

**Use Category Quick Reference**  
**Prepared by M-NCPPC Staff, February 15, 2017**

The attached table attempts to clarify the relationships of the “Use Categories” as proposed by Clarion Associates in Module 1 (Zones and Uses), released in October 2015. Each Use Category is a grouping of use types based on common functional, product, or physical characteristics, such as the type and amount of activity, type of occupants or users/customers, or operational characteristics.

Use Categories are new to Prince George’s County, and represent an attempt by Clarion to provide a more logical structure for organizing uses. The current Zoning Ordinance groups all use types into one (or more) of more general Use Classifications (residential, commercial, industrial, etc.).

The proposed Zoning Ordinance contains 29 different Use Categories. The attached table shows how each of these 29 Use Categories fit into the 5 proposed Use Classifications (Agricultural/Open Space; Residential; Commercial; Public, Civic, and Institutional; and Industrial) as well as how each of proposed use types fit into the Use Categories. The table also includes the definition of each Use Category and the page number in Module 1 (Zones and Uses) that describes the Use Categories.

Use Classification	Use Category	Mod. 1 Page	Use Category Definition	Principal Use Types (from table)
Agricultural and Open Space	Agriculture/ Forestry	27-8-10	<p>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 animal 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.</p> <p>This use category does not include the processing or animal or plant products for wholesale or retail sale purposes, which is generally considered an industrial manufacturing use type.</p> <p>Accessory uses may include offices, storage areas, barns, irrigation systems, and repair facilities related to the agricultural and forestry activities.</p>	Agricultural production; community garden; forestry; keeping of horses or ponies; other agriculture uses
	Agricultural/ Forestry Related	27-8-12	<p>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.</p> <p>Accessory uses may include offices, storage areas, sale of produce and meat on the site where it is raised, and retail sales.</p>	Agriculture research facility; equestrian center; farm distribution hub; farm supply sales or farm machinery/implement sales, rental, or repair; farm market; farm winery; riding stable; rural corporate retreat; sawmill; all other agriculture/forestry uses
	Open Space	27-8-13	<p>The open spaces use category includes use types focusing on open space areas largely devoted to natural landscaping and outdoor recreation, and tending to have few structures.</p> <p>This use category does not include athletic fields, golf courses, golf driving ranges, or other primarily outdoor recreational uses (which are categorized in the recreation/entertainment uses category).</p> <p>Accessory uses may include caretaker's quarters, clubhouses, statuary, fountains, maintenance facilities, concessions, and parking.</p>	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area; cemetery; all other open space uses

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Residential	Household Living	27-8-15	<p>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.</p> <p>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.</p> <p>Accessory uses common to household living uses include recreational activities, raising of domestic pets, hobbies, swimming pools, and parking of occupants' vehicles. Some accessory uses (e.g. home occupations and accessory dwelling units) are subject to additional regulations.</p>	<p>Artists' residential studios; dwelling, live-work; dwelling, manufactured home; dwelling, multifamily; dwelling, single-family detached; dwelling, three-family; dwelling, townhouse; dwelling; two-family; manufactured home park</p>

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Residential	Group Living	27-8-17	<p>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 or longer basis.</p> <p>Although continuing care retirement communities include household living uses (e.g. dwelling units) 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.</p> <p>This use category does not include use types where persons generally occupy living units for periods of less than 30 days (e.g. hotels/motels), which are categorized as visitor accommodation uses. 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.</p> <p>Accessory uses common to group living uses include recreational facilities, administrative offices, and food preparation and dining facilities.</p>	Assisted living facility, ≤ 8 elderly or handicapped residents; assisted living facility, > 8 elderly or handicapped residents; boarding or rooming house; continuing care retirement community; convent or monastery; fraternity or sorority house; group residential facility
	Adult Business	27-8-26	The adult uses category includes types that sell, distribute, or present material or feature performances or other activities emphasizing the depiction or display of specified sexual activities.	All adult uses
	Animal Care	27-8-26	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.	Animal shelter; kennel; veterinary hospital or clinic; all other animal care uses

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Commercial	Business Support Service	27-8-27	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 households.	All business support services
	Eating or Drinking Establishment	27-8-28	<p>The eating or drinking establishment uses category consists of establishments primarily engaged in the preparation and serving of food and beverages for on or off premises consumption.</p> <p>Accessory uses may include areas for outdoor seating; drive-through service facilities; facilities for live entertainment; and valet parking services.</p>	Brewpub, restaurant, and restaurant fast food (without drive-through); restaurant, fastfood; all other eating or drinking establishments
	Funeral and Mortuary Service	27-8-29	The funeral and mortuary services uses category consists of establishments that provide services related to the death of a human being.	All funeral and mortuary services
Commercial	Office	27-8-29	<p>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).</p> <p>This use category does not include offices that are a component of or accessory to a principal use in another 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).</p> <p>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.</p>	Contractor's office; office building, general business and professional; office park; all other office uses
	Personal Service	27-8-30	The personal service uses category consists of establishments primarily engaged in the provision of frequent or recurrent needed services of a personal nature.	All personal service uses

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	Recreation/ Entertainment	27-8-32	<p>The recreational/entertainment uses category includes use types providing indoor or outdoor facilities for recreation or entertainment-oriented activities by patrons or members.</p> <p>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).</p> <p>Accessory uses may include offices, concessions, snack bars, and maintenance facilities.</p>	<p>Amusement park; arena, stadium, or amphitheater; athletic field, with seating for ≤ 100 persons; cinema; country club; golf course; golf driving range; nightclubs; performing arts center; racetrack; recreation facility, indoor; recreation facility, outdoor; shooting range, indoor; shooting range, outdoor lot &lt; 20 acres; shooting range, outdoor lot ≥ 20 acre; waterfront entertainment/retail complex; all other recreation/entertainment uses</p>

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	Retail Sales and Service	27-8-36	<p>The retail sales and service uses category include 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.</p> <p>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 recreational/entertainment use 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 as personal services uses category), or uses involving the sales, distribution, or presentation of materials or activities featuring specific sexual activities or nudity (categorized as the adult uses category)</p> <p>Accessory uses may include offices, storage or goods, assembly or repackaging of goods for on-site sale, concessions, ATM machines, and outdoor display of merchandise.</p>	<p>Art gallery; bank or other financial institution; check cashing business, pawnshop, tattoo or body piercing establishment; consumer goods establishment; farmers' market; grocery store or food market; manufactured or modular home sales; all other retail sales and service uses</p>

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Commercial	Vehicle Sales and Service	27-8-40	<p>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.</p> <p>Accessory uses may include office, sales or parts, maintenance facilities, outdoor display, and vehicle storage.</p>	<p>Commercial fuel depot; commercial vehicle repair and maintenance; commercial vehicle sales and rental and personal vehicle sales and rental; gas station; personal vehicle repair and maintenance; taxi or limousine service facilities; vehicle equipment and supplies sales; vehicle paint finishing shop and vehicle or trailer storage yard; vehicle towing and wrecker service; all other vehicle sales and service uses</p>
	Visitor Accommodation	27-8-42	<p>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.</p> <p>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).</p> <p>Accessory uses may include pools, and other recreational facilities, restaurants, bars, limited storage, laundry facilities, gift shops, supporting commercial activities, meeting facilities, and offices.</p>	<p>Campground; country inn; hotel or motel</p>
Commercial	Water-Related	27-8-43	<p>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.</p> <p>Accessory uses may include offices, sales of parts, maintenance facilities, and outdoor storage.</p>	<p>Boat sales, rental, service, or repair; boat storage yard; marina (new or expansion); waterfront boat fuel sales; all other water-related uses</p>



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Public, Civic, and Institutional	Communication	27-8-19	<p>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.</p> <p>Accessory uses may include offices, monitoring, storage areas, or data transmission equipment.</p>	Broadcasting studio and newspaper/periodical publishing establishment; wireless telecommunications tower, monopole; all other communication uses
	Community Service	27-8-19	<p>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 a regular basis.</p> <p>This category does not include uses with a residential component. This use category does not include private or commercial health clubs or recreational facilities (categorized in the recreation/entertainment uses category), counseling in an office setting (categorized in the office use category), or passenger terminals for public transportation services (categorized in the transportation uses category).</p> <p>Accessory uses may include offices, meeting areas, food preparation and dining areas, health and therapy areas, and indoor and outdoor recreational facilities.</p>	Adult care facility; child care center; club or lodge or community-oriented associations; community center/facility; cultural facility; eleemosynary or philanthropic institution; emergency services facility; place of worship; all other community service uses

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	Educational	27-8-21	<p>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 or 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).</p> <p>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).</p>	College or university; elementary, middle, or high school; vocational or trade school; water-dependent research facility operated by a government or educational institution
	Health Care	27-8-22	<p>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, preventive care, diagnostic and laboratory services, and physical therapy. Care may be provided on an inpatient, overnight, or outpatient basis.</p> <p>This use category does not include assisted living facilities, which focus on providing personal care rather than medical care to residents (categorized in the group living uses category).</p> <p>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.</p>	Hospital; medical or dental office or lab; methadone treatment center; nursing home facility

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Public, Civic, and Institutional	Transportation	27-8-23	<p>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.</p> <p>This use category does not include transit-related infrastructure such as bus stops and bus shelters (these are considered minor utilities under the utility uses category).</p> <p>Accessory uses may include freight handling areas, concessions, offices, maintenance, limited storage, and fueling facilities.</p>	Airport or heliport; airstrip, private; park and ride facility; parking facility (as a principal use); transit station or terminal; all other transportation uses
	Utility	27-8-25	<p>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 that constitute a principal use of a lot are included as a special type of major utility use. Services may be publically or privately provided and may include on-site personnel.</p> <p>Accessory uses may include offices, monitoring, or storage areas.</p>	Solar energy collection facility, large-scale; utility facility, major; utility facility, minor; wind energy conversion system, large-scale
Industrial	Extraction	27-8-43	<p>The extraction uses category is characterized by activities related to the extraction of naturally occurring materials.</p> <p>This use category does not include facilities for drop-off or collection, and temporary holding, of household or business recyclables (classified as a minor utility facility in the Utility Uses category).</p> <p>Accessory uses may include offices, storage areas, and vehicle washing facilities.</p>	All extraction uses

Use Classification	Use Category	Mod. 1 Page	Use Category Definition	Principal Use Types (from table)
Industrial	Industrial Service	27-8-44	<p>The industrial services 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. The category also includes flex space buildings, industrial parks, and mini-storage facilities.</p> <p>Accessory activities may include limited retail or wholesale sales, offices, parking, and storage.</p>	Contractor's yard, photographic processing plant; printing or similar reproduction facility, small engine repair shop; research and development; slaughterhouse; all other industrial service uses
	Manufacturing	27-8-46	<p>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 this site.</p> <p>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.</p>	Brewery, winery, or distillery, food processing or beverage bottling; manufacturing, assembly, or fabrication, light; all other manufacturing uses

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	Warehouse and Freight Movement	27-8-48	<p>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.</p> <p>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).</p> <p>Accessory uses include offices, truck fleet parking, outdoor storage, and maintenance areas.</p>	Cold storage; consolidate storage; distribution warehouse; motor freight facility; outdoor storage; storage warehouse; warehouse showroom; all other warehouse and freight movement uses
	Waste-Related	27-8-49	<p>The waste-related use 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 energy from 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.</p> <p>This use category does not include wastewater 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).</p> <p>Accessory uses may include offices, outdoor storage, recycling of materials, and repackaging and trans-shipment of by-products.</p>	Composting facility; concrete recycling plant; junkyard or salvage yard; landfill, sanitary; landfill, municipal; landfill, rubble (construction and demolition debris) and landfill, land clearing debris; recycling collection center; solid waste processing facility; solid waste transfer station; all other waste-related uses

Use Classification	Use Category	Mod. 1 Page	Use Category Definition	Principal Use Types (from table)
Industrial	Wholesale	27-8-51	<p>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.</p> <p>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 category).</p> <p>Accessory uses may include offices, product repair, warehouses, minor fabrication services, outdoor storage, greenhouses (for plant nurseries), and repackaging of goods.</p>	Food and beverage production for wholesale; all other wholesale uses