

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



	Торіс	Date
\checkmark	Zone Structure (COW)	January 31, 2017
\rightarrow	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 12 2017
	Countywide Map Amendment (COW)	March 13, 2017





Worksession Goals



- 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

New Uses and Interpretation



5.





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







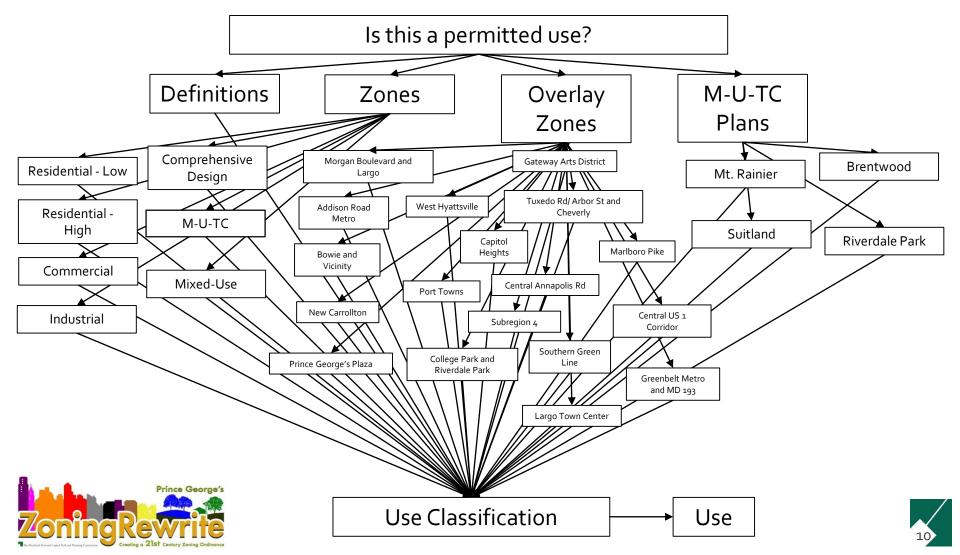
The current uses are found in more than 25 different use tables:

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











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







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.

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.

	ZONE									
USE	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	х	х	х	х	х	
Animal Hospital, veterinary office (CB-76-2003)	SE	SE	SE	SE	SE	х	P ⁷⁴	x	х	
Antique shop	х	SE	SE	SE	SE	х	х	х	х	
Artist's studio (CB-24-2015)	x	x	x	х	x	х	х	x	х	
Barber Shop	x	x	x	SE ⁸⁶	SE ⁸⁶	x	х	х	х	







Zoning Ordinance (7) All uses not listed are prohibited. (CB-12-2001; CB-4-2003) October 16, 2012. (b) TABLE OF USES.

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USE	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	х	x	
Animal Hospital, veterinary office (CB-76-2003)	SE	SE	SE	SE	SE	x	P ⁷⁴	x	x	
Antique shop	х	SE	SE	SE	SE	х	x	х	х	
Artist's studio (CB-24-2015)	x	х	x	x	x	x	x	x	х	
Barber Shop	x	х	x	SE ⁸⁶	SE ⁸⁶	х	х	x	х	







SUBTITLE 27. - ZONING.

PART 1. - SCOPE OF ORDINANCE.

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Zone Section

DWELLING UNITS.

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USE	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	х	х	x	х	x		
Animal Hospital, veterinary office (CB-76-2003)	SE	SE	SE	SE	SE	х	P ⁷⁴	x	х		
Antique shop	x	SE	SE	SE	SE	х	x	х	x		
Artist's studio (CB-24-2015)	x	x	x	х	х	x	x	x	х		
Barber Shop	x	x	x	SE ⁸⁶	SE ⁸⁶	х	x	x	х		







 SUBTITLE 27 ZONING. PART 1 SCOPE OF ORDINANCE. PART 2 GENERAL. PART 3 ADMINISTRATION. 	 (6) The letters "SP" indicate that the use is permitted subject to approval of a Special Pe (7) All uses not listed are prohibited. (8) Whenever the table refers to an allowed use, that use is either permitted (P), permitted or (PB) use, as accordingly listed in the zone in which it is allowed. (CB-12-2001; CB-4-2003) 						cial Perm	iit (SP), or	permitte	d as a (PA؛)
 PART 4 SPECIAL EXCEPTIONS. PART 4A MODERATELY PRICED DWELLING UNITS. 	Editor's note— CR-81-2012 repealed the enactment of CB-18-2007 regarding "Rural Entertain October 16, 2012. (b) TABLE OF USES.	iment Parl	k", (Chap	ter 10, 20	07 Laws (of Prince	George's	County, N	Maryland)	, effective	
PART 5 RESIDENTIAL ZONES.						ZONE				Ċ	Î
DIVISION 1 GENERAL.	USE	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20	
DIVISION 2 SPECIFIC RESIDENTIAL ZONES.	(1) Commercial:										
DIVISION 3 USES PERMITTED.	Agritourism	P ⁹⁰	P 90	P 90	P 90	x	x	x	х	x	
modified Use Section	Animal Hospital, veterinary office (CB-76-2003)	SE	SE	SE	SE	SE	x	P ⁷⁴	х	х	
DIVISION 4 REGULATIONS.	Antique shop	х	SE	SE	SE	SE	х	х	х	x	
REQUIREMENTS FOR SPECIFIC USES.	Artist's studio (CB-24-2015)	x	x	x	x	x	x	x	х	X	
PART 7 INDUSTRIAL ZONES.	Barber Shop	х	x	x	SE ⁸⁶	SE 86	x	x	x	х	







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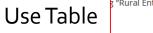
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"Rural Entertainment Park", (Chapter 10, 2007 Laws of Prince George's County, Maryland), effective

	ZONE											
USE	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	х	x	х	х	х			
Animal Hospital, veterinary office (CB-76-2003)	SE	SE	SE	SE	SE	x	р 74	x	x			
Antique shop	х	SE	SE	SE	SE	х	х	х	х			
Artist's studio (CB-24-2015)	x	x	x	x	x	x	x	x	x			
Barber Shop	х	x	х	SE ⁸⁶	SE ⁸⁶	х	х	х	х			







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		ZONE									
USE	Ε						R-80	R-55	R-35	R-20	
(1) Commercial:											
Agritourism	P ⁹⁰	P 90	P 90	P 90	х	х	х	х	х		
Animal Hospital, veterinary office (CB-76-2003)	Use not found	SE	SE	SE	SE	SE	x	P ⁷⁴	х	х	
Antique shop		x	SE	SE	SE	SE	х	х	х	х	
Artist's studio (CB-24-2015)		x	x	x	x	x	x	x	x	х	
Barber Shop		x	х	x	SE ⁸⁶	SE ⁸⁶	x	х	х	х	







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	ZONE									
USE	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	х	х	х	х	х	
Animal Hospital, veterinary office (CB-76-2003)	SE	SE	SE	SE	SE	x	P 74	x	х	
Antique shop	х	SE	SE	SE	SE	х	x	х	x	
Artist's studio (CB-24-2015)	x	x	x	х	x	x	x	x	х	
Barber Shop	x	x	x	SE ⁸⁶	SE ⁸⁶	x	x	x	х	







SUBTITLE 27 ZONING.	(6) The let	tters "SP" indicate that the use is permitted subject to appr	oval of a Spe	cial Perm	nit, in ac	cordance	with <u>Sec</u>	tion 27-2	<u>39.02</u> .				
PART 1 SCOPE OF ORDINANCE.	(7) All use	es not listed are prohibited.											
PART 2 GENERAL.		ever the table refers to an allowed use, that use is either pe) use, as accordingly listed in the zone in which it is allowed		permitteo	d by Spe	cial Exce	ption (SE)	, permitte	ed by Spe	ecial Pern	nit (SP), d	or permitte	d as a (PA)
PART 3 ADMINISTRATION.	(CB-12-2001; CE	B-4-2003)											
PART 4 SPECIAL EXCEPTIONS.		DIVISION 3 USES PERMITTED.	-		(CB	3-35-200	00; CB-6	0-2009)			ity,	, Maryland)	, effective
 PART 4A MODERATELY PRICED DWELLING UNITS. PART 5 RESIDENTIAL ZONES. 		Sec. 27-441 Uses permitted.		67						ent for S nated or			
DIVISION 1 GENERAL.		DIVISION 4 REGULATIONS.			(CB	8-53-200	01)				5	R-35	R-20
DIVISION 2 SPECIFIC RESIDENTIAL ZONES.		DIVISION 5 ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.		68	1					on land ne prope			
DIVISION 3 USES PERMITTED. Sec. 27-441, - Uses permitted.		PART 6 COMMERCIAL ZONES.				3-75-200					(x	x
modified		PART 7 INDUSTRIAL ZONES.		69	Pro	vided:					74	Х	x
DIVISION 4 REGULATIONS.		PART 8 COMPREHENSIVE DESIGN ZONES.			(A)	The us	se abuts	an exis	ting ma	arina in t	the 🕻	х	x
REQUIREMENTS FOR SPECIFIC USES.	live-work	► ► Highlight <u>A</u> ll Mat <u>c</u> h Case	Vhole Words	Phrase	e not fou	ind					K	х	x
	Barber Shop				v	×	x	SE 86	SE 86	x			
PART 7 INDUSTRIAL ZONES.	barber shop				Х	X	· ∧	36	30	· ∧	X	X	X







SUBTITLE 27 ZONING.	(6) The letters "SP" indicate that the use is permitted subject to approval of a Special Permit, in accordance with	h <u>Section 27-239.02</u> .			
PART 1 SCOPE OF ORDINANCE.	(7) All uses not listed are prohibited.				
PART 2 GENERAL.	(8) Whenever the table refers to an allowed use, that use is either permitted (P), permitted by Special Exception or (PB) use, as accordingly listed in the zone in which it is allowed.	n (SE), permitted by Special Perm	it (SP), c	r permitt	ed as a (PA)
PART 3 ADMINISTRATION.	(CB-12-2001; CB-4-2003)				
PART 4 SPECIAL EXCEPTIONS.	DIVISION 3 USES PERMITTED. (CB-35-2000; C	CB-60-2009)	ity,	Maryland	l), effective
PART 4A MODERATELY PRICED DWELLING UNITS.	Sec. 27-441 Uses permitted. 67 Permitted use	e without requirement for S	peci		
PART 5 RESIDENTIAL ZONES.	modified and abuts a m	nulti-use trail designated on	an .		<u></u>
DIVISION 1 GENERAL.	DIVISION 4 REGULATIONS. (CB-53-2001)		5	R-35	R-20
DIVISION 2 SPECIFIC RESIDENTIAL ZONES.		use will be located on land t ize; and access to the prope			
DIVISION 3 USES PERMITTED.	PART 6 COMMERCIAL ZONES. (CB-75-2001)		K	x	x
Sec. 27-441 Uses permitted.	PART 7 INDUSTRIAL ZONES. 69 Provided:		74	X	X
 DIVISION 4 REGULATIONS. DIVISION 5 ADDITIONAL 	PART 8 COMPREHENSIVE DESIGN (A) The use all ZONES.	buts an existing marina in t	he 🕻	x	x
REQUIREMENTS FOR SPECIFIC USES.	Ive-work Ive-w		K	x	x
PART 6 COMMERCIAL ZONES.					
PART 7 INDUSTRIAL ZONES.	Barber Shop X X X	X SE ⁸⁶ SE ⁸⁶ X	х	Х	х



Search "live-work", no results





SUBTITLE 27 ZONING.		(6) The letters "SP	indicate tha	t the use is permitted subject to approval of a Special Pe	rmit, in ac	cordance	with <u>Sec</u>	tion 27-23	<u> 39.02</u> .				
PART 1	DIVISION 3.	- USES PERMITTED.	ш	Agritourism	xce	ption (SE),	(SP), o), or permitted as a (P					
PART 5	Sec. 27-441.	- Uses permitted.		Animal Hospital, veterinary office (CB-76-2003)							-	Anndand	, effective
PART 4	DIVISION 4.	- REGULATIONS.		Antique shop		200	2000; CB-60-2009)						, effective
DWELLIN	DIVISION 5.	- ADDITIONAL S FOR SPECIFIC USES.		Artist's studio						nt for Spo ated on a			^
DIV	PART 6 COMN	IERCIAL ZONES.		(CB-24-2015)		200	01)	5	R-35	R-20			
DIV ZONE	PART 7 INDUS	STRIAL ZONES.		Barber Shop (CB-81-2008)	ed the use will be located on land th re in size; and access to the propert								
► DIV	ZONES.	REMENSIVE DESIGN	-	Beauty shop	200	01)		<	х	x			
Sei storefront	~ ~	Highlight <u>A</u> ll Mat <u>c</u> h Case	Whole Words	Phrase not found		ed:					74	x	х
DIVISION 4 REGUI		arch "storofr	ont"		(A)	The us	se abuts	an exis	ting ma	rina in th	e (_K	x	x
REQUIREMENTS FOR S	SPECIFIC USES	arch "storefr			ase not fou	ind					K	x	x
PART 6 COMMERCIAI PART 7 INDUSTRIAL 2		Barber Shop			x	х	x	SE ⁸⁶	SE ⁸⁶	x	x	x	x







	DIVISION 2 INTERPRETATION	NS AND	(D) Entirely sepa	rated from any other "Building" by	space o	n all c								
	RULES OF CONSTRUCTION.		(77.1) Dwelling, Stor	efront: A dwelling unit located abov	ve the g	round								
SU	DIVISION 3 ZONES AND ZON	NING	(CB-53-1991)			ac	cordance	with <u>Sec</u>	tion 27-2	<u>39.02</u> .				
	MAPS.	E	(78) Dwelling, Three	-Family: A Building" containing thr	ee (3) "[Dwelli								
	DIVISION 4 REGULATIONS			ng Unit." (See igure 11.)			xce	ption (SE)	, permitte	ed by Spe	cial Permi	t (SP), o	r permitte	ed as a (PA)
	APPLICABLE IN ALL ZONES.		(79) Dwelling, Triple	Coorch Notoro	fra	∽+″		م م بر	d a f:	ج: ح: م		~ ~ ~	+:~~	
	DIVISION 5 REGULATIONS A	DOPTED	(A) Are used as "	Search "store	110	ηι,	UN	Jer	uen	nitio	JUZ	sec	lior	1
	BY REFERENCE.		(B) Are located s	ide by side on abutting "Lots";			200	0. CB-6	0-2009)			ity,	Maryland), effective
	PART 3 ADMINISTRATION.		(C) Are separated	d from each other by a solid wall ex	tending	g from	201	, св о	0 2003)					
D			(D) Have exterio	r walls in common with the adjoinir	ng "Build	ding";	ed	use wit	hout red	uireme	nt for Sp	eci		
	PART 4 SPECIAL EXCEPTIONS.			d from any other "Building" by spac	e on all	other								*
	PART 4A MODERATELY PRICED			2001)										
	DWELLING UNITS.			ontaining two (2) "Dwelling Units,"			200)))				5	R-35	R-20
	PART 5 RESIDENTIAL ZONES.			hed buildings arranged side by side	e on one	e (1) "L	al t	hausai	uill be le	vented o	n land tl			
ttps://www.mu	unicode.com/library/md/prince_george's_county	y/codes/code_of_o		COMA_SUBTITLE_27ZO_PT2GE										
storefront	► ► Highlight <u>A</u> ll Mat	t <u>c</u> h Case <u>W</u> hole \	Nords 1 of 5 matches						and acce	ess to th	e prope	ty		
E DIV	ZONES.		+ Beauty sł	מסר			200	01)				κ	X	X
Sec st	orefront 🔷 🗸 High	nlight <u>A</u> ll Mat <u>c</u> ł	Case Whole Words Phrase not	found								74	x	x
m				LONED.			<u>ed:</u>							
	4 REGULATIONS.		PART 8 COMPREHEN				T 1							
	5 ADDITIONAL		ZONES.			(A)	The u	se abuts	an exis	ung ma	rina in tl	ie k	X	X
	ENTS FOR SPECIFIC USES.			T								K	x	x
		live-work	∧ ∨ Highlig	ht <u>A</u> ll Mat <u>c</u> h Case <u>W</u> hole Words	Phras	e not fou	Ind							
PART 6 CC	DMMERCIAL ZONES.												+	
PART 7 IN	DUSTRIAL ZONES.	Barber Shop				Х	Х	Х	SE ⁸⁶	SE ⁸⁶	X	Х	X	Х







	(D) Entirely separated from any other "Building" by space on all o			
RULES OF CONSTRUCTION.	(77.1) Dwelling, Storefront: A dwelling unit located above the ground			
DIVISION 3 ZONES AND ZON	IING (CB-53-1991) accordance with <u>Section 27-239.02</u> .			
MAPS.	(78) Dwelling, Three-Family: A "Building" containing three (3) "Dwelli			
DIVISION 4 REGULATIONS	the third "Dwelling Unit." (See Figure 11.)	cial Permit (SP), or	permitted	as a (PA)
APPLICABLE IN ALL ZONES.	(79) Dwelling, Triple-Attached: One (1) of three (3) attached "Building			
DIVISION 5 REGULATIONS A	(A) Are used as "One-Family Dwellings";			
BY REFERENCE.	(B) Are located side by side on abutting "Lots";	ity, M	/laryland), e	ffective
ttps://www.municode.com/library/md/prince_george's_county	"Dwelling, Storefront" exists in "Village amily: A "Building" containing three (2) "Dwelling Units " with two (2) of the "Dwelling the lowest floor to the roof (See Figure 13.) (codes/code_of_ordinances?nodeld=PTITUTPULOLAPRGECOMA_SUBTITLE_27ZO_PT2GE the lowest floor to the roof (See Figure 13.) (codes/code_of_ordinances?nodeld=PTITUTPULOLAPRGECOMA_SUBTITLE_27ZO_PT2GE the lowest floor to the roof (See Figure 13.) (codes/code_of_ordinances?nodeld=PTITUTPULOLAPRGECOMA_SUBTITLE_27ZO_PT2GE	n land that		
storefront ∧ ∨ Highlight <u>A</u> ll Mats	ch Case Whole Words 1 of 5 matches Beauty shop 2001)	ĸ	х	x
Ser storefront	light <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Whole Words</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Phrase</u> Nat <u>C</u> Phrase not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Phrase</u> not found Hight <u>A</u> II Mat <u>ch</u> Case <u>Phrase</u> not found Hight <u>A</u> II Mat <u>ch</u> A Hight A Hig	74	x	x
DIVISION 4 REGULATIONS.	PART 8 COMPREHENSIVE DESIGN (A) The use abuts an existing mar ZONES.	ina in the 🕻	x	x
REQUIREMENTS FOR SPECIFIC USES.	Ive-work Image: Constant of the second sec	K	x	x
PART 6 COMMERCIAL ZONES.				
PART 7 INDUSTRIAL ZONES.	Barber Shop X X X SE ⁸⁶ SE ⁸⁶	x x	х	Х













Where else could live/work be located?







Check Gateway Arts Plan

Use	Source			Char	acter Ar	eas	
036	Source	TC	APE	NAP	MRC	TRN	NC
Fashion design studi	new	P	P	SP	X	X	Р
Mail box servic	new	P	P	SP	X	X	Р
Musical recording or musical instruments stor	new	P	P	SP	Х	X	Р
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	Р	X	Р
(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	27-461						
carry-out service, except where specifically prohibited):	27.473						







lles	Live work unit is a permitted use	<u>,</u>	Source			Chan	acter Ar	eas	
Use			Source	TC	APE	NAP	MRC	TRN	NC
Fashion design studi			new	P	Р	SP	X	X	P
Mail box servic			new	Р	P	SP	х	Х	P
Musical recording on	nusical instruments stor		new	Р	Р	SP	X	Х	Р
Paper and supplies st	ore		new	P	P	SP	X	X	P
Picture framing shop			new	Р	P	SP	Х	Х	Р
Live/work unit			new	P	Р	P	Х	SP	Р
(2) COMMERCIAL:			27-461						
Distillery for the pr	oduction of fuel alcohol		27-441	X	x	X	X	X	X
Limited profession	al uses in multifamily projects		27-441	Р	P	SP	Р	Х	Р
(A) Eating or Drinking	Establishments:		27-461						
Drive-in restauran	t		27-461	X	X	X	X	Х	X
Fast-food restaura	ant		27-461	SP	SP	X	X	X	SP
Other than a drive	in or fast-food restaurant (which may include incidental		27-461						
	except where specifically prohibited):		27.473						







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

Principal Use Table

- Accessory Use Table
- Temporary Use Table







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.







Principal Use Category			lowed only	with approva				l Reside Blank ce					
Category	Agricultural and Open Space Base Residential Base Zones Principal Use Type Zones Residential Base Zones PL AL AR RE SFR-4.6 SFR-6.7 SFR-A MFR-12 MFR-20 MFR									nes			Use-Specific Standards
		PL	AL	AR	RE	RR	SFR-4.6	SFR-6.7	SFR-A	MFR-12	MFR-20	MFR-48	Standards
			Agricult	ural and Ope	n Space	Uses							
Agriculture/	Agricultural production	Р	Р	Р	Р	Р							
orestry Uses	Community garden	Р	P	Р	Р	Р	Р	P	Р	Р	Р	Р	27-4.203.B.1.a
	Forestry	Р	P	Р	Р	Р							
	Keeping of horses or ponies	Р	P	Р	Р	Р							
	Other agriculture uses	Р	P	Р	Р	Р							
griculture/	Agriculture research facility	Р	SE	SE									
orestry Related	Equestrian center	Р	P	Р	SE	SE							
lses	Farm distribution hub	Р	Р	Р	SE	SE							
	Farm supply sales or farm machinery/implement sales, rental, or repair	Р	Р	Р	SE	SE							
	Farm market	Р	P	Р	Р	Р							
	Farm winery	Р	P	Р	Р	Р							27-4.203.B.2.a
	Riding stable	Р	P	Р	Р	Р							
	Rural corporate retreat	SE	SE	SE									27-4.203.B.2.b
	Sawmill	SE	Р	Р	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	Р	Ρ	Ρ	Ρ	Р	Ρ	Ρ	Ρ	Р	Ρ	Ρ	27-4.203.B.3.a
	Cemetery	SE	P	Р	SE	SE	SE	SE	SE				
				Residential (Uses								
ousehold Living	Artists' residential studios							Р	Р	Р	Р	Р	27-4.203.C.1.a
lses	Dwelling, live-work								Р	Р	Р	Р	27-4.203.C.1.b
	Dwelling, manufactured home	SE	SE	SE	SE								27-4.203.C.1.c
	Dwelling, multifamily									Р	Р	Р	
	Dwelling, single-family detached	Р	P	Р	Р	Р	P	P	Р	Р			
	Dwelling, three-family								Р	Р	Р		
	Dwelling, townhouse								Р	Р	Р		
	Dwelling, two-family								Р	Р	Р		



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Γ	С.	Principal Use Table for Agricultural	and Ope	n Space, a	nd Resider	ntial Ba	se Zone	es						
		Table 27-4.202.C: Princ P = Permitted by Righ										es		
	Principal Use	Principal Use Type	Agricultur	al and Open Zones	Space Base			Re	sidential	Base Zo	nes			Use-Specific Standards
н а т.			PL	AL	AR	RE	RR	SFR-4.6	SFR-6.7	SFR-A	MFR-12	MFR-20	MFR-48	Standards
Jse Ta	adie			Agricultu	ural and Ope	n Space l	Uses							
	Agriculture/	Agricultural production	Р	Р	Р	Р	Р							
	Forestry Uses	Community garden	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	27-4.203.B.1.a
		Forestry	Р	Р	Р	Р	Р							
		Keeping of horses or ponies	Р	Р	Р	Р	Р							
		Other agriculture uses	Р	Р	Р	Р	Р							
	Agriculture/	Agriculture research facility	Р	SE	SE									
	Forestry Related	Equestrian center	Р	Р	Р	SE	SE							
	Uses	Farm distribution hub	Р	Р	Р	SE	SE							
		Farm supply sales or farm machinery/implement sales, rental, or repair	Р	Ρ	Р	SE	SE							
		Farm market	Р	Р	Р	Ρ	Р							
		Farm winery	Р	Р	Р	Р	Р							27-4.203.B.2.a
		Riding stable	Р	Р	Р	Р	P							
		Rural corporate retreat	SE	SE	SE									27-4.203.B.2.b
		Sawmill	SE	Р	Р	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	Р	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Р	Ρ	Ρ	27-4.203.B.3.a
		Cemetery	SE	Р	Р	SE	SE	SE	SE	SE				
					Residential U	Jses								
	Household Living	Artists' residential studios							Р	Р	Р	Р	Р	27-4.203.C.1.a
	Uses	Dwelling, live-work								Р	Р	Р	Р	27-4.203.C.1.b
		Dwelling, manufactured home	SE	SE	SE	SE								27-4.203.C.1.c
		Dwelling, multifamily									Р	Р	Р	
		Dwelling, single-family detached	Р	Р	Р	Р	Р	Р	P	Р	Р			
		Dwelling, three-family								Р	Р	Р		
		Dwelling, townhouse								Р	Р	Р		
		Dwelling, two-family								Р	Р	Р		
		Manufactured home park			SE									27-4.203.C.1.d



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		Table 27-4.202.C: Princ P = Permitted by Right										es		
Principal Use	Pri	incipal Use Type	Agricultura	al and Oper Zones	n Space Base			Re	sidential	Base Zoi	nes			Use-Specific Standards
Category			PL	AL	AR	RE	RR	SFR-4.6	SFR-6.7	SFR-A	MFR-12	MFR-20	MFR-48	Standards
				Agricult	ural and Ope	n Space	Uses							
Agriculture/	Agricultural produ	iction	Р	Р	Р	Р	Р							
orestry Uses	Community garde	n	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	27-4.203.B.1.a
	Forestry		Р	Р	Р	Р	Р							
	Keeping of horses	or ponies	P	Р	Р	Р	Р							
	Other agriculture	uses	P	Р	Р	Р	Р							
griculture/	Agriculture resear	ch facility	Р	SE	SE									
orestry Related	Equestrian center		P	Р	Р	SE	SE							
Jses	Farm distribution	hub	Р	Р	Р	SE	SE							
s	Farm supply sales sales, rental, or re	or farm machinery/implement	Р	Ρ	Ρ	SE	SE							
	Farm market		Р	Р	Р	Р	Р							
	Farm winery		Р	Р	Р	Р	Р							27-4.203.B.2.a
	Riding stable		D	Р	Р	Р	Р							
	Rural corpora	Jse Classific	otion	SE	SE									27-4.203.B.2.b
	Sawmill		ation	Р	Р	SE	SE							27-4.203.B.2.c
Open Space Uses	Arboretum of boo or public beach ar recreational and e	nd public water-orien.	Р	Р	Ρ	Ρ	Р	Р	Ρ	Ρ	Р	Ρ	Р	27-4.203.B.3.a
	Cemetery		SE	P	Р	SE	SE	SE	SE	SE				
			· · · · ·		Residential U	Jses								
ousehold Living	Artists' residentia	l studios							Р	Р	Р	Р	Р	27-4.203.C.1.a
Jses	Dwelling, live-wor	k								Р	Р	Р	Р	27-4.203.C.1.b
	Dwelling, manufa	ctured home	SE	SE	SE	SE								27-4.203.C.1.c
	Dwelling, multifan	nily									Р	Р	Р	
	Dwelling, single-fa	amily detached	Р	Р	Р	Р	Р	Р	Р	Р	Р			
	Dwelling, three-fa	mily								Р	Р	Р		
	Dwelling, townho	use								Р	Р	Р		
	Dwelling, two-fam	nily								Р	Р	Р		
	Manufactured ho	me park			SE									27-4.203.C.1.d



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		Table 27-4.202.C: Princi										ies		
	Principal Use	P = Permitted by Righ Principal Use Type		<u> </u>	with approva n Space Base	l of a Sp	ecial Exc		Blank ce sidential					Use-Specifi
	Category		PL	AL	AR	RE	RR	SFR-4.6	SFR-6.7	SFR-A	MFR-12	MFR-20	MFR-48	Standards
				Agricult	ural and Ope	n Space	Uses							
	Agriculture/	Agricultural production	Р	Р	P	Р	Р							
	Forestry Uses	Community garden	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	27-4.203.B.1.a
		Forestry	Р	Р	Р	Р	Р							
		Keeping of horses or ponies	Р	Р	Р	Р	Р							
		Other agriculture uses	Р	Р	Р	Р	Р							
	Agriculture/	Agriculture research facility	Р	SE	SE									
	Forestry Related	Equestrian center	Р	Р	Р	SE	SE							
	Uses	Farm distribution hub	Р	Р	Р	SE	SE							
		Farm supply sales or farm machinery/implement sales, rental, or repair	Ρ	Р	Р	SE	SE							
		Farm market	Р	Р	Р	Р	Р							
		Farm winery	Р	Р	Р	Р	Р							27-4.203.B.2.a
		Riding stable	P	Р	Р	Р	P							
		Rural corporate retreat	SE	SE	SE									27-4.203.B.2.b
se Cate	aory	Sawmill	SE	Р	Р	SE	SE							27-4.203.B.2.c
	gory	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area	Р	Р	Р	Ρ	Р	Ρ	Р	Р	Р	Р	Р	27-4.203.B.3.a
		Cemetery	SE	Р	Р	SE	SE	SE	SE	SE				
					Residential L									
	Household Living	Artists' residential studios					1		Р	Р	Р	Р	Р	27-4.203.C.1.a
	Uses	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									Р	Р	Р	
		Dwelling, single-family detached	Р	Р	Р	Р	Р	Р	Р	Р	P			
		Dwelling, three-family								P	P	Р		
		Dwelling, townhouse								P	P	P		
		Dwelling, two-family								P	P	P		
		Manufactured home park			SE									27-4.203.C.1.d



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	Table 27-4.202.C: Prin P = Permitted by Rig										ies		
Principal Use	Principal Use Type	Agricultu	ral and Oper Zones	n Space Base			Re	sidential	Base Zo	nes			Use-Sp Stand
Category		PL	AL	AR	RE	RR	SFR-4.6	SFR-6.7	SFR-A	MFR-12	MFR-20	MFR-48	Stand
			Agricult	ural and Oper	n Space	Uses							
Agriculture/	Agricultural production	Р	P	P	P	Р							
Forestry Uses	Community garden	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	27-4.203.6
	Forestry	Р	Р	Р	Р	Р							
	Keeping of horses or ponies	Р	Р	Р	Р	Р							
	Other agriculture uses	Р	Р	Р	Р	Р							
Agriculture/	Agriculture research facility	Р	SE	SE									
Forestry Related	Equestrian center	Р	Р	Р	SE	SE							
Uses	Farm distribution hub	Р	Р	Р	SE	SE							
	Farm supply sales or farm machinery/implement sales, rental, or repair	Р	Р	Р	SE	SE							
	Farm market	Р	Р	Р	Р	Р							
	Farm winery	Р	Р	Р	Р	Р							27-4.203.
	Riding stable	Р	Р	Р	Р	Р							
	Rural corporate retreat	SE	SE	SE									27-4.203.
	Sawmill	SE	Р	Р	SE	SE							27-4.203.0
Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area	Ρ	Р	Ρ	Ρ	Р	Р	Ρ	Р	Р	Р	Р	27-4.203.6
	Cemetery	SE	Р	Р	SE	SE	SE	SE	SE				
				Residential U	Jses								
Household Living	Artists' residential studios							Р	Р	Р	Р	Р	27-4.203.0
Uses	Dwelling, live-work								Р	Р	Р	Р	27-4.203.0
	Dwelling, manufactured home	SE	SE	SE	SE								27-4.203.0
	Dwelling, multifamily									Р	Р	Р	
	Dwelling, single-family detached	Р	Р	Р	Р	Р	Р	Р	Р	Р			
7	Dwelling, three-family								Р	Р	Р		
	Dwelling, townhouse								Р	Р	Р		
	Dwelling, two-family								P	Р	P		
_	Manufactured home park			SE									27-4.203.0

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	Table 27-4.202.C: Princ P = Permitted by Righ										ies			
Principal Use Category	Principal Use Type	Agricultur	ral and Oper Zones	n Space Base				sidential					Use-Specific Standards	
cuttgory		PL	AL	AR	RE	RR	SFR-4.6	SFR-6.7	SFR-A	MFR-12	MFR-20	MFR-48	Standards	l l
			Agricult	ural and Ope	n Space	Uses								l l
Agriculture/	Agricultural production	Р	Р	Р	Р	Р								
Forestry Uses	Community garden	Р	P	Р	Р	Р	Р	Р	Р	Р	P	Р	27-4.203.B.1.a	
	Forestry	Р	P	Р	Р	Р								
	Keeping of horses or ponies	Р	P	P	Р	Р								1
	Other agriculture uses	Р	P	Р	Р	Р								1
Agriculture/	Agriculture research facility	Р	SE	SE										1
Forestry Related	Equestrian center	Р	P	Р	SE	SE								
Uses	Farm distribution hub	Р	P	Р	SE	SE								
	Farm supply sales or farm machinery/implement sales, rental, or repair	Р	Р	Р	SE	SE								
	Farm market	Р	Р	Р	Р	Р								1
	Farm winery	Р	P	Р	Р	Р							27-4.203.B.2.a	
	Riding stable	Р	P	Р	Р	Р								<u> </u>
	Rural corporate retreat	SE	SE	SE										-
	Sawmill	SE	P	Р	SE	SE						🛛 Pe	ermitted	Zon
Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area	Р	Р	Р	Ρ	Р	Р	Р	Р	Р	Р	Р	27-4.203.B.3.a	
	Cemetery	SE	P	Р	SE	SE	SE	SE	SE					
				Residential U	Jses									
Household Living	Artists' residential studios							Р	Р	Р	Р	Р	2. 4.203.C.1.a	1
Uses	Dwelling, live-work								Р	Р	Р	Р	27-4.203.C.1.b	1
	Dwelling, manufactured home	SE	SE	SE	SE								27-4.203.C.1.c	l .
	Dwelling, multifamily									Р	Р	Р		l .
	Dwelling, single-family detached	Р	P	Р	Р	Р	Р	Р	Р	Р				l .
	Dwelling, three-family								Р	Р	Р			l .
	Dwelling, townhouse								Р	Р	Р			l .
	Dwelling, two-family								Р	Р	Р			1
	Manufactured home park			SE									27-4.203.C.1.d	1



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	Table 27-4.202.D: Principal L P = Permitted by Right													Zones	\$	
D · · · · · · · · · · · · · · · · · · ·			Tra	nsit-Ori	ented//	Activity	Center	Base Z	ones		New		ential B	7		Use-Specific
Principal Use Category	Principal Use Type	NAC	Т	AC	_	o		O-L	RT	D-H	Nor		ential B	ase Zo	ones	Standards
• •			Core	Edge		Edge		-	Core	Edge	NC	SC	GCO	IE	HI	1
			Agric	ultural	and Op	pen Spa	ce Use:	5								
Agriculture/Forestry	Community garden	P	P	Р	P	P	Р	Р	P	Р	Р	Р	Р	Ρ	Ρ	27-4.203.B.1.a
Jses	Other agriculture/forestry uses													Ρ	Ρ	
Agriculture/	Agriculture research facility													Ρ	Ρ	
orestry Related	Farm distribution hub											Р	Р	Ρ	Ρ	
Uses	Farm supply sales or farm machinery/implement sales, rental, or repair											Ρ	Ρ	Ρ	Ρ	
	Farm winery											Р	Р	Ρ	Р	27-4.203.B.2.a
	Sawmill														Р	27-4.203.B.2.c
Open Space Uses	Arboretum or botanical garden, park or greenway public beach and public water-oriented recreation and educational area		P	Р	Р	Р	Ρ	Р	Р	Р	Р	Р	Р	Ρ	Ρ	27-4.203.B.3.a
	Cemetery											SE	SE	SE	SE	
				Res	sidentia	Uses		1								1
Household Living	Artists' residential studios	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	SE	27-4.203.C.1.a
Uses	Dwelling, live-work	Р	Р	Р	Р	Р		Р		Р	Р	Р	Р	Р	SE	27-4.203.C.1.b
	Dwelling, manufactured home															27-4.203.C.1.c
	Dwelling, multifamily	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	SE	
	Dwelling, single-family detached										Р					
	Dwelling, three-family	P	Р	Р	Р	Р		Р		Р						
	Dwelling, townhouse	P	Р	Р	Р	Р		Р		Р	Р					
Jse	Dwelling, two-family										Р					
	Manufactured home park															27-4.203.C.1.d
Group Living Uses	Assisted ≤ 8 elderly or handicapped residen	ts P	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Ρ		27-4.203.C.2.a
	living facility > 8 elderly or handicapped residen	ts P	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р		
	Boarding or rooming house	Р		Р		Р		Р		Р		Р	Р			
	Continuing care retirement community			Р		Р		Р		Р		Р	Р			27-4.203.C.2.b
	Convent or monastery											Р	Р	Ρ	Р	
	Fraternity or sorority house															
	Group residential facility	Р		Р		Р		Р		Р						27-4.203.C.2.c



Zoning Ordinance

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	Table 27-4.202.D: Principal Us													Zone	s	
	P = Permitted by Right	SE = Alle		· ·			· ·			Blank c	ell = Pr	ohibit	ed			
Principal Use Category	Principal Use Type	Transit-Orie			ented/Activity Center Bas				se Zones RTO-H		Nonresidential Base Zones				Use-Specific Standards	
Surceory		INAC	Core	Edge	Core	Edge	Core	Edge	Core	Edge	NC	SC	GCO	IE	н	
			Agric	ultural	and Op	oen Spa	ce Use	5								
Agriculture/Forestry Uses	Community garden	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	P	Р	Р	27-4.203.B.1.a
	Other agriculture/forestry uses													Р	Р	
Agriculture/ Forestry Related Uses	Agriculture research facility													P	P	
	Farm distribution hub											Р	Р		Р	
	Farm supply sales or farm machinery/implement sales, rental, or repair											Ρ	_		•••••	
	Farm winery											Р	Pe	rm	itte	d Zone
	Sawmill															
Open Space Uses	Arboretum or botanical garden, park or greenway, o public beach and public water-oriented recreational and educational area		Р	Р	Ρ	Р	Р	Р	P	Р	Р	Ρ	Р	Р		27-4.203.B.3.a
	Cemetery											SE	SE	JE	SE	
				Res	identia	al Uses		•		•						•
Household Living Uses	Artists' residential studios	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	Р	SE	27-4.203.C.1.a
	Dwelling, live-work	Р	Р	Р	Р	Р		Р		Р	Р	Р	Р	Р	SE	27-4.203.C.1.b
	Dwelling, manufactured home															27-4.203.C.1.c
	Dwelling, multifamily	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	SE	
	Dwelling, single-family detached										Р					
	Dwelling, three-family	Р	Р	Р	Р	Р		Р		Р						
Jse	Dwelling, townhouse	Р	Р	Р	Р	Р		Р		Р	Р					
	Dwelling, two-family										Р					
	Manufactured home park															27-4.203.C.1.d
	Assisted ≤ 8 elderly or handicapped residents	Р	Р	Р	Р	Р	Р	Р	Р	P		Р	Р	Р		27-4.203.C.2.a
	living facility > 8 elderly or handicapped residents	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р		
	Boarding or rooming house	Р		Р		Р		Р		P		Р	Р			
	Continuing care retirement community			Р		Р		Р		P		Р	Р			27-4.203.C.2.b
	Convent or monastery											Р	Р	Р	Р	
	Fraternity or sorority house															
	Group residential facility	Р		Р		Р		Р		Р						27-4.203.C.2.c



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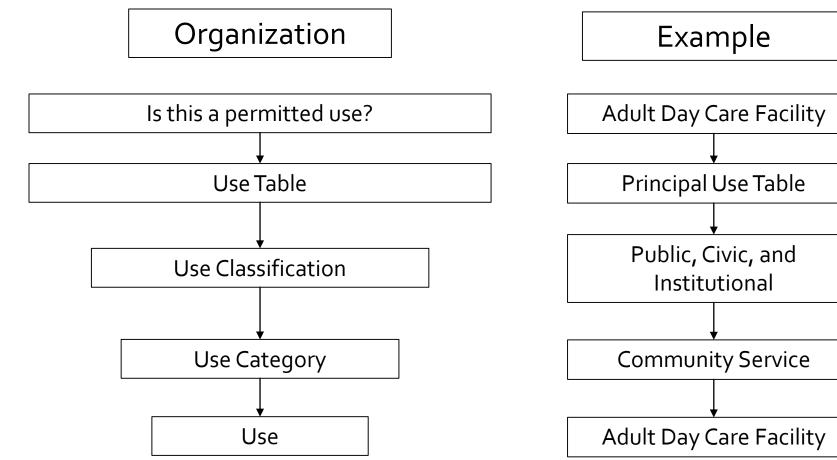








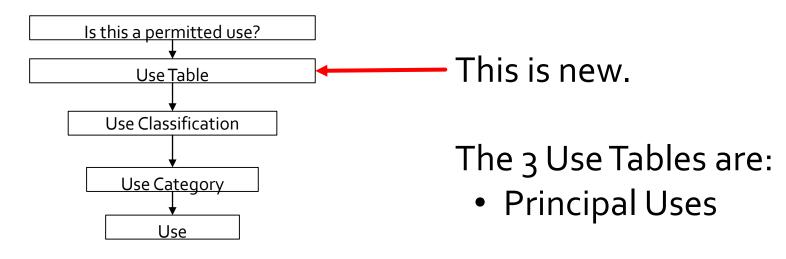
	Table 27-4.202.C: Pri P = Permitted by R										les		
Principal Use Category	Principal Use Type	Agricultu	Agricultural and Open Space Base Zones				Re	sidential	Use-Specifi Standards				
		PL	AL	AR	RE	RR	SFR-4.6	SFR-6.7	SFR-A	MFR-12	MFR-20	MFR-48	Standards
Group Living Uses	Assisted ≤ 8 elderly or handicapped residen	ts P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	-27-4.203.C.2.a
	living facility > 8 elderly or handicapped residen	ts SE	SE	SE	SE	SE	SE	SE	SE		Р	Р	-27-4.203.C.2.a
	Boarding or rooming house								Р	Р	P		
	Continuing care retirement community		Р					SE		_	_	-	þ
	Convent or monastery	Р	Р	Р	Р	Р	Р	Р	D	Permitted Zo			nnoc [
	Fraternity or sorority house							SE		em	nice		
	Group residential facility	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	Ρ	27-4.203.C.2.c
	·		Public, Ci	ivic, and Insti	tutional	Uses							
Communication Uses	Wireless telecommunications tower, monopole	Р	P	P	Р	Р	Р	Р	P		Р	Р	27-4.203.D.1.a
	All other communication uses												
Community Service Uses	Adult care facility		SE	SE	SE	SE	SE	SE	SE	Р	Р	Р	
	Child care center	SE	SE	SE	SE	SE	SE	SE	SE	Р	Р	Р	27-4.203.D.2.a
	or lodge or community-oriented association	s SE	SE	SE	SE	SE	SE	SE	SE	SE	Р	Р	
	community center/facility	SE	SE	SE	SE	SE	SE	SE	SE	SE	Р	Р	
	Cultural facility	SE	SE	Р	Р	Р	Р	Р	Р	Р	Р	Р	
	Eleemosynary or philanthropic institution	SE	SE	SE	SE	SE	SE	SE	SE	SE	Р	Р	
	Place of worship	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	27-4.203.D.2.b
	All other community service uses	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	27-4.203.D.2
euucauonar oses	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	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	27-4.203.D.3.b
	Vocational or trade school												
	Water-dependent research facility operated by a government or educational institution	SE											27-4.203.D.3.c
Health Care Uses	Hospital									SE	SE	SE	27-4.203.D.4.a
	Medical or dental office or lab									Р	Р	Р	
	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		Р	SE	SE	SE	SE	SE	SE	SE	SE	SE	27-4.203.D.5.b
	Park and ride facility									SE	SE	SE	
	Parking facility (as a principal use)									SE	SE	SE	27-4.203.D.5.c
	Transit station or terminal									SE	SE	SE	



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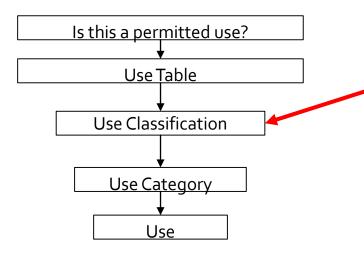


- Accessory Uses
- Temporary Uses









Prince George's

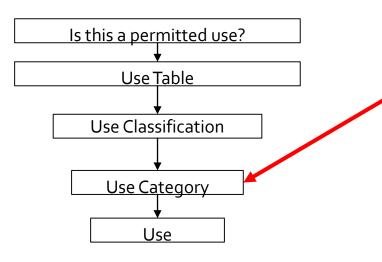
This exists in the code today.

The proposed Use Classifications are:

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







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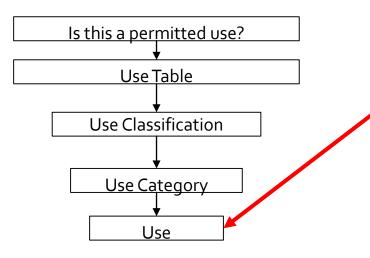
This is new.

Use Categories are groupings of similar Uses, such as:

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







This exists in the code today.

Examples Uses include:

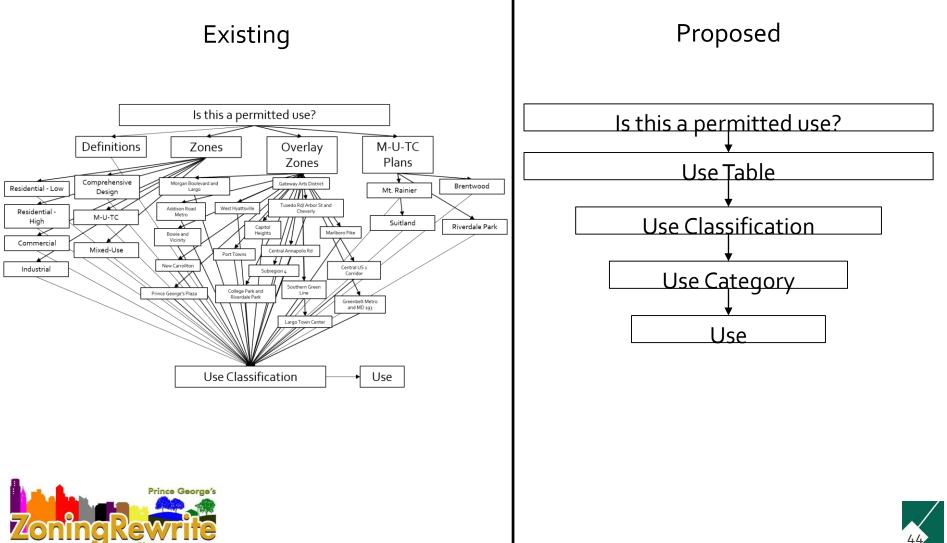
- Single-Family Dwelling
- Gas Station
- Storage Warehouse
- Forestry
- Nursing Home Facility





Organization of Use Tables





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

Why are there fewer proposed uses?

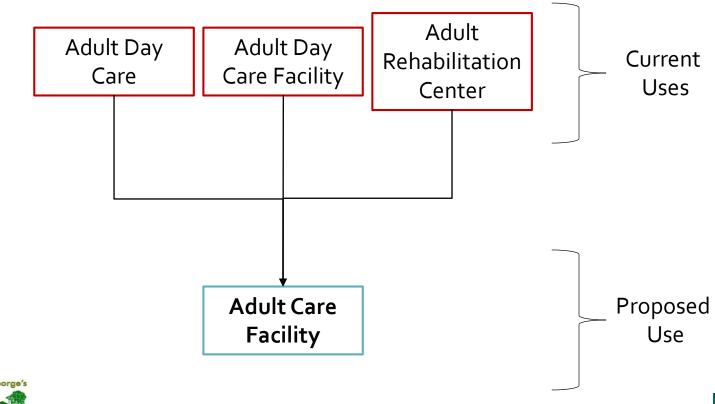




Use Consolidation Duplicated Uses - Simple



There are fewer uses because some uses are duplicated

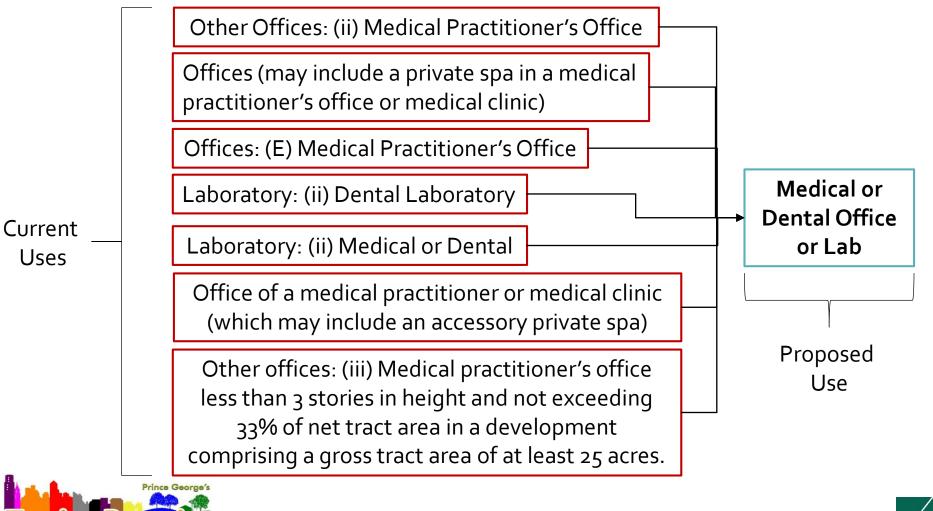






Use Consolidation Duplicated Uses - Complex



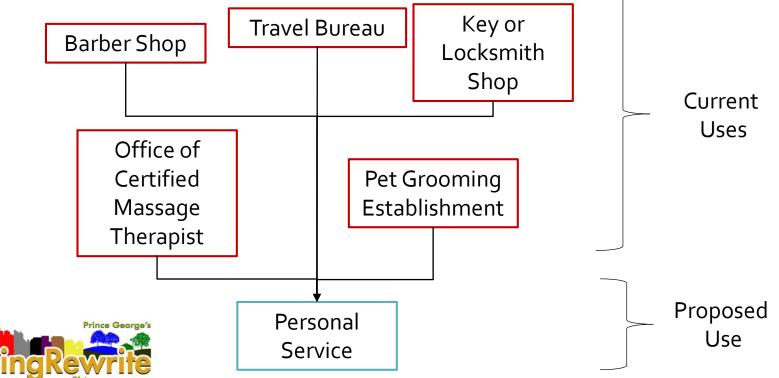




Use Consolidation Uses have similar impacts



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

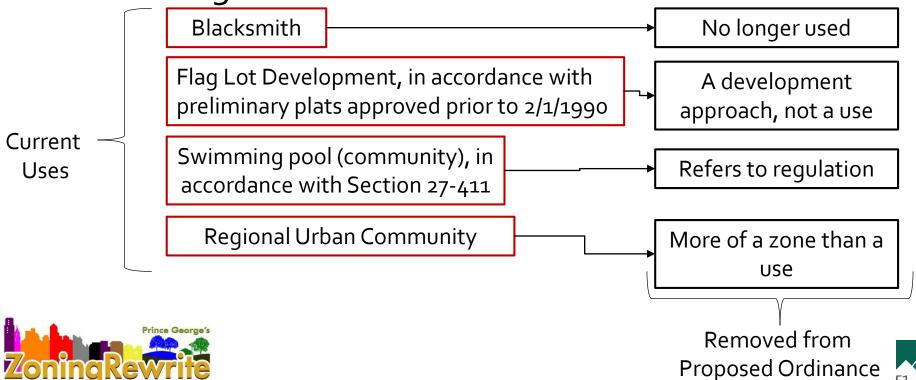




Use Consolidation Uses are no longer relevant



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



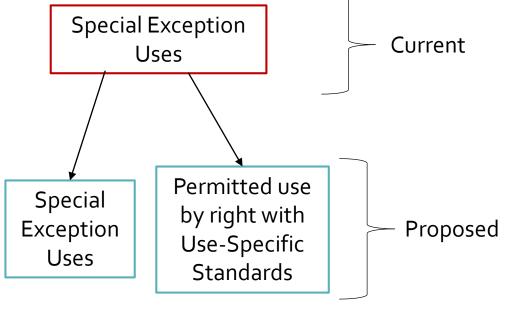


Special Exceptions <u>Use-Specific Standards</u>



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 <u>Use-Specific Standards</u>



- 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





If a use isn't listed, it is automatically prohibited.

right use for something new.

Currently uses are

Interpretations

hyper-specific, making

it difficult to find the

New Uses



- 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









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





Worksession - Uses



Questions?



