

PART 5. - RESIDENTIAL ZONES.

DIVISION 1. - GENERAL.

DIVISION 2. - SPECIFIC RESIDENTIAL ZONES.

DIVISION 3. - USES PERMITTED.

Sec. 27-441. - Uses permitted.

modified

DIVISION 4. - REGULATIONS.

DIVISION 5. - ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.

PART 6. - COMMERCIAL ZONES.

PART 7. - INDUSTRIAL ZONES.

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

(7) All uses not listed are prohibited.

(8) Whenever the table refers to an allowed use, that use is either permitted (P), permitted by Special Exception (SE), permitted by Special Permit (SP), or permitted as a (PA) or (PB) use, as accordingly listed in the zone in which it is allowed.

(CB-12-2001; CB-4-2003)

Editor's note— CR-81-2012 repealed the enactment of CB-18-2007 regarding "Rural Entertainment Park", (Chapter 10, 2007 Laws of Prince George's County, Maryland), effective October 16, 2012.

(b) TABLE OF USES.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(1) Commercial:									
Agritourism	p ⁹⁰	p ⁹⁰	p ⁹⁰	p ⁹⁰	X	X	X	X	X
Animal Hospital, veterinary office (CB-76-2003)	SE	SE	SE	SE	SE	X	p ⁷⁴	X	X
Antique shop	X	SE	SE	SE	SE	X	X	X	X
Artist's studio (CB-24-2015)	X	X	X	X	X	X	X	X	X
Barber Shop	X	X	X	SE ⁸⁶	SE ⁸⁶	X	X	X	X

Organization of Use Tables – Current Code



Zoning Ordinance

SUBTITLE 27. - ZONING.

PART 1. - SCOPE OF ORDINANCE.

PART 2. - GENERAL.

PART 3. - ADMINISTRATION.

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	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(1) Commercial:									
Agritourism	p 90	p 90	p 90	p 90	X	X	X	X	X
Animal Hospital, veterinary office (CB-76-2003)	SE	SE	SE	SE	SE	X	p 74	X	X
Antique shop	X	SE	SE	SE	SE	X	X	X	X
Artist's studio (CB-24-2015)	X	X	X	X	X	X	X	X	X
Barber Shop	X	X	X	SE 86	SE 86	X	X	X	X

Organization of Use Tables – Current Code



SUBTITLE 27. - ZONING.

- PART 1. - SCOPE OF ORDINANCE.
- PART 2. - GENERAL.
- PART 3. - ADMINISTRATION.
- Zone Section**
- DWELLING UNITS.
- PART 5. - RESIDENTIAL ZONES.
 - DIVISION 1. - GENERAL.
 - DIVISION 2. - SPECIFIC RESIDENTIAL ZONES.
 - DIVISION 3. - USES PERMITTED.
 - Sec. 27-441. - Uses permitted.
 - modified
 - DIVISION 4. - REGULATIONS.
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(1) Commercial:									
Agritourism	p ⁹⁰	p ⁹⁰	p ⁹⁰	p ⁹⁰	X	X	X	X	X
Animal Hospital, veterinary office (CB-76-2003)	SE	SE	SE	SE	SE	X	p ⁷⁴	X	X
Antique shop	X	SE	SE	SE	SE	X	X	X	X
Artist's studio (CB-24-2015)	X	X	X	X	X	X	X	X	X
Barber Shop	X	X	X	SE ⁸⁶	SE ⁸⁶	X	X	X	X

Organization of Use Tables – Current Code



SUBTITLE 27. - ZONING.

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DIVISION 1. - GENERAL.

DIVISION 2. - SPECIFIC RESIDENTIAL ZONES.

DIVISION 3. - USES PERMITTED.

Sec. 27-4

modified

Use Section

DIVISION 4. - REGULATIONS.

DIVISION 5. - ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.

PART 6. - COMMERCIAL ZONES.

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USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(1) Commercial:									
Agritourism	p 90	p 90	p 90	p 90	X	X	X	X	X
Animal Hospital, veterinary office (CB-76-2003)	SE	SE	SE	SE	SE	X	p 74	X	X
Antique shop	X	SE	SE	SE	SE	X	X	X	X
Artist's studio (CB-24-2015)	X	X	X	X	X	X	X	X	X
Barber Shop	X	X	X	SE 86	SE 86	X	X	X	X

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(CB-12-2001; CB-4-2003)

Editor's note— CR-81-2012 repealed the enacted Ordinance 81-12, "Rural Entertainment Park", (Chapter 10, 2007 Laws of Prince George's County, Maryland), effective October 16, 2012.

Use Table

(b) TABLE OF USES.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(1) Commercial:									
Agritourism	p 90	p 90	p 90	p 90	X	X	X	X	X
Animal Hospital, veterinary office (CB-76-2003)	SE	SE	SE	SE	SE	X	p 74	X	X
Antique shop	X	SE	SE	SE	SE	X	X	X	X
Artist's studio (CB-24-2015)	X	X	X	X	X	X	X	X	X
Barber Shop	X	X	X	SE 86	SE 86	X	X	X	X

Organization of Use Tables – Current Code



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USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(1) Commercial:									
Agritourism	p 90	p 90	p 90	p 90	X	X	X	X	X
Animal Hospital, veterinary office (CB-76-2003)	SE	SE	SE	SE	SE	X	p 74	X	X
Antique shop	X	SE	SE	SE	SE	X	X	X	X
Artist's studio (CB-24-2015)	X	X	X	X	X	X	X	X	X
Barber Shop	X	X	X	SE 86	SE 86	X	X	X	X

Use not found

Organization of Use Tables – Live-Work



SUBTITLE 27. - ZONING.

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PART 2. - GENERAL.

PART 3. - ADMINISTRATION.

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PART 5. - RESIDENTIAL ZONES.

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DIVISION 3. - USES PERMITTED.

Sec. 27-441. - Uses permitted.

modified

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(1) Commercial:									
Agritourism	p ⁹⁰	p ⁹⁰	p ⁹⁰	p ⁹⁰	X	X	X	X	X
Animal Hospital, veterinary office (CB-76-2003)	SE	SE	SE	SE	SE	X	p ⁷⁴	X	X
Antique shop	X	SE	SE	SE	SE	X	X	X	X
Artist's studio (CB-24-2015)	X	X	X	X	X	X	X	X	X
Barber Shop	X	X	X	SE ⁸⁶	SE ⁸⁶	X	X	X	X

Organization of Use Tables – Live-Work



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(CB-12-2001; CB-4-2003)

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Sec. 27-441. - Uses permitted.

modified

DIVISION 4. - REGULATIONS.

DIVISION 5. - ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.

PART 6. - COMMERCIAL ZONES.

PART 7. - INDUSTRIAL ZONES.

PART 8. - COMPREHENSIVE DESIGN ZONES.

(CB-35-2000; CB-60-2009)

67 Permitted use without requirement for Special Exception and abuts a multi-use trail designated on an adjacent property (CB-53-2001)

68 Provided the use will be located on land that is at least 1/2 acre in size; and access to the property is provided (CB-75-2001)

69 Provided:

(A) The use abuts an existing marina in the City of Prince George's County, Maryland, effective

live-work



Highlight All

Match Case

Whole Words

Phrase not found

Barber Shop

X

X

X

SE⁸⁶

SE⁸⁶

X

X

X

X

Organization of Use Tables – Live-Work



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(CB-12-2001; CB-4-2003)

DIVISION 3. - USES PERMITTED.		(CB-35-2000; CB-60-2009)	
Sec. 27-441. - Uses permitted. modified			
DIVISION 4. - REGULATIONS.			
DIVISION 5. - ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.			
PART 6. - COMMERCIAL ZONES.			
PART 7. - INDUSTRIAL ZONES.			
PART 8. - COMPREHENSIVE DESIGN ZONES.			
67	Permitted use without requirement for Special Permit and abuts a multi-use trail designated on an adjacent property (CB-53-2001)	R-35	R-20
68	Provided the use will be located on land that is at least 1/2 acre in size; and access to the property is provided (CB-75-2001)	X	X
69	Provided:	X	X
	(A) The use abuts an existing marina in the City of Prince George's County, Maryland, effective 1/1/2010	X	X
		X	X

live-work

^

v

Highlight All

Match Case

Whole Words

Phrase not found

	X	X	X	SE ⁸⁶	SE ⁸⁶	X	X	X	X
Barber Shop	X	X	X	SE ⁸⁶	SE ⁸⁶	X	X	X	X

Search "live-work", no results

ZoningRewrite
Prince George's
Creating a 21st Century Zoning Ordinance

20

Organization of Use Tables – Live-Work



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

PART 1
 PART 2
 PART 3
 PART 4
 PART 4
 DWELLING
 PART 5
 DIVISION 3. - USES PERMITTED.
 Sec. 27-441. - Uses permitted.
 modified
 DIVISION 4. - REGULATIONS.
 DIVISION 5. - ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.
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 PART 7. - INDUSTRIAL ZONES.
 PART 8. - COMPREHENSIVE DESIGN ZONES.

Agritourism	exception (SE), permitted by Special Permit (SP), or permitted as a (PA)
Animal Hospital, veterinary office (CB-76-2003)	
Antique shop	2000; CB-60-2009)
Artist's studio (CB-24-2015)	ed use without requirement for Special Permit. The use must be located on a lot that contains a multi-use trail designated on an official map (2001)
Barber Shop (CB-81-2008)	ed the use will be located on land that is at least 10,000 square feet in size; and access to the property must be provided (2001)
Beauty shop	

Search: storefront Highlight All Match Case Whole Words Phrase not found

Search: live-work Highlight All Match Case Whole Words Phrase not found

Search "storefront", no results

	R-35	R-35	R-20
(A) The use abuts an existing marina in the City of Prince George's County, Maryland, effective 2000; CB-60-2009)			
ed use without requirement for Special Permit. The use must be located on a lot that contains a multi-use trail designated on an official map (2001)	X	X	X
ed the use will be located on land that is at least 10,000 square feet in size; and access to the property must be provided (2001)	X	X	X
	X	X	X
	X	X	X
	X	X	X

Organization of Use Tables – Live-Work



DIVISION 2. - INTERPRETATIONS AND RULES OF CONSTRUCTION.
 DIVISION 3. - ZONES AND ZONING MAPS.
 DIVISION 4. - REGULATIONS APPLICABLE IN ALL ZONES.
 DIVISION 5. - REGULATIONS ADOPTED BY REFERENCE.
 PART 3. - ADMINISTRATION.
 PART 4. - SPECIAL EXCEPTIONS.
 PART 4A. - MODERATELY PRICED DWELLING UNITS.
 PART 5. - RESIDENTIAL ZONES.

(D) Entirely separated from any other "Building" by space on all other sides.
 (77.1) **Dwelling, Storefront:** A dwelling unit located above the ground floor of a building, in accordance with [Section 27-239.02](#).
 (CB-53-1991)
 (78) **Dwelling, Three-Family:** A "Building" containing three (3) "Dwelling Units," each having its own "Dwelling Unit." (See Figure 11.)
 (79) **Dwelling, Triple-Dwelling:**
 (A) Are used as "Dwelling Units;"
 (B) Are located side by side on abutting "Lots;"
 (C) Are separated from each other by a solid wall extending from the ground to the roof;
 (D) Have exterior walls in common with the adjoining "Building;"
 (E) Are separated from any other "Building" by space on all other sides.
 (80) **Dwelling, Two-Family:** Either:
 (A) A "Building" containing two (2) "Dwelling Units," arranged one above the other;
 (B) Two (2) attached buildings arranged side by side on one (1) "Lot," with the lowest floor to the roof. (See Figure 13.)

Search "storefront", under definitions section

storefront | Highlight All | Match Case | Whole Words | 1 of 5 matches

Beauty shop

live-work | Highlight All | Match Case | Whole Words | Phrase not found

PART 8. - COMPREHENSIVE DESIGN ZONES.

	5	R-35	R-20
Barber Shop	X	X	X

Organization of Use Tables – Live-Work



DIVISION 2. - INTERPRETATIONS AND RULES OF CONSTRUCTION.

DIVISION 3. - ZONES AND ZONING MAPS.

DIVISION 4. - REGULATIONS APPLICABLE IN ALL ZONES.

DIVISION 5. - REGULATIONS ADOPTED BY REFERENCE.

(D) Entirely separated from any other "Building" by space on all sides.
(77.1) **Dwelling, Storefront:** A dwelling unit located above the ground floor in the "Storefront Area" of the Village Zones.
(CB-53-1991)

(78) **Dwelling, Three-Family:** A "Building" containing three (3) "Dwelling Units" with two (2) of the "Dwelling Units" arranged side by side.
(See Figure 11.)

(79) **Dwelling, Triple-Attached:** One (1) of three (3) attached "Buildings" arranged side by side.
(A) Are used as "One-Family Dwellings";
(B) Are located side by side on abutting "Lots";

accordance with [Section 27-239.02](#).

exception (SE), permitted by Special Permit (SP), or permitted as a (PA)

2000 CB 60, 2009) ty, Maryland), effective

(77.1) **Dwelling, Storefront:** A dwelling unit located above the ground floor in the "Storefront Area" of the Village Zones.

(CB-53-1991)

"Dwelling, Storefront" exists in "Village" zones

(78) **Dwelling, Three-Family:** A "Building" containing three (3) "Dwelling Units" with two (2) of the "Dwelling Units" arranged side by side.

the lowest floor to the roof. (See Figure 13.)

https://www.municode.com/library/md/prince_george's_county/codes/code_of_ordinances?nodeId=PTIIT117PULOLAPRGECOMA_SUBTITLE_27ZO_PT2GE

storefront 1 of 5 matches

ZONES.

Beauty shop

storefront Phrase not found

DIVISION 4. - REGULATIONS.

PART 8. - COMPREHENSIVE DESIGN ZONES.

live-work Phrase not found

Barber Shop

(A) The use abuts an existing marina in the

PART 6. - COMMERCIAL ZONES.

PART 7. - INDUSTRIAL ZONES.

Organization of Use Tables – Current Code



Organization of Use Tables – Current Code



Where else could live/work be located?

Organization of Use Tables – Current Code



Check Gateway Arts Plan

Use	Source	Character Areas					
		TC	APE	NAP	MRC	TRN	NC
Fashion design studi	new	P	P	SP	X	X	P
Mail box servic	new	P	P	SP	X	X	P
Musical recording or musical instruments stor	new	P	P	SP	X	X	P
Paper and supplies store	new	P	P	SP	X	X	P
Picture framing shop	new	P	P	SP	X	X	P
Live/work unit	new	P	P	P	X	SP	P
(2) COMMERCIAL:	27-461						
Distillery for the production of fuel alcohol	27-441	X	X	X	X	X	X
Limited professional uses in multifamily projects	27-441	P	P	SP	P	X	P
(A) Eating or Drinking Establishments:	27-461						
Drive-in restaurant	27-461	X	X	X	X	X	X
Fast-food restaurant	27-461	SP	SP	X	X	X	SP
Other than a drive-in or fast-food restaurant (which may include incidental carry-out service, except where specifically prohibited):	27-461 27-473						

Organization of Use Tables – Current Code



Live work unit is a permitted use

Use	Source	Character Areas					
		TC	APE	NAP	MRC	TRN	NC
Fashion design studi	new	P	P	SP	X	X	P
Mail box servic	new	P	P	SP	X	X	P
Musical recording or musical instruments stor	new	P	P	SP	X	X	P
Paper and supplies store	new	P	P	SP	X	X	P
Picture framing shop	new	P	P	SP	X	X	P
Live/work unit	new	P	P	P	X	SP	P
(2) COMMERCIAL:	27-461						
Distillery for the production of fuel alcohol	27-441	X	X	X	X	X	X
Limited professional uses in multifamily projects	27-441	P	P	SP	P	X	P
(A) Eating or Drinking Establishments:	27-461						
Drive-in restaurant	27-461	X	X	X	X	X	X
Fast-food restaurant	27-461	SP	SP	X	X	X	SP
Other than a drive-in or fast-food restaurant (which may include incidental carry-out service, except where specifically prohibited):	27-461 27-473						

Organization of Use Tables – Proposed



In the proposed code,
the uses are found in 3 use tables:

- Principal Use Table
- Accessory Use Table
- Temporary Use Table

Organization of Use Tables – Proposed



Uses are further organized by:

- **Use Classifications** –
 - The broadest grouping of uses
 - E.g. residential, commercial, industrial, agricultural and open space
- **Use Categories** – New
 - Subgroups of uses based on common function, product, or characteristic
 - E.g. Retail Service and Sales
- **Use Types** –
 - The specific use
 - E.g. Grocery Store

All Uses and Use Categories will be clearly defined.

Organization of Use Tables – Proposed



C. Principal Use Table for Agricultural and Open Space, and Residential Base Zones

Table 27-4.202.C: Principal Use Table for Agricultural and Open Space, and Residential Base Zones

P = Permitted by Right SE = Allowed only with approval of a Special Exception Blank cell = Prohibited

Principal Use Category	Principal Use Type	Agricultural and Open Space Base Zones			Residential Base Zones								Use-Specific Standards
		PL	AL	AR	RE	RR	SFR-4.6	SFR-6.7	SFR-A	MFR-12	MFR-20	MFR-48	
Agricultural and Open Space Uses													
Agriculture/ Forestry Uses	Agricultural production	P	P	P	P	P							
	Community garden	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.1.a
	Forestry	P	P	P	P	P							
	Keeping of horses or ponies	P	P	P	P	P							
	Other agriculture uses	P	P	P	P	P							
Agriculture/ Forestry Related Uses	Agriculture research facility	P	SE	SE									
	Equestrian center	P	P	P	SE	SE							
	Farm distribution hub	P	P	P	SE	SE							
	Farm supply sales or farm machinery/implement sales, rental, or repair	P	P	P	SE	SE							
	Farm market	P	P	P	P	P							
	Farm winery	P	P	P	P	P							27-4.203.B.2.a
	Riding stable	P	P	P	P	P							
	Rural corporate retreat	SE	SE	SE									27-4.203.B.2.b
Sawmill	SE	P	P	SE	SE							27-4.203.B.2.c	
Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.3.a
	Cemetery	SE	P	P	SE	SE	SE	SE	SE				
Residential Uses													
Household Living Uses	Artists' residential studios							P	P	P	P	P	27-4.203.C.1.a
	Dwelling, live-work								P	P	P	P	27-4.203.C.1.b
	Dwelling, manufactured home	SE	SE	SE	SE								27-4.203.C.1.c
	Dwelling, multifamily								P	P	P	P	
	Dwelling, single-family detached	P	P	P	P	P	P	P	P	P			
	Dwelling, three-family								P	P	P		
	Dwelling, townhouse								P	P	P		
	Dwelling, two-family								P	P	P		
	Manufactured home park			SE									27-4.203.C.1.d

Organization of Use Tables – Proposed



C. Principal Use Table for Agricultural and Open Space, and Residential Base Zones

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Use Table

Principal Use	Principal Use Type	Agricultural and Open Space Base Zones			Residential Base Zones								Use-Specific Standards	
		PL	AL	AR	RE	RR	SFR-4.6	SFR-6.7	SFR-A	MFR-12	MFR-20	MFR-48		
Agriculture/ Forestry Uses	Agricultural and Open Space Uses													
	Agricultural production	P	P	P	P	P								
	Community garden	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.1.a	
	Forestry	P	P	P	P	P								
	Keeping of horses or ponies	P	P	P	P	P								
Agriculture/ Forestry Related Uses	Other agriculture uses	P	P	P	P	P								
	Agriculture research facility	P	SE	SE										
	Equestrian center	P	P	P	SE	SE								
	Farm distribution hub	P	P	P	SE	SE								
	Farm supply sales or farm machinery/implement sales, rental, or repair	P	P	P	SE	SE								
	Farm market	P	P	P	P	P								
	Farm winery	P	P	P	P	P							27-4.203.B.2.a	
	Riding stable	P	P	P	P	P								
	Rural corporate retreat	SE	SE	SE									27-4.203.B.2.b	
Open Space Uses	Sawmill	SE	P	P	SE	SE							27-4.203.B.2.c	
	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.3.a	
	Cemetery	SE	P	P	SE	SE	SE	SE	SE					
Residential Uses														
Household Living Uses	Artists' residential studios							P	P	P	P	P	27-4.203.C.1.a	
	Dwelling, live-work								P	P	P	P	27-4.203.C.1.b	
	Dwelling, manufactured home	SE	SE	SE	SE								27-4.203.C.1.c	
	Dwelling, multifamily								P	P	P	P		
	Dwelling, single-family detached	P	P	P	P	P	P	P	P	P				
	Dwelling, three-family								P	P	P			
	Dwelling, townhouse								P	P	P			
	Dwelling, two-family								P	P	P			
	Manufactured home park			SE									27-4.203.C.1.d	

Organization of Use Tables – Proposed



C. Principal Use Table for Agricultural and Open Space, and Residential Base Zones

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Principal Use Category	Principal Use Type	Agricultural and Open Space Base Zones			Residential Base Zones								Use-Specific Standards
		PL	AL	AR	RE	RR	SFR-4.6	SFR-6.7	SFR-A	MFR-12	MFR-20	MFR-48	
Agricultural and Open Space Uses													
Agriculture/ Forestry Uses	Agricultural production	P	P	P	P	P							
	Community garden	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.1.a
	Forestry	P	P	P	P	P							
	Keeping of horses or ponies	P	P	P	P	P							
	Other agriculture uses	P	P	P	P	P							
Agriculture/ Forestry Related Uses	Agriculture research facility	P	SE	SE									
	Equestrian center	P	P	P	SE	SE							
	Farm distribution hub	P	P	P	SE	SE							
	Farm supply sales or farm machinery/implement sales, rental, or repair	P	P	P	SE	SE							
	Farm market	P	P	P	P	P							
	Farm winery	P	P	P	P	P							27-4.203.B.2.a
	Riding stable	P	P	P	P	P							
	Rural corporate office		SE	SE									27-4.203.B.2.b
	Sawmill		P	P	SE	SE							27-4.203.B.2.c
Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.3.a
	Cemetery	SE	P	P	SE	SE	SE	SE	SE				
Residential Uses													
Household Living Uses	Artists' residential studios							P	P	P	P	P	27-4.203.C.1.a
	Dwelling, live-work								P	P	P	P	27-4.203.C.1.b
	Dwelling, manufactured home	SE	SE	SE	SE								27-4.203.C.1.c
	Dwelling, multifamily									P	P	P	
	Dwelling, single-family detached	P	P	P	P	P	P	P	P	P			
	Dwelling, three-family								P	P	P		
	Dwelling, townhouse								P	P	P		
	Dwelling, two-family								P	P	P		
	Manufactured home park			SE									27-4.203.C.1.d

Use Classification

Organization of Use Tables – Proposed



C. Principal Use Table for Agricultural and Open Space, and Residential Base Zones

Table 27-4.202.C: Principal Use Table for Agricultural and Open Space, and Residential Base Zones

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		PL	AL	AR	RE	RR	SFR-4.6	SFR-6.7	SFR-A	MFR-12	MFR-20	MFR-48	
Agricultural and Open Space Uses													
Agriculture/ Forestry Uses	Agricultural production	P	P	P	P	P							
	Community garden	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.1.a
	Forestry	P	P	P	P	P							
	Keeping of horses or ponies	P	P	P	P	P							
	Other agriculture uses	P	P	P	P	P							
Agriculture/ Forestry Related Uses	Agriculture research facility	P	SE	SE									
	Equestrian center	P	P	P	SE	SE							
	Farm distribution hub	P	P	P	SE	SE							
	Farm supply sales or farm machinery/implement sales, rental, or repair	P	P	P	SE	SE							
	Farm market	P	P	P	P	P							
	Farm winery	P	P	P	P	P							27-4.203.B.2.a
	Riding stable	P	P	P	P	P							
	Rural corporate retreat	SE	SE	SE									27-4.203.B.2.b
	Sawmill	SE	P	P	SE	SE							27-4.203.B.2.c
	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.3.a
Cemetery	SE	P	P	SE	SE	SE	SE	SE					
Residential Uses													
Household Living Uses	Artists' residential studios							P	P	P	P	P	27-4.203.C.1.a
	Dwelling, live-work								P	P	P	P	27-4.203.C.1.b
	Dwelling, manufactured home	SE	SE	SE	SE								27-4.203.C.1.c
	Dwelling, multifamily								P	P	P	P	
	Dwelling, single-family detached	P	P	P	P	P	P	P	P	P			
	Dwelling, three-family								P	P	P		
	Dwelling, townhouse								P	P	P		
	Dwelling, two-family								P	P	P		
	Manufactured home park			SE									27-4.203.C.1.d

Use Category

Organization of Use Tables – Proposed



C. Principal Use Table for Agricultural and Open Space, and Residential Base Zones

Table 27-4.202.C: Principal Use Table for Agricultural and Open Space, and Residential Base Zones

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Principal Use Category	Principal Use Type	Agricultural and Open Space Base Zones			Residential Base Zones								Use-Specific Standards
		PL	AL	AR	RE	RR	SFR-4.6	SFR-6.7	SFR-A	MFR-12	MFR-20	MFR-48	
Agricultural and Open Space Uses													
Agriculture/ Forestry Uses	Agricultural production	P	P	P	P	P							
	Community garden	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.1.a
	Forestry	P	P	P	P	P							
	Keeping of horses or ponies	P	P	P	P	P							
	Other agriculture uses	P	P	P	P	P							
Agriculture/ Forestry Related Uses	Agriculture research facility	P	SE	SE									
	Equestrian center	P	P	P	SE	SE							
	Farm distribution hub	P	P	P	SE	SE							
	Farm supply sales or farm machinery/implement sales, rental, or repair	P	P	P	SE	SE							
	Farm market	P	P	P	P	P							
	Farm winery	P	P	P	P	P							27-4.203.B.2.a
	Riding stable	P	P	P	P	P							
	Rural corporate retreat	SE	SE	SE									27-4.203.B.2.b
	Sawmill	SE	P	P	SE	SE							27-4.203.B.2.c
Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.3.a
	Cemetery	SE	P	P	SE	SE	SE	SE	SE				
Residential Uses													
Household Living Uses	Artists' residential studios							P	P	P	P	P	27-4.203.C.1.a
	Dwelling, live-work								P	P	P	P	27-4.203.C.1.b
	Dwelling, manufactured home	SE	SE	SE	SE								27-4.203.C.1.c
	Dwelling, multifamily								P	P	P	P	
	Dwelling, single-family detached	P	P	P	P	P	P	P	P	P			
	Dwelling, three-family								P	P	P		
	Dwelling, townhouse								P	P	P		
	Dwelling, two-family								P	P	P		
	Manufactured home park			SE									27-4.203.C.1.d

Use

Organization of Use Tables – Proposed



C. Principal Use Table for Agricultural and Open Space, and Residential Base Zones

Table 27-4.202.C: Principal Use Table for Agricultural and Open Space, and Residential Base Zones

P = Permitted by Right SE = Allowed only with approval of a Special Exception Blank cell = Prohibited

Principal Use Category	Principal Use Type	Agricultural and Open Space Base Zones			Residential Base Zones								Use-Specific Standards
		PL	AL	AR	RE	RR	SFR-4.6	SFR-6.7	SFR-A	MFR-12	MFR-20	MFR-48	
Agricultural and Open Space Uses													
Agriculture/ Forestry Uses	Agricultural production	P	P	P	P	P							
	Community garden	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.1.a
	Forestry	P	P	P	P	P							
	Keeping of horses or ponies	P	P	P	P	P							
	Other agriculture uses	P	P	P	P	P							
Agriculture/ Forestry Related Uses	Agriculture research facility	P	SE	SE									
	Equestrian center	P	P	P	SE	SE							
	Farm distribution hub	P	P	P	SE	SE							
	Farm supply sales or farm machinery/implement sales, rental, or repair	P	P	P	SE	SE							
	Farm market	P	P	P	P	P							
	Farm winery	P	P	P	P	P							27-4.203.B.2.a
	Riding stable	P	P	P	P	P							
	Rural corporate retreat	SE	SE	SE									
Sawmill	SE	P	P	SE	SE								
Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.3.a
	Cemetery	SE	P	P	SE	SE	SE	SE	SE				
Residential Uses													
Household Living Uses	Artists' residential studios							P	P	P	P	P	27-4.203.C.1.a
	Dwelling, live-work								P	P	P	P	27-4.203.C.1.b
	Dwelling, manufactured home	SE	SE	SE	SE								27-4.203.C.1.c
	Dwelling, multifamily									P	P	P	
	Dwelling, single-family detached	P	P	P	P	P	P	P	P	P	P	P	
	Dwelling, three-family								P	P	P		
	Dwelling, townhouse								P	P	P		
	Dwelling, two-family								P	P	P		
	Manufactured home park			SE									27-4.203.C.1.d

Permitted Zones

Organization of Use Tables – Proposed



D. Principal Use Table for Transit-Oriented/Activity Center and Nonresidential Base Zones

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																	
Principal Use Category	Principal Use Type		Transit-Oriented/Activity Center Base Zones								Nonresidential Base Zones					Use-Specific Standards	
			NAC	TAC		LTO		RTO-L		RTO-H		NC	SC	GCO	IE		HI
Agricultural and Open Space Uses																	
Agriculture/Forestry Uses	Community garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.1.a
	Other agriculture/forestry uses														P	P	
Agriculture/Forestry Related Uses	Agriculture research facility														P	P	
	Farm distribution hub												P	P	P	P	
	Farm supply sales or farm machinery/implement sales, rental, or repair												P	P	P	P	
	Farm winery												P	P	P	P	27-4.203.B.2.a
	Sawmill															P	27-4.203.B.2.c
Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area		P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.3.a
	Cemetery												SE	SE	SE	SE	
Residential Uses																	
Household Living Uses	Artists' residential studios		P	P	P	P	P	P	P	P	P	P	P	P	P	SE	27-4.203.C.1.a
	Dwelling, live-work		P	P	P	P	P		P		P	P	P	P	P	SE	27-4.203.C.1.b
	Dwelling, manufactured home																27-4.203.C.1.c
	Dwelling, multifamily		P	P	P	P	P	P	P	P	P		P	P	P	SE	
	Dwelling, single-family detached											P					
	Dwelling, three-family		P	P	P	P	P		P		P						
	Dwelling, townhouse		P	P	P	P	P		P		P	P					
	Dwelling, two-family											P					
	Manufactured home park																27-4.203.C.1.d
Group Living Uses	Assisted living facility	≤ 8 elderly or handicapped residents	P	P	P	P	P	P	P	P	P		P	P	P		27-4.203.C.2.a
		> 8 elderly or handicapped residents	P	P	P	P	P	P	P	P	P		P	P	P		
	Boarding or rooming house		P		P		P		P		P		P	P			
	Continuing care retirement community				P		P		P		P		P	P			27-4.203.C.2.b
	Convent or monastery												P	P	P	P	
	Fraternity or sorority house																
	Group residential facility		P		P		P		P		P						27-4.203.C.2.c

Use

Organization of Use Tables – Proposed



D. Principal Use Table for Transit-Oriented/Activity Center and Nonresidential Base Zones

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																	
Principal Use Category	Principal Use Type	Transit-Oriented/Activity Center Base Zones										Nonresidential Base Zones					Use-Specific Standards
		NAC	TAC		LTO		RTO-L		RTO-H		NC	SC	GCO	IE	HI		
Agricultural and Open Space Uses																	
Agriculture/Forestry Uses	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.1.a	
	Other agriculture/forestry uses																
Agriculture/Forestry Related Uses	Agriculture research facility																
	Farm distribution hub																
	Farm supply sales or farm machinery/implement sales, rental, or repair											P	P	P	P		
	Farm winery											P					
Open Space Uses	Sawmill																
	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area	P	P	P	P	P	P	P	P	P	P	P	P	P	P	27-4.203.B.3.a	
	Cemetery											SE	SE	SE	SE		
Residential Uses																	
Household Living Uses	Artists' residential studios	P	P	P	P	P	P	P	P	P	P	P	P	P	SE	27-4.203.C.1.a	
	Dwelling, live-work	P	P	P	P	P		P	P	P	P	P	P	P	SE	27-4.203.C.1.b	
	Dwelling, manufactured home															27-4.203.C.1.c	
	Dwelling, multifamily	P	P	P	P	P	P	P	P	P		P	P	P	SE		
	Dwelling, single-family detached										P						
	Dwelling, three-family	P	P	P	P	P		P		P							
	Dwelling, townhouse	P	P	P	P	P		P		P	P						
	Dwelling, two-family										P						
Group Living Uses	Manufactured home park															27-4.203.C.1.d	
	Assisted living facility																
	≤ 8 elderly or handicapped residents	P	P	P	P	P	P	P	P	P		P	P	P		27-4.203.C.2.a	
	> 8 elderly or handicapped residents	P	P	P	P	P	P	P	P	P		P	P	P			
	Boarding or rooming house	P			P			P		P		P	P				
	Continuing care retirement community				P			P		P		P	P			27-4.203.C.2.b	
	Convent or monastery											P	P	P	P		
	Fraternity or sorority house																
Group residential facility	P			P			P		P						27-4.203.C.2.c		

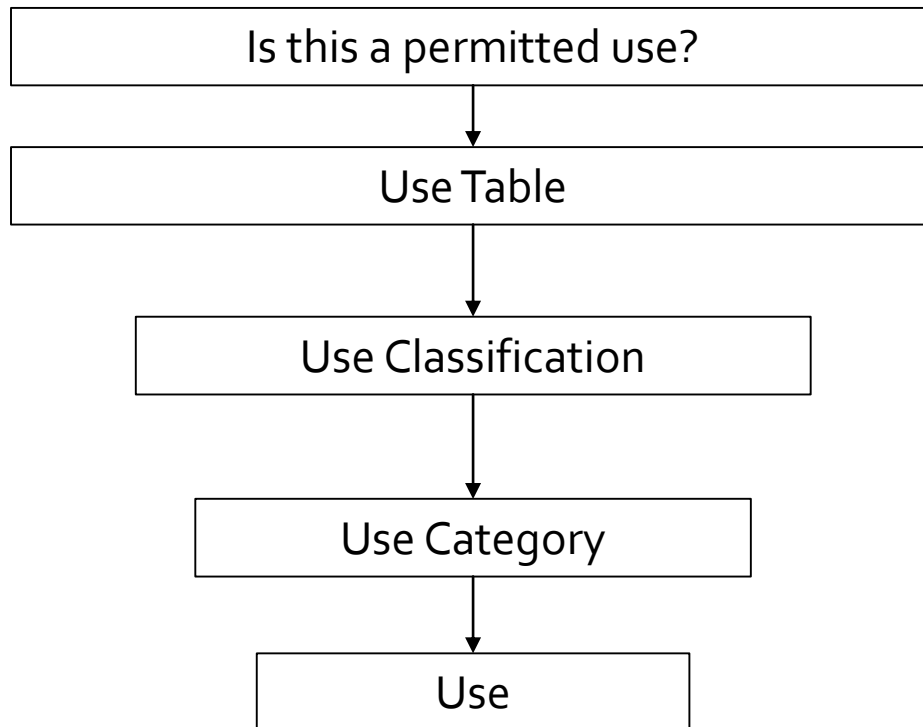
Permitted Zones

Use

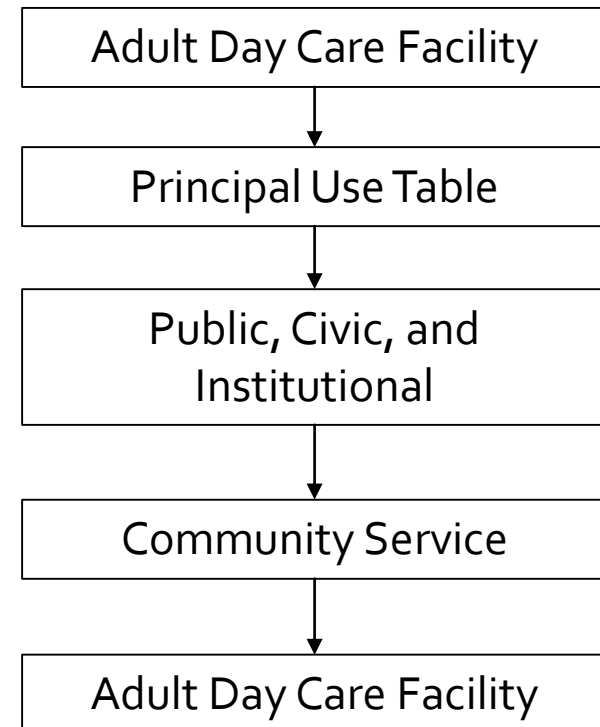
Organization of Use Tables – Proposed



Organization



Example



Organization of Use Tables – Proposed



Table 27-4.202.C: Principal Use Table for Agricultural and Open Space, and Residential Base Zones

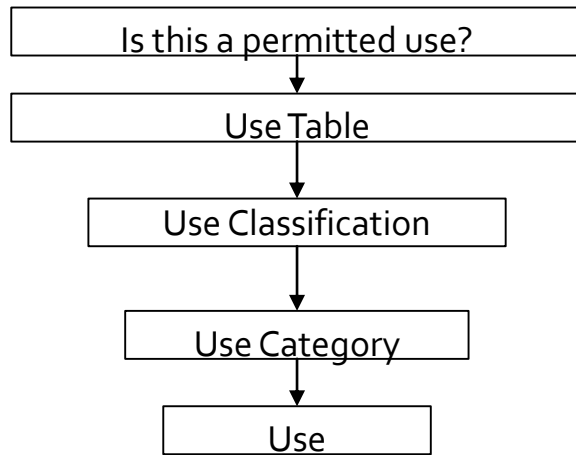
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Principal Use Category	Principal Use Type		Agricultural and Open Space Base Zones			Residential Base Zones								Use-Specific Standards
			PL	AL	AR	RE	RR	SFR-4.6	SFR-6.7	SFR-A	MFR-12	MFR-20	MFR-48	
Group Living Uses	Assisted living facility	≤ 8 elderly or handicapped residents	P	P	P	P	P	P	P	P	P	P	P	27-4.203.C.2.a
		> 8 elderly or handicapped residents	SE	SE	SE	SE	SE	SE	SE	SE		P	P	
	Boarding or rooming house									P	P			27-4.203.C.2.b
	Continuing care retirement community			P					SE					
	Convent or monastery		P	P	P	P	P	P	P					27-4.203.C.2.c
	Fraternity or sorority house								SE					
	Group residential facility		P	P	P	P	P	P	P	P	P	P	P	
Public, Civic, and Institutional Uses														
Communication Uses	Wireless telecommunications tower, monopole		P	P	P	P	P	P	P	P	P	P	P	27-4.203.D.1.a
	All other communication uses													
Community Service Uses	Adult care facility			SE	SE	SE	SE	SE	SE	SE	P	P	P	27-4.203.D.2.a
	Child care center		SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	
	Day care or lodge or community-oriented associations		SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	
	Community center/facility		SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	
	Cultural facility		SE	SE	P	P	P	P	P	P	P	P	P	27-4.203.D.2.b
	Eleemosynary or philanthropic institution		SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	
	Place of worship		P	P	P	P	P	P	P	P	P	P	P	27-4.203.D.2
	All other community service uses		P	P	P	P	P	P	P	P	P	P	P	
Educational Uses	College or university		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	27-4.203.D.3.a
	Elementary, middle, or high school		P	P	P	P	P	P	P	P	P	P	P	
	Vocational or trade school													27-4.203.D.3.c
	Water-dependent research facility operated by a government or educational institution		SE											
Health Care Uses	Hospital										SE	SE	SE	27-4.203.D.4.a
	Medical or dental office or lab										P	P	P	
	Methadone treatment center													27-4.203.D.4.b
	Nursing home facility			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Transportation Uses	Airport or heliport			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	27-4.203.D.5.a
	Airstrip, private			P	SE	SE	SE	SE	SE	SE	SE	SE	SE	
	Park and ride facility										SE	SE	SE	27-4.203.D.5.c
	Parking facility (as a principal use)										SE	SE	SE	
	Transit station or terminal										SE	SE	SE	

Permitted Zones

Use

Organization of Use Tables – Proposed

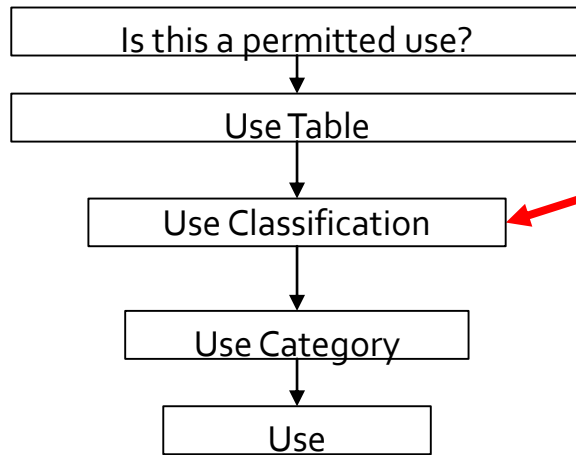


← This is new.

The 3 Use Tables are:

- Principal Uses
- Accessory Uses
- Temporary Uses

Organization of Use Tables – Proposed

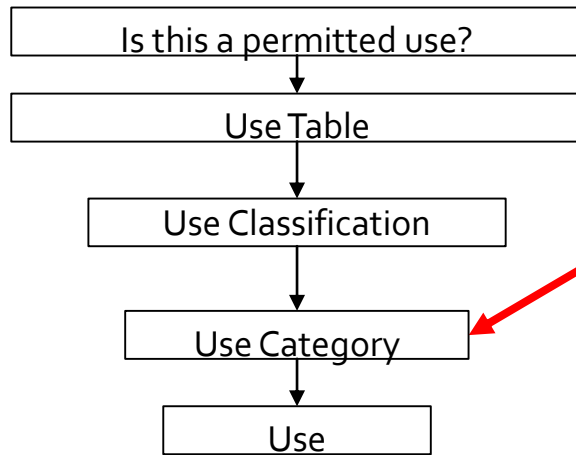


This exists in the code today.

The proposed Use Classifications are:

- Residential
- Commercial
- Industrial
- Agriculture and Open Space
- Public, Civic, and Institutional

Organization of Use Tables – Proposed

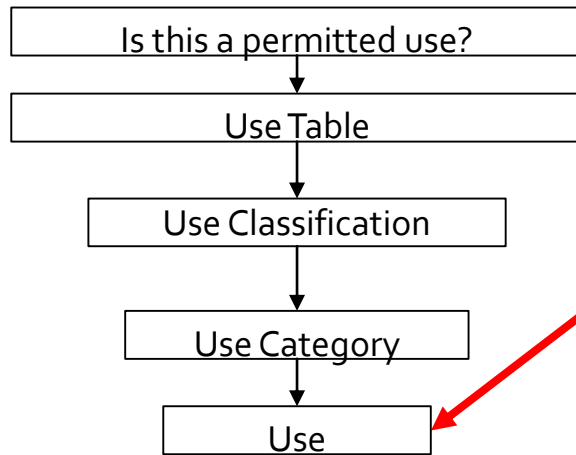


This is new.

Use Categories are groupings of similar Uses, such as:

- Household Living
- Vehicle Sales and Service
- Warehouse and Freight Movement
- Agricultural/Forestry
- Health Care

Organization of Use Tables – Proposed



This exists in the code today.

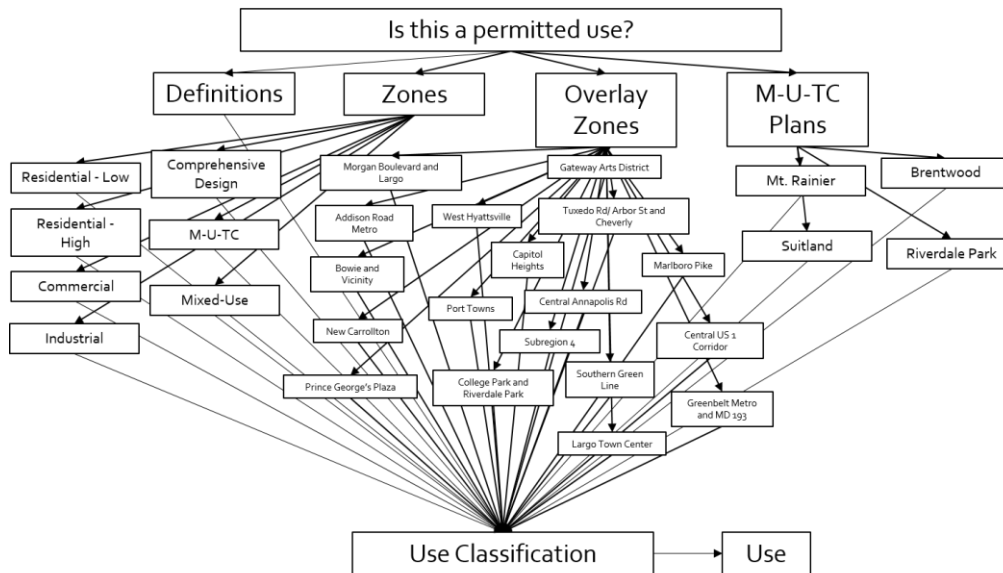
Examples Uses include:

- Single-Family Dwelling
- Gas Station
- Storage Warehouse
- Forestry
- Nursing Home Facility

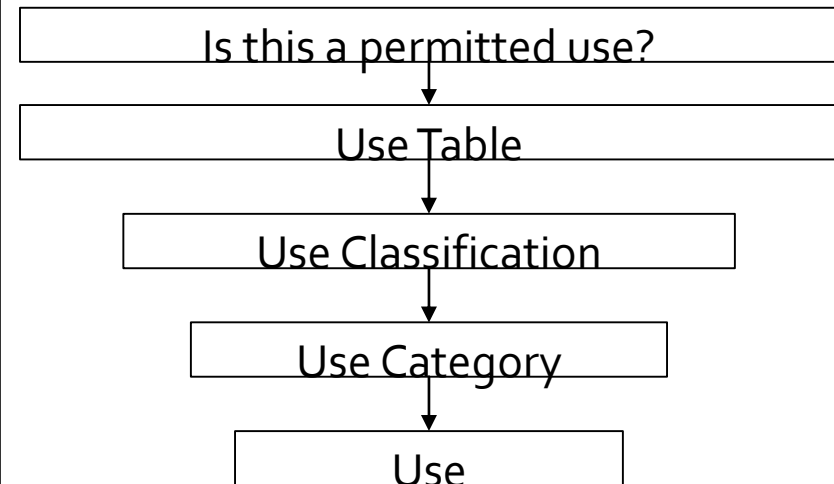
Organization of Use Tables



Existing



Proposed



Organization of Use Tables



- Do you agree with the *organization* of these use tables as proposed by Clarion?



Use Consolidation

Use Consolidation



- The current code has 1,100 uses.
- The proposed code has 220 uses.

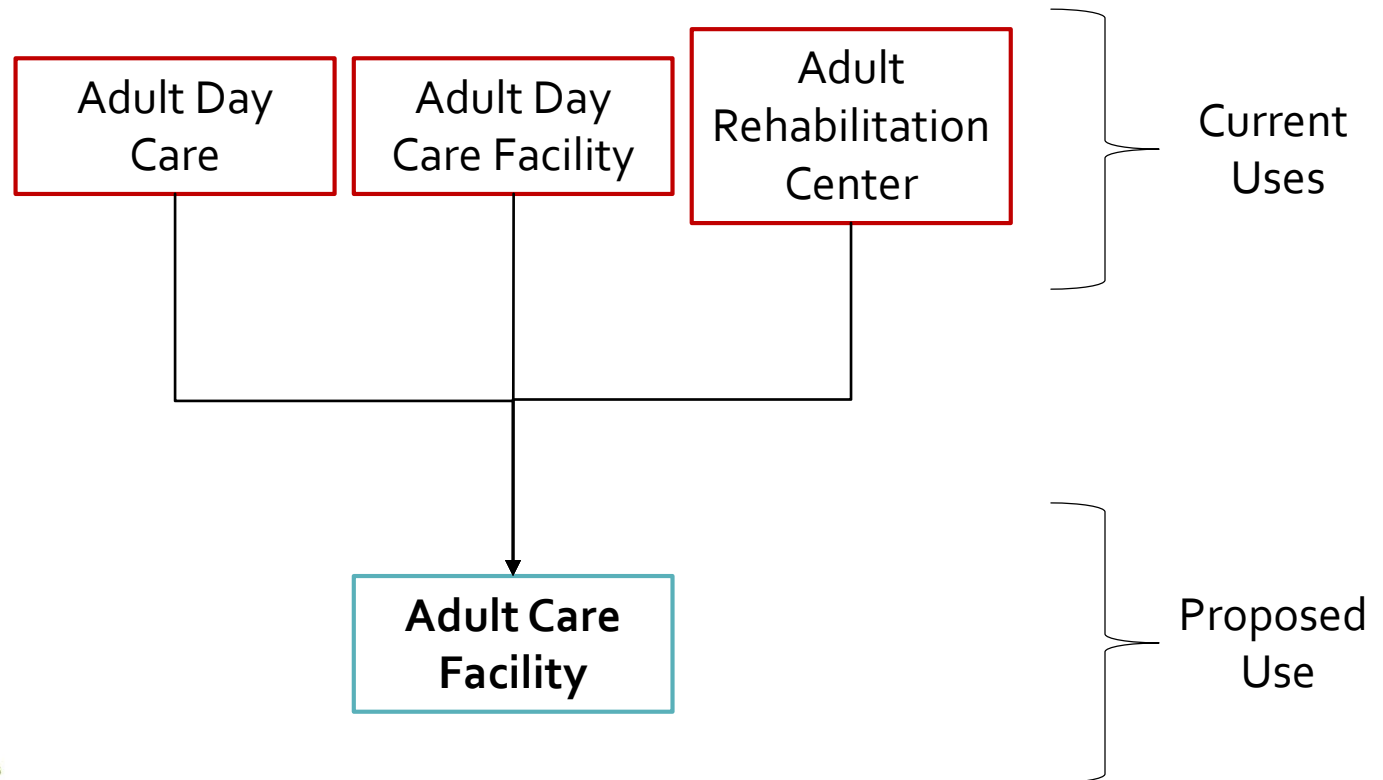
Why are there fewer proposed uses?

Use Consolidation

Duplicated Uses - Simple



There are fewer uses because some uses are duplicated



Use Consolidation

Duplicated Uses - Complex



Current
Uses

Other Offices: (ii) Medical Practitioner's Office

Offices (may include a private spa in a medical practitioner's office or medical clinic)

Offices: (E) Medical Practitioner's Office

Laboratory: (ii) Dental Laboratory

Laboratory: (ii) Medical or Dental

Office of a medical practitioner or medical clinic
(which may include an accessory private spa)

Other offices: (iii) Medical practitioner's office
less than 3 stories in height and not exceeding
33% of net tract area in a development
comprising a gross tract area of at least 25 acres.

**Medical or
Dental Office
or Lab**

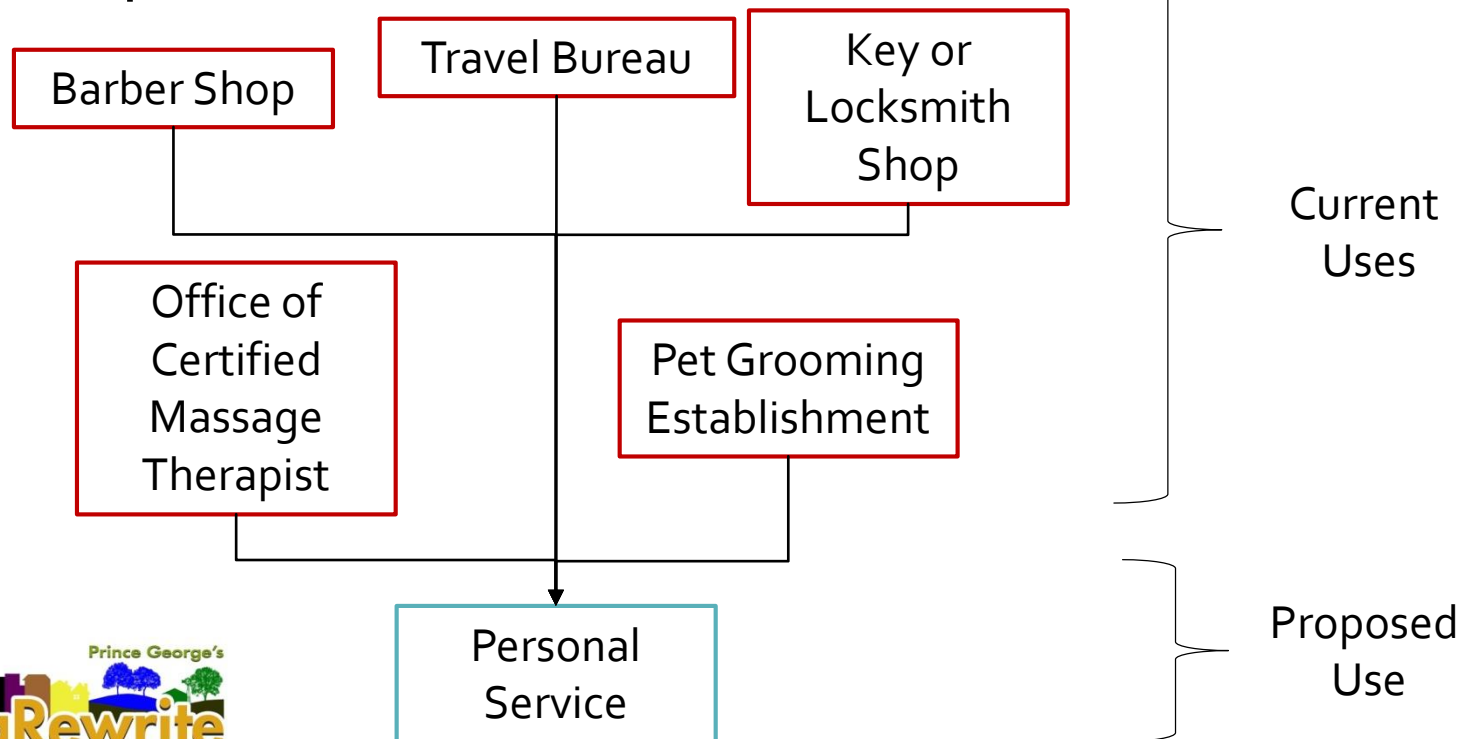
Proposed
Use

Use Consolidation

Uses have similar impacts



There are fewer uses because many uses function similarly and have similar impacts on surrounding development

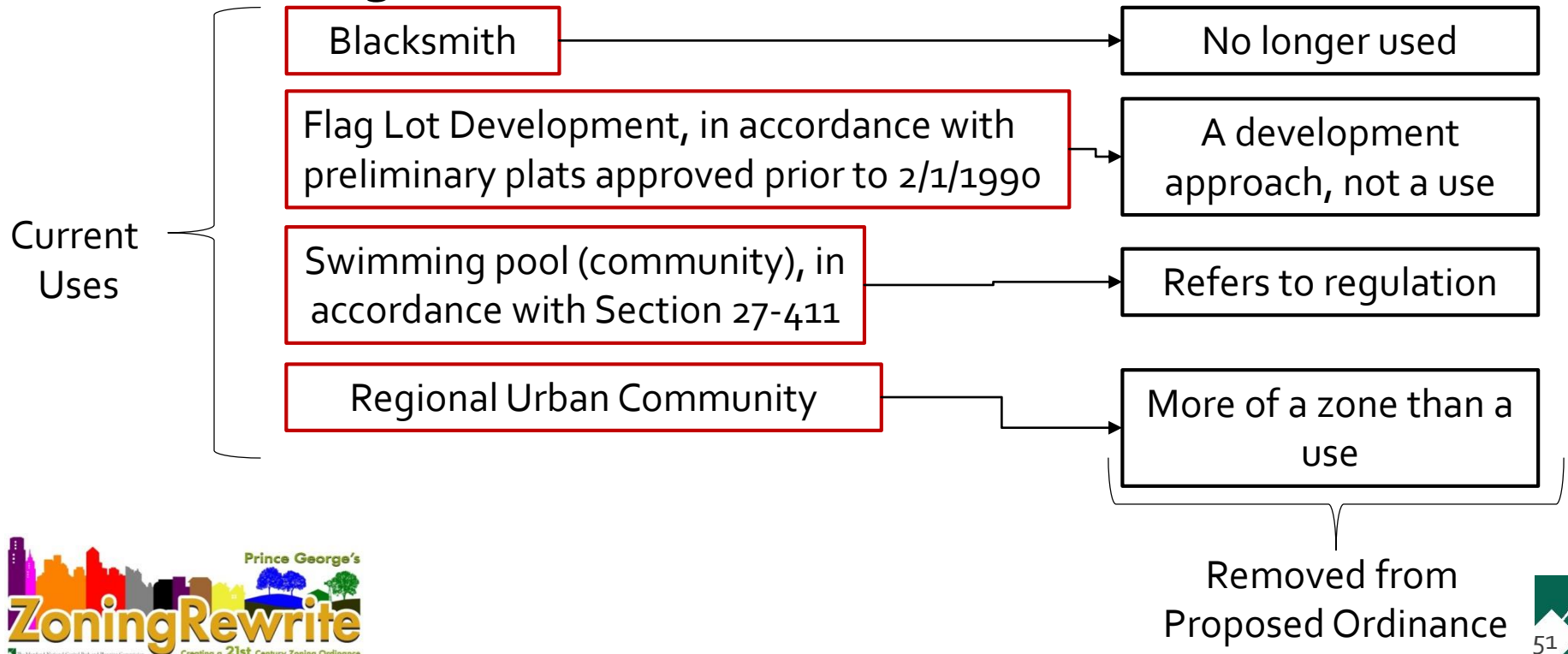


Use Consolidation

Uses are no longer relevant



There are fewer uses because some uses are obsolete and others refer to specific zones or regulations that will no longer be relevant



Use Consolidation



- Do you agree with the approach for consolidating duplicative or similar uses and removing obsolete uses?
- Are there uses that should NOT be consolidated?



Special Exceptions and Use-Specific Standards

Special Exceptions



Special Exceptions:

Are permitted uses, but they must meet additional findings or requirements to mitigate impacts and they must be approved by the Zoning Hearing Examiner and/or the District Council

Use-Specific Standards



Use-Specific Standards are in today's code and are also proposed in the new code. They:

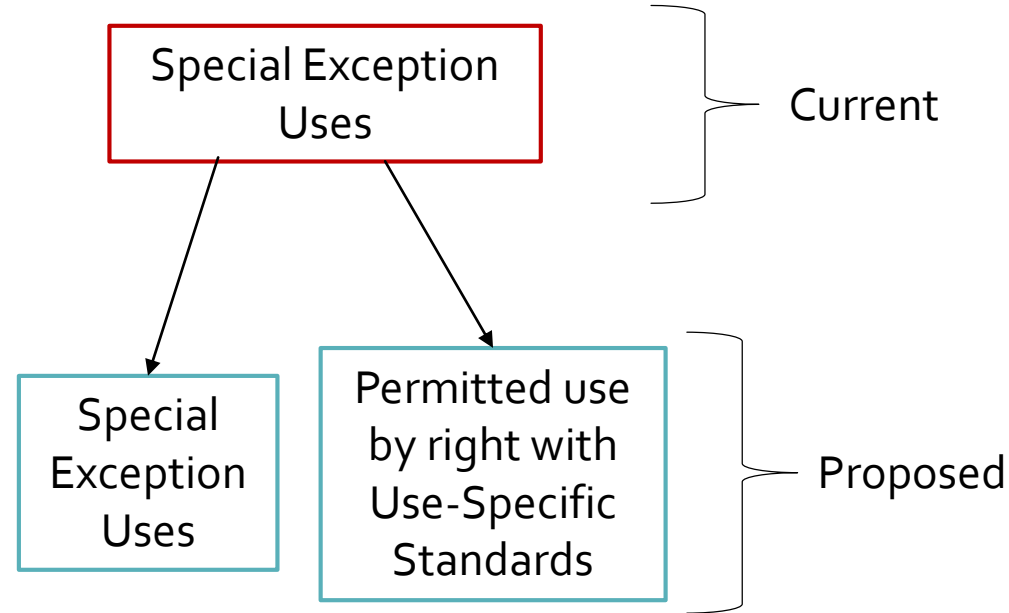
- Apply special design regulations toward certain uses
- Mitigate the impact of uses
- Are applied to 125 Special Exceptions that have Use-Specific Standards

Special Exceptions Use-Specific Standards



The proposed Zoning Ordinance recommends:

- Keeping some uses as Special Exceptions
 - E.g. "Landfill"
- Changing some uses to Permitted uses, and applies specific standards instead of requiring a Special Exception
 - E.g. "Farm Winery"



- This will result in fewer uses requiring a Special Exception process and more uses allowed by right.

Special Exceptions Use-Specific Standards



- What uses should be allowed by-right, but also have required Use-Specific Standards?
- What uses should be permitted only as a Special Exception?



New Uses and Interpretations

New Uses Interpretations



No code can predict all of the possible future uses

- New uses are created by:
 - Combining multiple uses
 - Genuinely new uses

New uses include:

- Dave and Buster's
- Medical Adult Day Care
- Tesla dealership

New Uses Interpretations



- Currently uses are hyper-specific, making it difficult to find the right use for something new.
 - If a use isn't listed, it is automatically prohibited.
- Today, new uses are informally interpreted administratively.
 - This process is not codified and is not transparent.

New Uses Interpretations



The proposed zoning ordinance addresses new uses through:

- Broader use categories and use types
- A formal use interpretation process
 - Who makes interpretations
 - How interpretations are documented and published
- Administrative interpretations will determine whether a new use is comparable to a listed use and whether it should be allowed in a specific zone.
 - Planning Department
 - DPIE

New Uses Interpretations



- Should new uses be interpreted into existing uses?
- Who should be responsible for interpreting the new use?

Worksession - Uses



Questions?