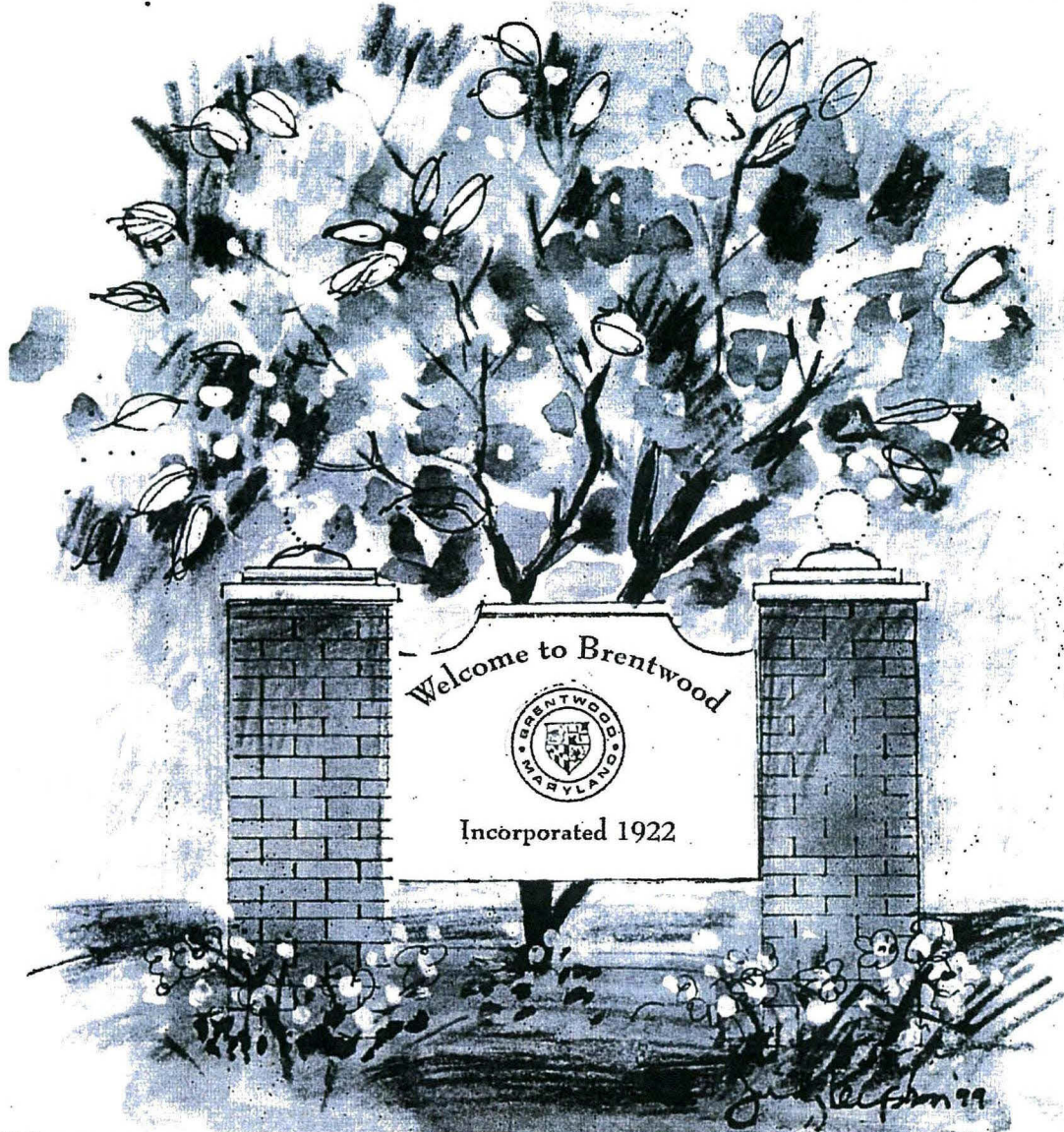


NOVEMBER 2000

# TOWN OF BRENTWOOD

PRIMARY AMENDMENT TO THE BOUNDARY OF  
MIXED-USE TOWN CENTER ZONE  
DEVELOPMENT PLANS & DESIGN GUIDELINES



THE MARYLAND - NATIONAL CAPITAL PARK & PLANNING COMMISSION

# ABSTRACT

**TITLE:** Town of Brentwood Mixed-Use Town Center Zone Development Plan and Design Guidelines

**AUTHOR:** The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department

**SUBJECT** Mixed-Use Town Center Development Plan and Design Guidelines

**DATE:** November 2000

**PLANNING AGENCY:** The Maryland-National Capital Park and Planning Commission  
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Upper Marlboro, MD 20772

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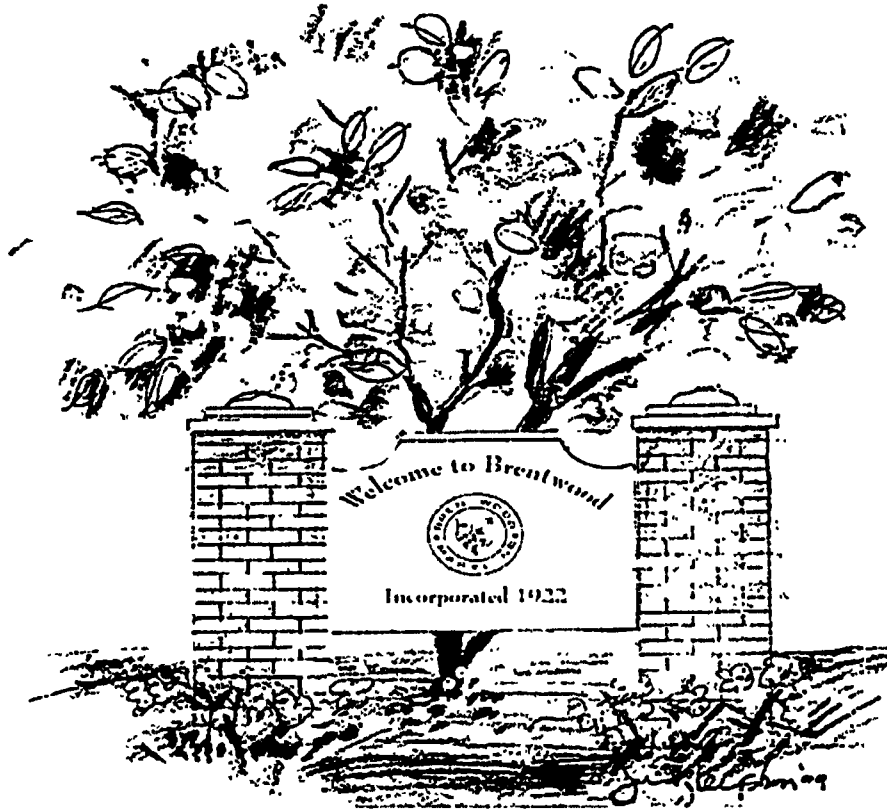
**ABSTRACT** The Development Plan, design process and guidelines contained herein establish a framework for property owners, tenants, the local municipality, County officials and staff to review proposed new development or redevelopment within the proposed Mixed-Use Town Center boundary. The Development Plan accompanies the Mixed-Use Town Center zone, which was recommended to replace the existing zones within the designated boundary as part of the master planning process. The Planning Area 68 Master Plan and Sectional Map Amendment were approved and adopted on May 17, 1994. The Mixed-Use Town Center Zone stipulates that regulations concerning the location, size and other provisions for all buildings and structures in the zone are as provided in an approved Town Center Development Plan.

This document provides the following: a statement of intent, a brief introduction, description of the preplanning steps, description and illustrations of the short- and long-range development options, specific design principles and guidelines to guide development in the implementation of the development plan options, description of the local design review process, inventory of existing uses and street right-of-way widths, existing zoning and the M-U-TC Zone and use list.

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PRIMARY AMENDMENT TO THE BOUNDARY OF  
MIXED-USE TOWN CENTER ZONE  
DEVELOPMENT PLANS & DESIGN GUIDELINES



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PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT  
14741 GOVERNOR ODEN BOWIE DRIVE  
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The Commission has three major functions:

- The preparation, adoption, and, from time to time, amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- The acquisition, development, operation, and maintenance of a public park system; and
- In Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Prince George's County Department of Planning (M-NCPPC):

- Our mission is to help preserve, protect and manage the County's resources by providing the highest quality planning services and growth management guidance and by facilitating effective intergovernmental and citizen involvement through education and technical assistance.
- Our vision is to be a model planning department comprised of responsive and respected staff who provide superior planning and technical services and work cooperatively with decision-makers, citizens and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change.

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The County Council has three main responsibilities in the planning process: (1) setting policy, (2) plan approval, and (3) plan implementation. Applicable policies are incorporated into area plans, functional plans, and the general plan. The Council, after holding a hearing on the plan adopted by the Planning Board, may approve the plan as adopted, approve the plan with amendments based on the public record, or disapprove the plan and return it to the Planning Board for revision. Implementation is primarily through adoption of the annual Capital Improvement Program, the annual Budget, the Ten-Year Water and Sewerage Plan, and adoption of zoning map amendments.

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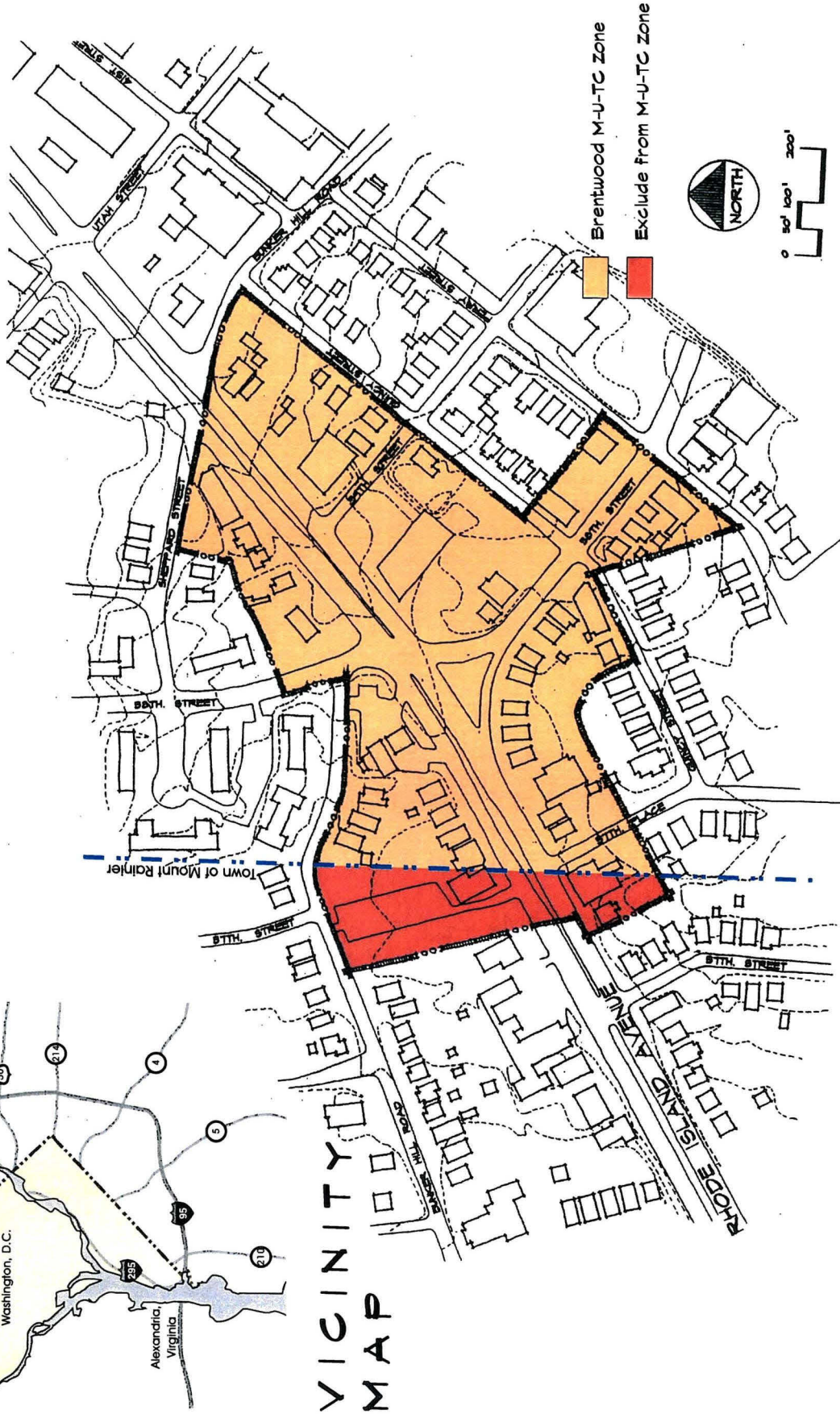
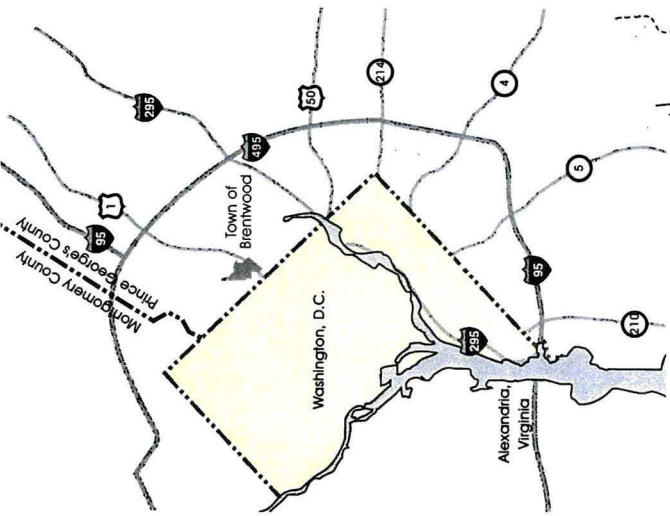




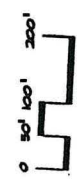
# STATEMENT OF INTENT

This development plan and the design process and guidelines for the Brentwood commercial core establish a framework for property owners, tenants, the local municipality, and County officials and staff to review any proposed redevelopment, infill development and renovation projects in the Brentwood commercial area. The boundaries of this area, described herein as the town center, are shown in Illustration 1

The design process guidelines are intended to be used by property owners and tenants when making changes to their properties within the commercial core of Brentwood. In an effort to help bring about a revitalized town center, the guidelines should be followed to the greatest extent possible. Exceptions will be reviewed on a case-by-case basis.



Brentwood M-U-TC Zone  
Exclude from M-U-TC Zone



VICINITY  
MAP

VICINITY MAP & M-U-TC BOUNDARY


# INTRODUCTION

The Mixed-Use Town Center (M-U-TC) Zone was created in 1994 to promote reinvestment and redevelopment in the County's older, more established, mixed-use areas. The zone was developed in conjunction with the Planning Area 68 master plan, and the adopted plan recommended application of the zone in certain areas, including the Town of Brentwood.

The zone attempts to achieve the goals of reinvestment and redevelopment through a locally created town center development plan and design guidelines. The development plan is the community's expression of how it views itself in the future — its vision. The M-U-TC Zone further requires the community, businesses, residents and municipal representatives to come together and generate consensus on locally-appropriate development, design standards and guidelines that will guide development of the town in conformance with its vision.

In 1995, the Mayor of Brentwood requested that a Zoning Map Amendment to the M-U-TC Zone be prepared for the area within the town recommended for the zone by the PA 68 master plan. On February 27, 1996, the District Council directed The Maryland-National Capital Park and Planning Commission to prepare an M-U-TC map amendment document for the Town of Brentwood, in accordance with the following requirements of the Zoning Ordinance

- A description of the area within the town center, including a location map showing the boundaries of the zone with north arrow and scale and a description of the existing improvements within those boundaries.
- Existing zoning and use of properties within and adjacent to the M-U-TC Zone.
- Existing and proposed right-of-way widths of internal and adjoining streets.
- An inventory of existing development characteristics.
- Development standards and guidelines to manage the physical development and use of land in the M-U-TC Zone.
- The development plan shall include minimum and maximum development standards and guidelines as necessary to regulate parking and loading schedules and design standards, sign design standards, and landscaping and screening standards.
- The development plan should contain written explanation and graphic presentations of development standards and design guidelines, as necessary.
- The development plan may include specific findings and criteria for uses permitted as a special permit in the use table. Such findings shall generally be limited to site planning issues not otherwise found in the development plan.

- 
- The development plan may create a local design review committee to advise the Planning Board and District Council during review of Special Permits, Special Exceptions, site plans and other proposals. If a local design review committee is created, the development shall at a minimum define the committee membership, minimum and maximum review timeframes and the extent of the committee's review responsibilities.

The development of the Brentwood Mixed-Use Town Center Plan and Design Guidelines involved three preplanning steps:

- Visual analysis
- Design charrette workshop
- Vision statement for the Brentwood Town Center

# PREPLANNING STEPS

## Visual Analysis — Inventory of Existing Development Characteristics

Preparation for the design workshop began with a visual analysis of the area through an inventory of existing development characteristics.

### Building

#### *Height*

Building heights vary, ranging from approximately 12 to 20 feet for a 1-story building to approximately 20 to 40 feet for 2- and 3-story buildings. Most variation occurs along Rhode Island Avenue and 38th Street (see Illustration 2).

#### *Width*

Building width varies according to the original use for which the buildings were designed. For example, several commercial buildings were built on two, three or four lots, and as such their building widths vary. Residential structures, including those converted to other uses on Rhode Island Avenue and 38th Street, have retained a consistent width (see Illustration 2).



*Illustration 2:  
Typical residential structure*



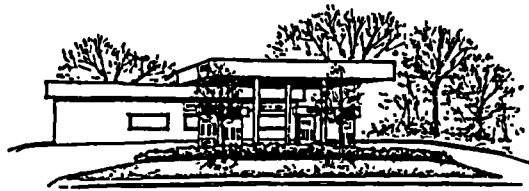
*Commercial building on Rhode Island Avenue*

#### *Setbacks*

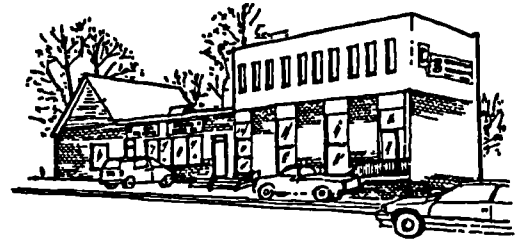
The development pattern with shallow setbacks found along Rhode Island Avenue within Brentwood's boundaries tends to be the continuation of a development pattern radiating outward from the Mount Rainier city core. Building setbacks are fairly consistent with the exception of a few buildings with front or side parking spaces. These exceptions, however, do not radically contrast with the overall layout, but form an integral part of the existing development pattern.

### ***Roof Types***

Roofs are typically flat or flat with a parapet, however, there are some hip or gable roofs found among originally designed commercial buildings. There is one mansard roof within the M-U-TC boundaries. Residential and residential converted to other uses are predominantly gable or hip with shed- or hip-roof attic dormers (see Illustration 2). There are a few instances of building additions with inconsistent roof types (see Illustration 3).



*Illustration 3. Typical flat roof*



*Building addition and roof types*

### ***Construction Material***

Masonry construction prevails among the commercial buildings, while wood framing dominates residential and structures including those converted to other uses. Brick is the most noticeable masonry used. There are a few buildings with a stucco finish. Several buildings have additions finished with incompatible or dissimilar materials creating an obvious and noticeable inconsistency (see Illustrations 3 and 4).

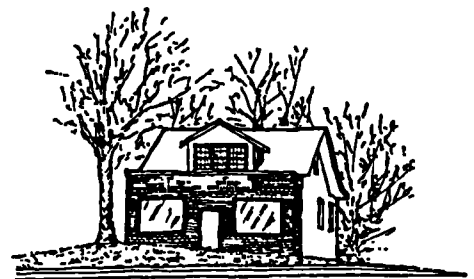
### ***Color***

The many masonry brick walls are basically red, brown, beige or tan. However, there are a diverse number of other colors including different shades and tones in white and gray. These cases of incompatible matches are a result of additions to the existing structures. Generally, color diversity adds to the overall richness of the streetscape when carefully planned and coordinated.

### ***Distribution of Windows/Doors Openings***

About half of the buildings within the designated boundaries are residential in appearance: their openings reflect typical residential buildings. However, there are a few that have been converted to other uses where the window and door openings have been altered, thereby breaking the visual continuity of the residential appearance (see Illustration 4).

Additions to some commercial buildings have resulted in single punched openings or openings that are not proportional in scale and character to the original openings on the same facade.



*Illustration 4.  
Addition and window alteration*

## Architectural Styles and Orientation

A variety of building styles exists within the area. Older commercial buildings within the area are mostly flat front with flat or shed roofs. They lack detail or ornamentation which can provide character and charm to an area. The newer commercial buildings, which are mostly gas stations, also have flat fronts with cantilevers. Residential buildings and residential structures converted to other uses are mostly craftsman bungalow and a few foursquare styles. Bungalow buildings have a variety of materials and textures in a single building. In some cases, they are characterized by broad eaves and exposed structural members as decorative elements (see Illustration 5).



Illustration 5. Bungalow style

## Signs

Signs within the town center boundaries are not necessarily chaotic and, as such, have not caused visual clutter. However, the signs and their placement could be improved to enhance the overall visual appearance of the area. The illuminated signs are the back-lit electrical type. Some of the signs are lettered signboards affixed to the buildings' walls. Some of these signs (back-lit and lettered signboards) are vertically or horizontally projected from either the roof, front facade or the building corner. The welcome signs to Mount Rainier and Brentwood are ground-mounted and are located in front of U.S. Post Office and on the median along Rhode Island Avenue between the town boundary of Brentwood and Mount Rainier. Sign design and placement strategies are needed to provide consistency and guard against the proliferation of signs that could detract from the appearance of the streetscape.

## Awnings and Canopies

Awnings and canopies are not popular within the Brentwood M-U-TC boundaries. In a few instances where awnings and canopies exist, they are generally made of cloth or canvas. They are also generally located above the windows and doors, forming a continuous band along the face of the buildings. However, there is a situation where the canopy is placed above the door to define an entry into the business. There is another situation where the roof-like single canopy wraps around two sides of the building with wall additions to form an enclosed space.

The few instances of existing canopies in the Brentwood Town Center area are roof-like in appearance and are made of shingles. Only one retractable cloth/canvas awning exists in the whole of the Brentwood Town Center area.



## Mechanical Equipment Visible from Roads and Adjacent Properties

Visibility of mechanical equipment (from roads and adjacent properties) has not been an issue within the M-U-TC boundaries. Since the majority of the buildings within the area are residential in appearance with shed roofs, their mechanical equipment is customarily not visible. Buildings with flat roofs have parapet walls which screen mechanical equipment, or the equipment is ground-mounted, located at the rear.

## Parking/Circulation

### *View from the Road*

There are a few on-street parking/turn lanes on either side of Rhode Island Avenue and some off-street parking lots along both sides of Rhode Island Avenue and 38th Street. These off-street parking spaces/lots are not screened. Therefore, they are clearly visible from the road. The absence of screening elements exposes the flaws of the parking lots.

### *Paving Materials*

Bituminous asphalt is the common paving material on the parking lots. While some parking areas are well-maintained, there are some that require patching, resurfacing and striping. Unpaved parking still exists, resulting in unsightly views and irregular parking patterns.

### *Parking Lot Landscaping*

Landscaping is nonexistent in parking lots except at the intersection of Rhode Island Avenue and 38th Street. Some of the parking spaces in front of commercial buildings are so tight that there is hardly any room for landscaping. Landscaping softens the view of parking lots, breaking the negative view of parked automobiles or a vast expanse of asphalt.

### *Crosswalks*

Marked crosswalks are found at the major intersection of Rhode Island Avenue and 38th Street. These are white striping which tends to wear over time with high traffic volume. However, there are some minor street crossings without crosswalks.

### *Sidewalks*

Sidewalks run alongside most of the streets; in some cases on both sides. In the residential section, including the southern portion of Rhode Island Avenue flanking into 38th Avenue, three to five feet of landscape strip separates street curbs and sidewalks. In most of the commercial section, sidewalks extend to road curbs. Sidewalks are concrete pavements, except the newly constructed sidewalks along US 1 where a colored pattern is used across driveways. There are a few cases where sidewalks are in disrepair or stop abruptly. The maintenance and the continuation of those sidewalks will improve pedestrian circulation.





## Street Furniture

The bulk of street furniture is located in the mini-park located at the corner of Rhode Island Avenue and 38th Street. The mini-park is underutilized partly due to lack of maintenance. The choice of materials for the street furniture (benches, planters, trash receptacles, etc.), its design, proportions and location in relationship to pedestrian activity are leading factors in determining the degree of comfort and utilization which can be expected.

## Landscaping

Tree-lined streets are found in some of the residential sections, and mature trees exist in the mini-park and the island at the intersection of Rhode Island Avenue and 38th Street. The town, however, has embarked on an aggressive tree-planting program along Rhode Island Avenue. Pedestrian space and building grounds have not received the same attention as the street tree planting. The use of landscaping to define spaces, such as walls of foliage that screen out objectionable views and frame vistas to key elements, is lacking.



## Design Charrette Workshop

A design charrette which utilized the visual analysis prepared for the Brentwood M-U-TC area was held with the community. The workshop was attended by approximately 50 people and allowed for maximum public participation and discussion to discover and develop Brentwood's vision for its town center.

Workshop participants were asked to consider the following questions: (1) What does "town center" mean to you? (2) Does Brentwood have a town center? (3) What kinds of uses, events and activities would you like to see in your town center? (4) What would your town center look like?

Participants, including County and town elected officials, property owners, residents and business owners, divided into six teams. With maps and pens in hand, each group walked the study area, noting problems and opportunities that could help develop and focus their recommendations.

Each team summarized their findings on maps, and presentations were made to the entire group. While each group offered fresh insights and ideas, there was tremendous agreement: All felt that the town center should be a friendly and inviting gathering place — a place where the family could go for dinner or brunch; a place where the arts are alive and well; a place that is inviting and inviting.

Overall, participants agreed on the need to create a more human-scale edge to the street and to establish a sense of place through the provision of quality public spaces. They also agreed that priority should be given to pedestrians by linking the adjacent residential neighborhoods to the town center. Participants also wanted to see additional community and/or cultural uses, such as a visual and performing arts center where people could take a variety of classes or demonstrate the arts.



## A Vision for Brentwood's Town Center

It is important to note that the communities that have been most successful in their revitalization efforts are those that have defined their preferred vision of the future and tested the appropriateness of any proposed enhancement effort against that vision. For every action that is planned, every project that is considered, every policy that is proposed, the most successful communities ask, "Will this action help us attain our vision?" If the answer is yes, the action should be pursued. If the answer is no, then that action should not be taken. The vision becomes an integral part of the decision-making process. For this reason, the preparation and application of community-based design guidelines in the context of a guiding vision is essential to guide development toward the long-term objective – implementation of the vision.

Based on the dialogue promoted by the design workshop, a vision for Brentwood's Town Center emerged which has been approved and endorsed by the town:

Brentwood is an urban small town. Our greatest asset is our people – the people who live in the neighborhoods, drive the roads, walk the sidewalks and play in the parks, work in the area or shop in the stores. Our vision for Brentwood celebrates the people of our town – Past, Present and Future.

We will mold our future using preservation programs and other techniques which will allow us to retain, restore and highlight our links with the past to create a new future. We see a rejuvenated town center that will include a mix of new buildings and renovated structures knitted together with landscaping, sidewalks, and shared architectural features. Where vacant or underutilized industrial buildings now stand, we see opportunities for alternative uses such as residences, artist studios, day care centers, and public service facilities. We see a future where the jumble of overhead wires, parked cars and obtrusive signs are replaced with a view that includes landscaping, community entrance features, public art, street furniture and, of course, people.

Our town center will be a focal point for socializing, entertainment, cultural art classes, and exhibits, as well as shopping and living, and offering new possibilities for old timers and newcomers alike.

# DEVELOPMENT PLAN OPTIONS

Two alternative plans for Brentwood's Town Center suggesting short-range and long-range development options emerged based on information collected from the design workshop and the visual assessment. This information was synthesized by staff and further refined in follow-up meetings with the community. Both plan options affirm the town's vision.


Alternative A is a short-range plan that reflects, to a great extent, the existing situation but also suggests appropriate infill development utilizing design guidelines aimed at implementing the town's vision. Alternative B is a long-range plan suggesting significant redevelopment opportunity.

The alternative plans can be interpreted generally as development concepts. Each option reflects design guidelines and standards that further establish a cohesive streetscape which sets the stage for both the short- and long-range plan options. The design goal is the same for both plans. In cases where the M-U-TC boundary abuts the U-L-I Zone (especially between Quincy and Perry Streets at 38th Street), it is recommended that properties in the U-L-I Zone continue the streetscape treatments recommended in the *Brentwood Town Center Development Plan and Design Guidelines* to enhance the continuity of the town's main streets and gateway corridors. The design guidelines section of this document applies to both plan options.

**Design Goal** — The design goal is the same for both plan alternatives. The goal is to coordinate the visual and physical aspects of new development with existing features in order to create public and private spaces that will be used by people with a maximum of comfort, utility and amenity.

**Design Objectives** — In order to achieve the goal, the following design objectives outline the policies for the design of all physical features and systems in the Brentwood Town Center.

- Establish a unified streetscape plan including signage, lighting, landscaping and amenities that will set the character or theme for redevelopment of the Brentwood Town Center area. A unified streetscape plan should also reflect consistency or compatibility with adjacent communities, especially along Rhode Island Avenue, which constitutes a main street shared by five communities between Eastern Avenue and East West Highway. The recommended streetscape treatment will extend where feasible to include both sides of the streets forming the Brentwood Town Center boundary.
- Provide for separation of at-grade pedestrian and vehicular traffic by establishing inviting public spaces, including walkways and pedestrian plazas, in specific locations throughout the Brentwood Town Center area.

- 
- Eliminate the visual impact of utility wires by placing them underground or relocating them to the rear of property.
  - Organize parking lots to encourage shared parking and eliminate the need to locate parking on individual sites. Locate service entrances and loading areas by placing them away from major pedestrian walkways, residential areas and highly-active vehicular areas.
  - Provide appropriate screening and fencing to complement a unified streetscape. Eliminate barbed wire fencing and chain-link fencing in the town center.
  - Establish a street wall through a building setback consistent with significant structures.
  - Encourage attractive color palette and upgrading of deteriorating structures, or structures which have been altered in a way that does not respect the original architectural integrity of the building.
  - Encourage the use of energy-efficient and water-conserving products, materials and design throughout the area.

The urban design guidelines section of this document is intended to realize these objectives. These guidelines define some of the treatment options pertinent to the realization of the town's vision. The specific design guidelines are organized into the following headings: Design Principles, Site Design, Public Areas/Open Space, and Building Facades and Architectural Elements.



Illustration 6

**BRENTWOOD M-U-TC SHORT RANGE DEVELOPMENT CONCEPT PLAN**


## Short-Range Development Concept Plan

This concept assumes minimal disturbance to the existing structures. It proposes major redevelopment on the two blocks bounded by Rhode Island Avenue, Bunker Hill Road, Quincy Street and 38th Street. It also recommends redevelopment of the properties bounded by Rhode Island Avenue on the south, the municipal boundary on the west, Bunker Hill Road on the north and the renovated Exxon station on the east. While the following design elements/characteristics are precise and are written in a way which suggests that redevelopment has occurred, they represent only one way of meeting the design objectives previously outlined. It is possible to develop alternative proposals that assure the health and safety of the users and also meet the design objectives:

- The properties bounded by Rhode Island Avenue on the south, the municipal boundary on the west, Bunker Hill Road on the north and the Exxon station on the east have been assembled and redeveloped with a new public/quasi-public use. Development within this area has respected the architectural integrity and the historic character of the nearby St. James Church. Redevelopment of this site, in combination with the renovated Exxon station, goes a long way to implement the design guidelines contained herein and sets the tone for redevelopment of other properties in the Brentwood Town Center. Redevelopment has provided the establishment of a consistent street wall through the placement of a three-foot-high brick and wrought iron fence to screen the parking lot. To minimize the expanse of asphalt, the parking lot is broken up by landscape islands. The facade of the building, in combination with the fence, suggests a continuous street wall which greatly redefines the area. This provides a revitalized image not only for the Brentwood Town Center but for the Route 1 Gateway Corridor. Also adding to the revitalized image of this portion of the Brentwood Town Center are street trees which have been planted in the landscape islands of the expanded sidewalk. These additions implement the streetscape plan as shown in the M-U-TC Long-Range Development Plan.
- The block bounded by 39th Street, Rhode Island Avenue, Bunker Hill Road and Quincy Street has been redeveloped for mixed use with the possible retention of the building at the corner of 39th Street and Rhode Island Avenue. This building serves as a possible anchor for infill development forming a street wall with at least a 20- to 30-foot promenade separated from the roadway by a landscape strip with street trees (see Illustrations 6 and 7).



*Illustration 7 Redevelopment concept along Rhode Island Avenue from 39th Street to Bunker Hill Road*




The rear of the property is developed for parking and loading and also provides an opportunity for rear entrances to the commercial establishments. A plaza space on 39th Street provides a mid-block access to customer parking. The parking lot is broken up by landscape islands and screened from the Quincy Street sidewalk by evergreen hedgerows or a three-foot-high brick/wrought iron wall. The street edge is defined by street trees spaced at 30-40 feet on center in a landscape strip between the curb and the sidewalk.

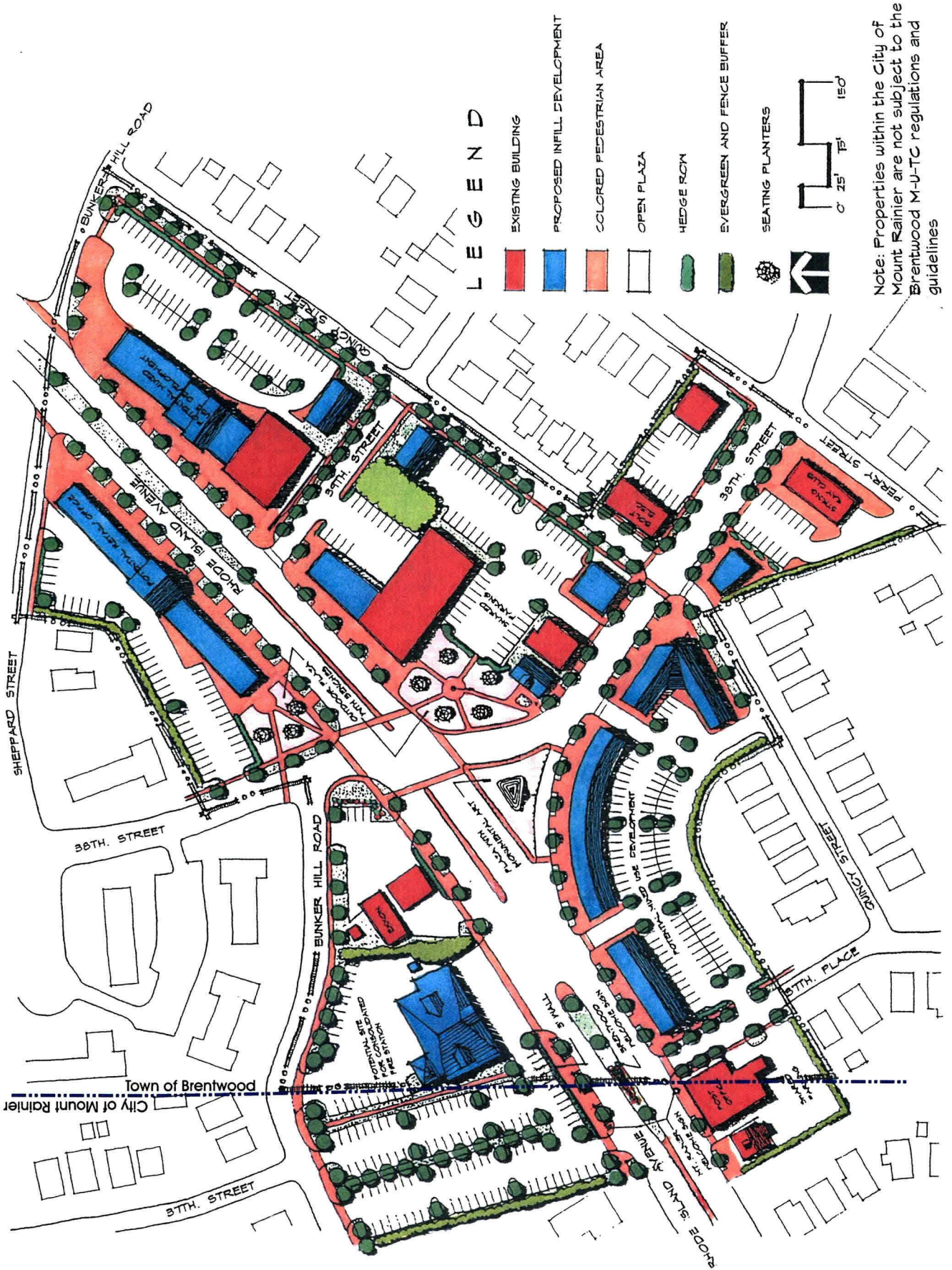
- The block bounded by 38th Street, Rhode Island Avenue, 39th Street and Quincy Street is redeveloped with the possible retention of the Apex building. However, an extension to the Apex building along Rhode Island Avenue built flush to the front facade has been added. The storefront has a promenade as described above. A two-story infill development completes the corner of 38th Street and Quincy Street. The residential building at the corner of Quincy Street has been renovated as a possible care facility and the residential building next to Park's Cafe has been demolished for a public use building next to a redesigned public plaza/mini-park. The plaza is paved with contrasting paving materials and furnished with seating planters, benches, tables, attractive light poles and a clock tower. The parking lot has been resurfaced and striped. To minimize the expanse of asphalt, the parking lot is also broken up by landscape islands. The view of parked cars is further screened from the Quincy Street sidewalk by evergreen hedgerows or a three-foot-high brick/wrought iron screen wall. A minimum 4-foot-wide sidewalk runs the length of Quincy Street inside the landscape strip planted with street trees spaced at 25 feet on center (see Illustration 7).
- The triangular traffic island at 38th Street and Rhode Island Avenue includes a fountain or an elevated statue, or a combination of both that provides a recognizable landmark that imparts a sense of place. The surface is paved with contrasting paving materials and the edges are lined with chained bollards.
- All the residential buildings along 38th Street to Rhode Island Avenue, whether in residential or commercial use, have installed decorative wrought iron or traditional picket fences not exceeding three feet in height. Commercial uses in residential buildings have provided signage in accordance with the design guidelines.
- The two commercial properties at the edge of Perry Street, 38th Street and Quincy Street have been improved, removing chain link/barbed wire fencing and providing streetscape improvements. The improvements include installing curbs, extending sidewalks, providing landscape strips with trees and hedgerow, resurfacing and striping parking lots, and installing building improvements such as awnings and signs.

In general, this option provides other improvements such as:

- A coordinated and connecting pedestrian network utilizing a system of colored concrete sidewalks and crosswalks of varying widths (four feet minimum), depending on location.
- Eight-foot-high evergreens and interlocking fencing as buffers against incompatible uses.

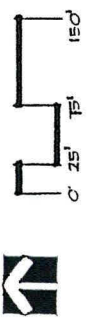


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- Placement of parking at the rear of commercial uses where feasible, and implementation of the concept of a shared parking arrangement.
  - Renovations that utilize awnings and signage according to the design guidelines.
  - Street and median tree plantings at varying distances depending on location and appropriateness.
  - Crosswalks of colored paving material consistent with that of the sidewalks.
  - Bunker Hill Road, Shepherd Street, 38th Street and Rhode Island Avenue are signed bike routes connecting Brentwood to Hyattsville, Mount Rainier and Cottage City. These bike routes include signs indicating the name of the route, destination markers and directional information.
  - Appropriately signed Class III bike trails are located within the right-of-way of Rhode Island Avenue and 38th Street on both sides of the street where feasible, and have been implemented through the provision of extra-wide curb lanes.



**LEGEND**

- EXISTING BUILDING
- PROPOSED INFILL DEVELOPMENT
- COLORS PEDESTRIAN AREA
- OPEN PLAZA
- HEDGE ROW
- EVERGREEN AND FENCE BUFFER
- SEATING PLANTERS



Note: Properties within the City of Mount Rainier are not subject to the Brentwood M-U-TC regulations and guidelines

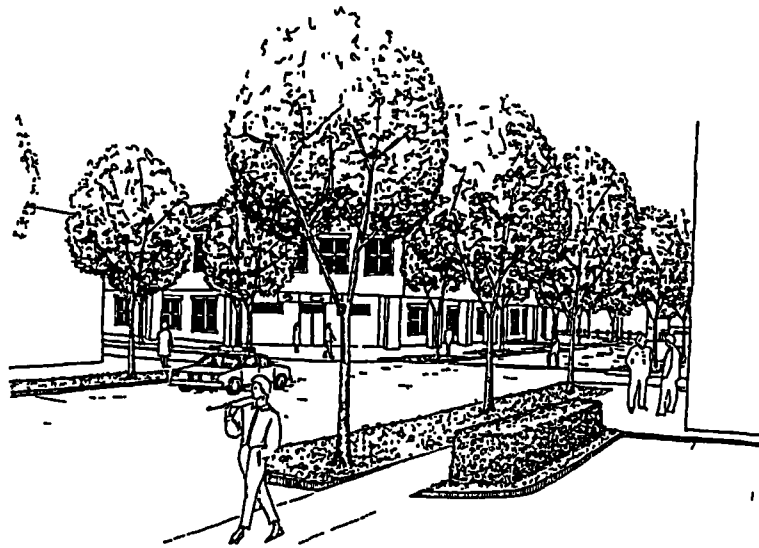
Illustration 8

**BRENTWOOD M-U-TC LONG RANGE DEVELOPMENT CONCEPT PLAN**

## Long-Range Development Concept Plan

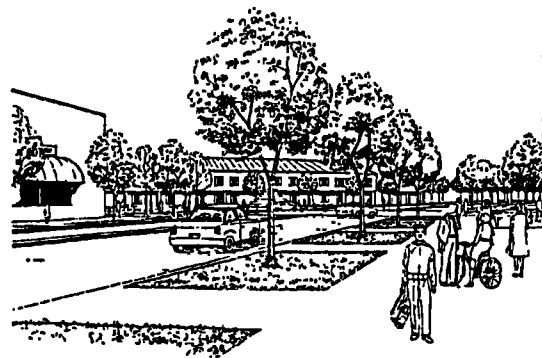
This is a major redevelopment option that incorporates the redevelopment concepts made in the short-range plan and suggests significant redevelopment opportunities. Once again, while the following elements are very prescriptive of a long-range development option and are written in a way that suggests redevelopment has occurred, they represent only one way of meeting the design objectives previously outlined. It is possible to develop alternative development proposals that assure the health and safety of the community and also meet those design objectives mentioned earlier. The following proposals for the long-range option are in addition to the first three bullets of the short-range option.

- The area within the proposed town center, bounded by 37th Place, Rhode Island Avenue, 38th Street and Perry Street, has been redeveloped. The necessary parcels have been assembled and developed as a mixed-use office, retail and residential complex. It is characterized by a consistent building setback creating a street wall with a 20- to 30-foot promenade. The promenade is separated from the roadway by a landscape strip planted with street trees. The trees planted in landscape islands are designed to be a unifying streetscape element for the town center, especially along Rhode Island Avenue and part of 38th Street. Parking for this redevelopment scenario is located to the rear of the property as a shared parking facility, providing an opportunity for rear entrances to the commercial establishments (see Illustration 9).



*Illustration 9. Illustrative concept at the intersection of 38th Street and Quincy Street*

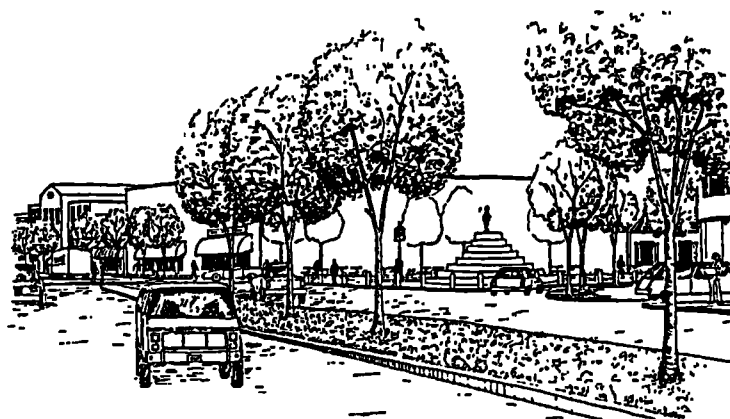
- The area within the town center bounded by 38th Street, Rhode Island Avenue and Shepard Street has been redeveloped, providing a plaza space at the corner of Rhode Island Avenue and 38th Street. Fronting Rhode Island Avenue is a retail/office strip with a 20-foot promenade and street trees planted in landscape islands consistently throughout the corridor. Parking is placed at the rear of the building, providing the opportunity for rear entrances to the commercial establishments. A seven-foot, sight-tight fence and evergreen buffer screen the commercial uses from the adjoining multifamily residential development.



*Illustration 10. Illustrative concept of pedestrian space along US 1*

In general, this option provides other improvements such as:

- A coordinated and connecting pedestrian network utilizing a system of colored concrete sidewalks and crosswalks of varying widths (four foot minimum) depending on location.
- A seven-foot-high evergreen screen and interlocking fencing to buffer incompatible uses.
- Parking placed at the rear of commercial uses where feasible, and implementation of the concept of shared parking arrangements so on-site parking is not required.
- Renovations or new developments that utilize appropriate awnings and signage according to the design guidelines.
- Street tree plantings and median tree plantings at varying distances depending on location and appropriateness.
- Crosswalks defined by colored paving material consistent with that of the sidewalks.

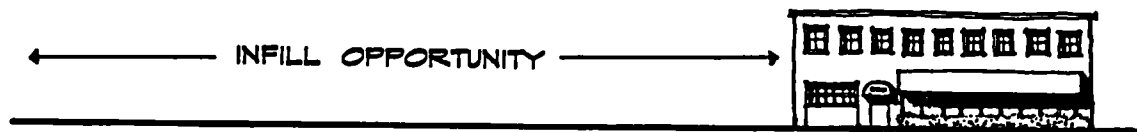


*Illustration 11 View along Rhode Island Avenue including public space*

# DESIGN PRINCIPLES AND GUIDELINES

## Design Principles

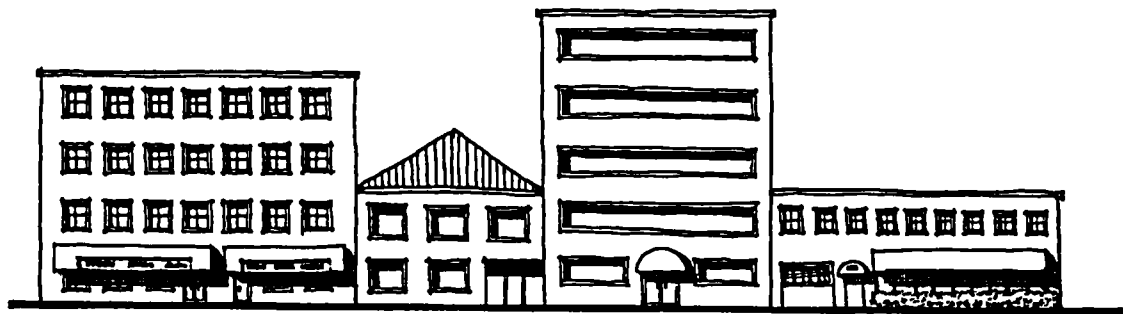
The following overall design principles provide a context for redevelopment, infill development and restoration of existing development that fulfills Brentwood's vision of its town center. These principles provide a framework that is commonly used to establish order and relationships of different design components. Property owners and contractors should be aware of these while making changes to their properties in an effort to revitalize the commercial core of Brentwood in a contextual and compatible manner.



*Illustration 12. Existing building and potential infill opportunity.*

## Proportion and Scale

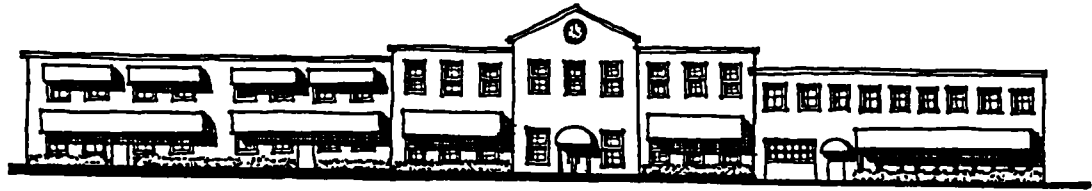
Proportion expresses the relationship between elements to one another. Buildings of similar proportions harmonize more readily with each other. Buildings which relate to others in a harmonious way generate a common fabric for the community. Developments are generally judged for their proportional fit with their surroundings. The term "human scale" refers to the proportions of building and places to the size and proportions of the human body. Understanding and creating places that respond to human scale are proven to be critical to building successful communities. These principles will shape how new buildings and additions to buildings respect the scale of neighborhood buildings and people and enhance pedestrian activity in Brentwood's Town Center.



*Illustration 13. An example of inappropriate infill. Out of scale, proportion and rhythm*

## Rhythm and Pattern

Rhythm is the regular recurrence of similar elements through time and space. An example of rhythm is the experience of walking down a street lined with large shade trees spaced 30 feet apart. Rhythmic progression creates pattern. Pattern is the overall effect of the repetition of similar objects. It is not intended that buildings within Brentwood Town Center be similar. Too much similarity creates monotony, especially among buildings. Variation is encouraged provided the basic premise of maintaining proportionality, contextuality and compatibility is achieved. Contrast is another term which is appropriate when a building is designed to make a statement, such as a landmark building.



*Illustration 14. Contextually compatible infill development: Blends with existing buildings without radical variation in proportion and scale*

Brentwood's Town Center does not have a strong architectural fabric or a nucleus of historic buildings that defines its character. It is the intention of these guidelines to suggest, with the approval of the town, some architectural design elements to be used in an effort to establish character in the infill buildings and the potential redevelopment areas. The design guidelines and development plan encourage locating community public uses such as public safety facilities, library, town hall and post office within the town center to provide a central activity center. It is the intent of Brentwood's Town Center plan and design guidelines to recognize the arterial status of Rhode Island Avenue and to reshape its character to be pedestrian and automobile friendly. The guidelines that follow are a set of "do's and don'ts" pertaining to the project goals and objectives. They should be followed to the greatest extent possible but exceptions will be reviewed on a case-by-case basis.

# Site Design Guidelines

## Setback

### *Intent*

Setbacks of buildings from all streets should be consistent and contribute to the desired street wall except where a greater setback is required for pedestrian-oriented activities such as a store plaza or a space for public artwork. A deep setback with a wide pedestrian promenade provides the opportunity for window shopping and streetside leisure activities.

### *Guidelines*

- Infill buildings will maintain the same setback as the adjacent buildings. Exceptions may be granted if the setback is pedestrian-oriented or for any other justifiable special circumstance (see Illustration 15).

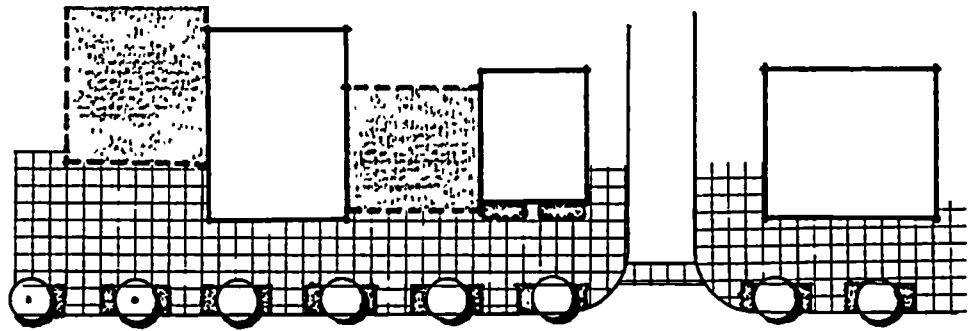


Illustration 15. Infill setback

- Car garages should be sited where their visual impact is minimal, preferably to the side or rear of the property.

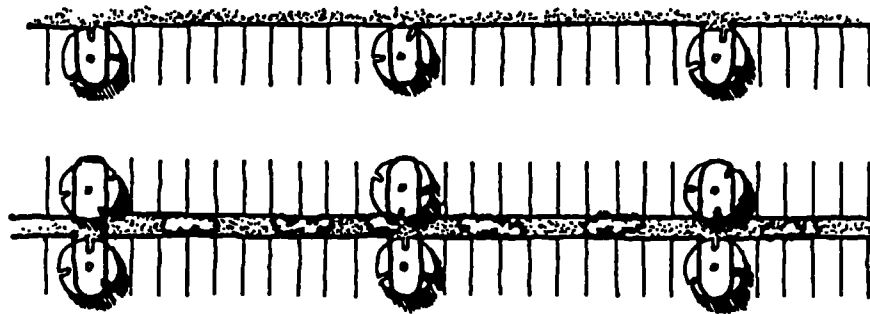
## Parking

### *Intent*

Adequate and convenient parking is critical to the success of the Brentwood Town Center. In recognition of the characteristics and conditions inherent in the Brentwood Town Center, the Brentwood Town Center Development Plan offers relief to commercial buildings and sites which cannot provide the required on-site parking by allowing parking to be provided off-site or through shared parking arrangements, as illustrated in plan options A and B. To the greatest extent feasible, the number of parking spaces (on- or off-site) should be provided for in conformance with Part 11 of the Prince George's County Zoning Ordinance. When parking as required by Part 11 of the Ordinance cannot be provided in full by off-site parking or through a shared parking arrangement, the Director may grant a departure from the required parking if a sufficient number of parking spaces are provided to meet the minimum parking demand of the proposed uses and the revitalization interests of the community.

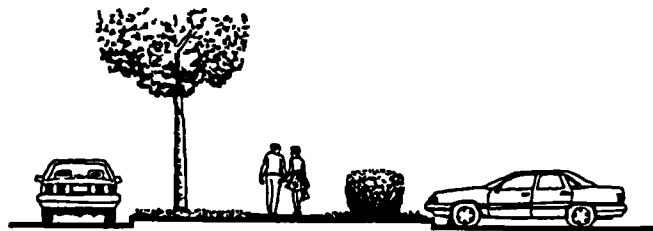
### *Guidelines*

- When off-site parking is necessary to meet the parking requirements, the applicant will need to provide satisfactory documentation such as affidavits, lease agreements or other agreements to show that parking is provided off-site.
- When shared parking arrangements are necessary to meet the parking requirements, the applicant will provide a written description of the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict between multiple uses. The applicant will also need to provide satisfactory documentation such as affidavits, lease agreements or other agreements to demonstrate that a shared parking arrangement provides the required parking.
- Interior parking lot landscaping is required in order to minimize the visual effects of a large expanse of pavement. Provide a landscape island after 10 successive spaces, 12 spaces maximum (see Illustration 16).



*Illustration 16. Landscape island*

- Parking ingress and egress should be well designed in accordance with applicable State and local requirements.
- The view of parking lots from the street and sidewalks should be screened by evergreen plantings or walls, or both (see Illustrations 17 and 18).
- Parking spaces should be paved and striped. Wheelstops should be provided when parking spaces abut a building.



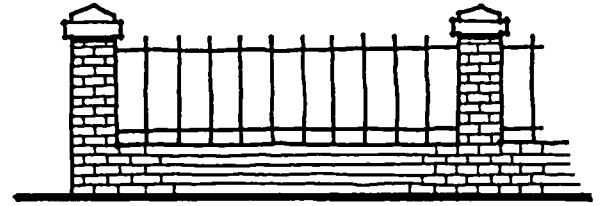
*Illustration 17 Parking lot evergreen screening*





OPTION A

*Illustration 18. Parking lot wall screening*



OPTION B

*Parking lot wall/wrought iron screening*

- Parking is not allowed between the building and the curb on any street within Brentwood's designated town center area. Parking will be in the rear of buildings and existing parking lots will be screened according to the buffering and screening guidelines shown above.
- Design of parking structures, as with any other structure, will be in compliance with setbacks, height, proportions, etc., established in this document. The view of parked cars will be screened with a three-foot-high wall.

## Loading

### *Intent*

Appropriate loading space is important to the success of any business. These design guidelines provide simplified loading space requirements in the Brentwood M-U-TC that recognize the characteristics and conditions inherent in the Brentwood Town Center. To the greatest extent feasible, the number of loading spaces should be provided for in conformance with Part 11 of the Prince George's County Zoning Ordinance. However, when loading spaces cannot be provided in accordance with the Ordinance, the Director may grant a departure from the loading space requirements of Part 11 if appropriate loading space is provided that meets the following design guidelines:

- Loading and delivery space should be in proportion to the needs generated by the proposed land use which must be clearly compatible with adjacent uses and the surrounding neighborhood.
- Loading spaces should be located to minimize visual or operational intrusion to adjacent parcels and should protect the surrounding neighborhood from the negative effects such as vehicular noises and traffic generated by the anticipated uses.
- Loading spaces should be accessible, attractive and well-maintained.
- Loading spaces should be adjacent or as close as possible to the main structure or business.
- Clearly delineate loading and delivery spaces in front of loading dock or designated loading area.

- New buildings should be designed in such a way that delivery doors of adjacent stores or shops are close to each other and can share a common loading space.
- Loading and delivery and related vehicle maneuvers should take place on site and not within the public right-of-way, and reduce the potential for traffic congestion and hazard.

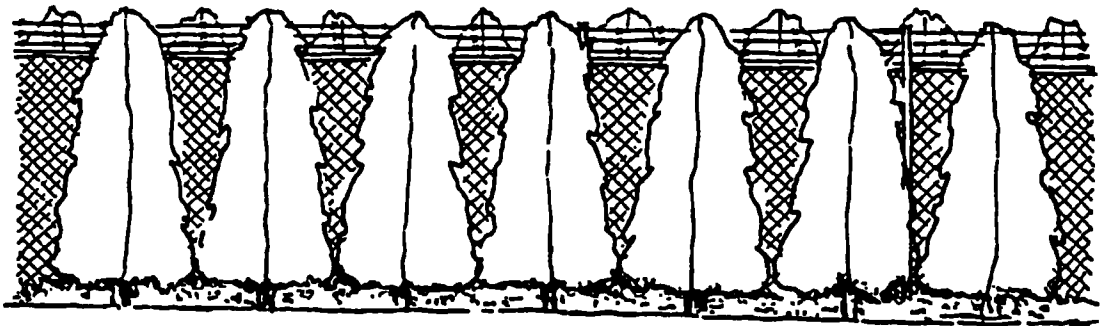
## Fencing and Screening

### *Intent*

Appropriate fencing and screening techniques can help to provide an attractive image of the community as well as screen unsightly views and provide aesthetic visual separation between incompatible uses. Innovative techniques must be used since many properties in Brentwood are relatively small and mostly developed. The guidelines also encourage alternative architectural designs such as screening devices which will complement and enhance the existing built environment.

### *Guidelines*

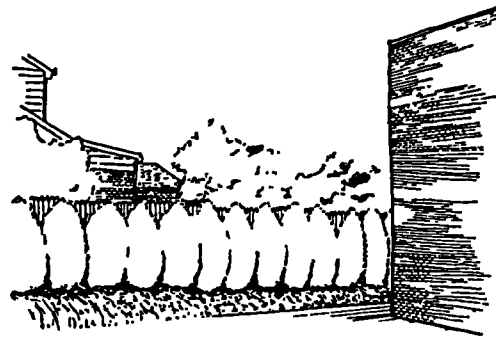
- Chain-link fencing and cinderblock fencing are inappropriate for screening. However, a chain-link fence in combination with evergreen/coniferous plant material may be used to buffer incompatible uses (see Illustration 19).



*Illustration 19. Chain-link fence with evergreen planting*

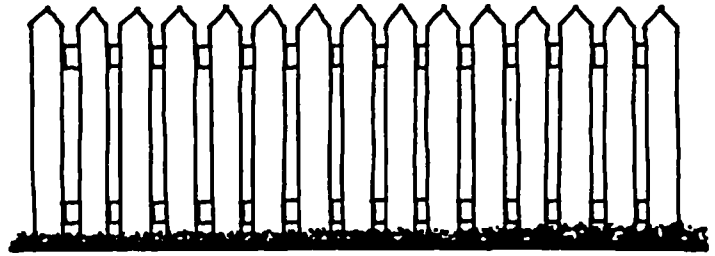
- Barbed wire fencing alone will not be used as a screening device. If barbed wire is necessary to provide needed security, another appropriate device that screens the view of the barbed wire such as evergreen plant material which exceeds the height of the barbed wire shall be provided. In instances where the security needs of businesses are in conflict with the goal to provide attractive screening, the town will work with the businesses to find equitable solutions to assist the affected businesses while also working to achieve the town's goals.

- An eight-foot interlocking fence and tall evergreen hedge or a brick wall is required to screen residential from nonresidential uses except in the mixed-use areas (see Illustration 20).



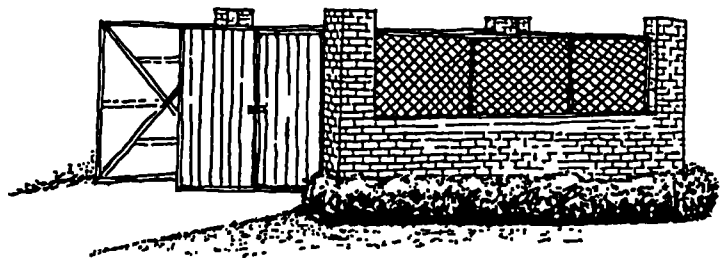
*Illustration 20. Interlocking fence and evergreen hedge screening*

- Single-family detached residential units located within the Brentwood Town Center area will be fenced with three-foot-tall, decorative wrought-iron or traditional wooden picket fencing (see Illustration 21).



*Illustration 21 Wood picket fence*

- Loading docks should be oriented to minimize direct view as much as possible.
- Dumpsters will be well designed and screened from public view with material compatible with the walls of adjacent buildings (see Illustration 22). Board-on-board fencing can be used, provided it does not get a direct view from the street.



*Illustration 22. Dumpster design*

- Heavy noise-generating uses should be discouraged. However, any unpleasant noise should be abated by an appropriate noise barrier.

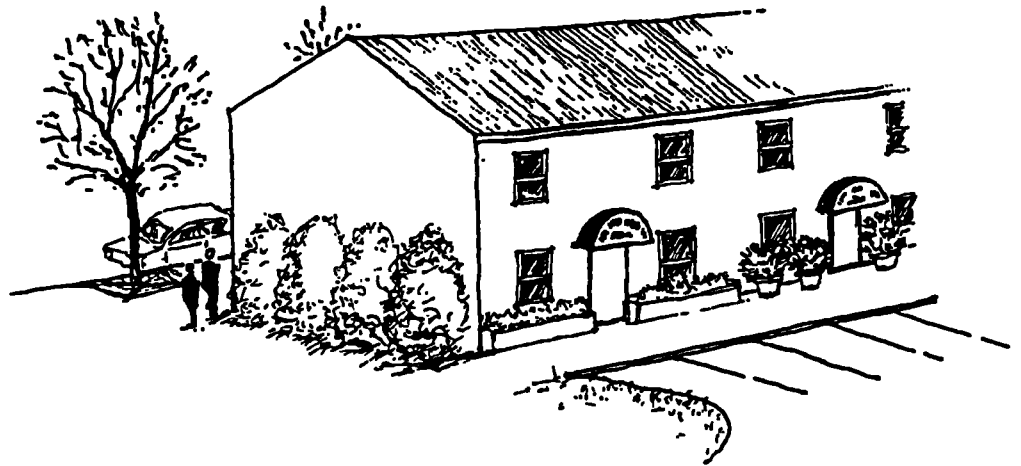
## Rear Entrances

### *Intent*

Locating parking lots at the rear creates the possibility of two entrances for businesses. In such a situation, the rear entrance to the business should be as inviting and attractive as possible, thereby encouraging usage.

### *Guidelines*

- Buildings with front and back entrances are encouraged. The rear facade entrance should be well designed, well maintained and present an attractive appearance. A small sign, awnings, display windows, planter boxes and lighting can improve the appearance. When parking is located in the rear, an inviting and well-maintained rear entrance will reinforce the logic of the parking location and better serve the community through good design. The parking lot or area should be well lit with a well-delineated pathway between the lot and the entrance (see Illustration 23).



*Illustration 23. Rear entrance with rear parking*

# Public Areas/Open Space Guidelines

## Public Art

### *Intent*

Public art can provide visual focal points which will add interest and identity to Brentwood's Town Center. Public art will help to create a sense of place and pride for the town, especially when it is a physical reminder of an historical event, noted persons or other landmarks (see Illustration 24).

### *Guidelines*

- Public art should be durable, constructed of quality materials, and display superior craftsmanship so that it provides a visual focus for the town center.
- All public art in Brentwood's Town Center will be reviewed locally for compliance with the town center guidelines.

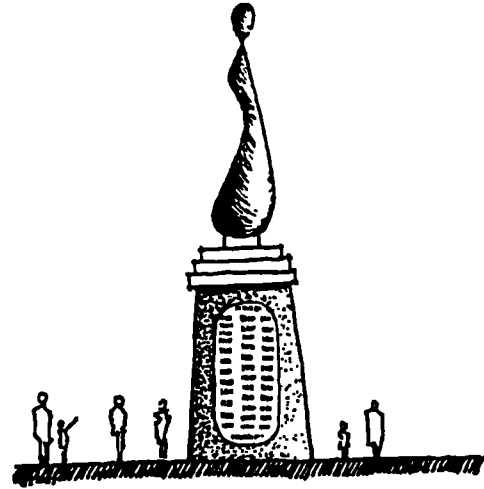


Illustration 24. Public art provides visual focus

## Parks and Plazas

### *Intent*

Parks and plazas can provide attractive views along the corridor. Well-designed and maintained parks and plazas provide a place for shoppers and residents to pause, sit, relax and watch the scenery (and are not intended to be homeless settlements).

### *Guidelines*

- Provide visual focal points to add interest especially at the intersection of 38th Street and Rhode Island Avenue. The long-range redevelopment option recommends this location for such activities as an outdoor eating area and a gathering place for special events and activities.
- Plazas will be well designed and articulated to provide safety and efficient pedestrian circulation to and from other town center areas. Provide appropriate street furniture including benches, trash receptacles, clock towers,

bike racks, etc., as recommended in the street furniture guidelines (see Illustration 25).

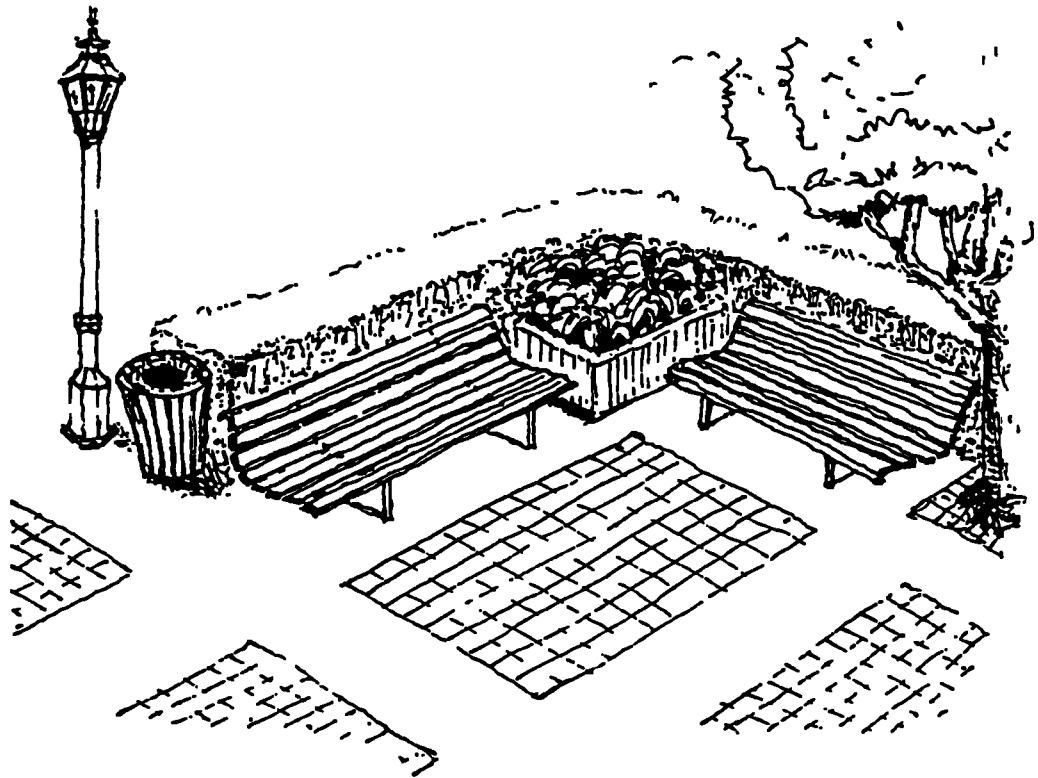


Illustration 25. Park plaza

- Provide pads of pedestrian plaza space in front of redeveloped storefronts where feasible to enrich the urban landscape with attractive vistas and views.

## Sidewalks

### *Intent*

The establishment of a safe and well-defined pedestrian environment provides an opportunity for the residents and shoppers to walk freely without fear. The guidelines are intended to encourage a safe and attractive sidewalk system to connect the different parts of Brentwood's mixed-use town center to the residential neighborhoods. To the greatest extent feasible, sidewalks along Rhode Island Avenue (which is a "main street" shared by five communities between Eastern Avenue and East West Highway) should use compatible materials and patterns to provide an attractive and consistent streetscape connecting the individual towns.

### *Guidelines*

- Sidewalks with varying widths ranging from 4 feet to 20 feet should run along all streets, depending on location. The network system should be safe, have adequate lighting and connect to the nearby industrial and residential neighborhoods.

- Sidewalk treatment should be consistent with colored pavers or colored imprinted concrete as a common element throughout the area. Different paving patterns should be used at different places for emphasis and to add interest to the pedestrian experience (see Illustration 26).

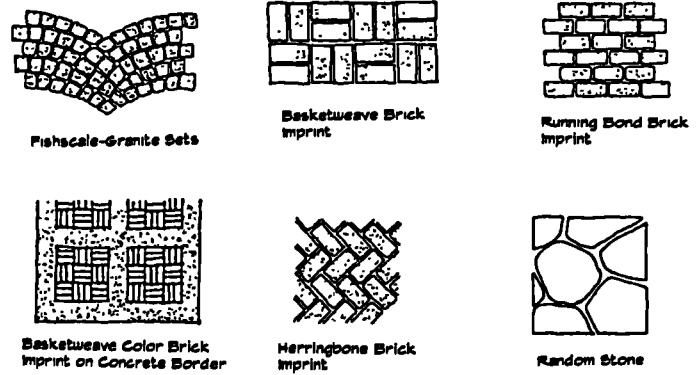


Illustration 26. Storefront promenade

- All sidewalks will be handicap accessible and must comply with ADA requirements.
- Utility structures (such as light poles, traffic signal units, etc.) should not obstruct pedestrian circulation.
- High-volume pedestrian areas such as storefront promenades should have a minimum of 20 feet of walkways to facilitate through-pedestrian traffic (see Illustration 27).

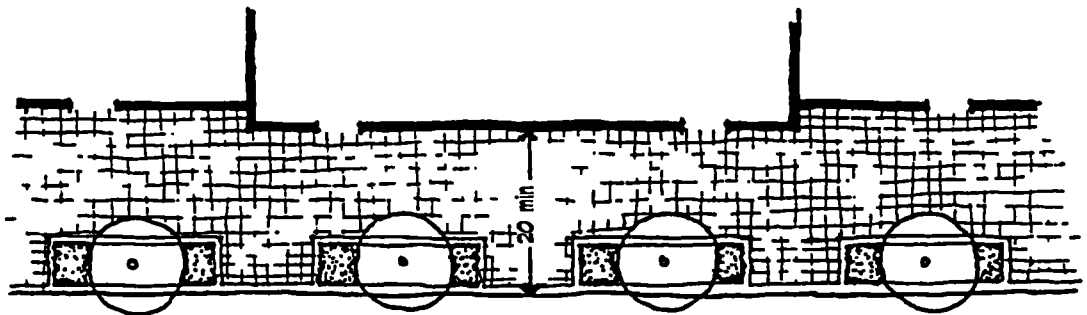


Illustration 27 Storefront promenade

- The use of asphalt paving material for sidewalks is inappropriate in the town center area.

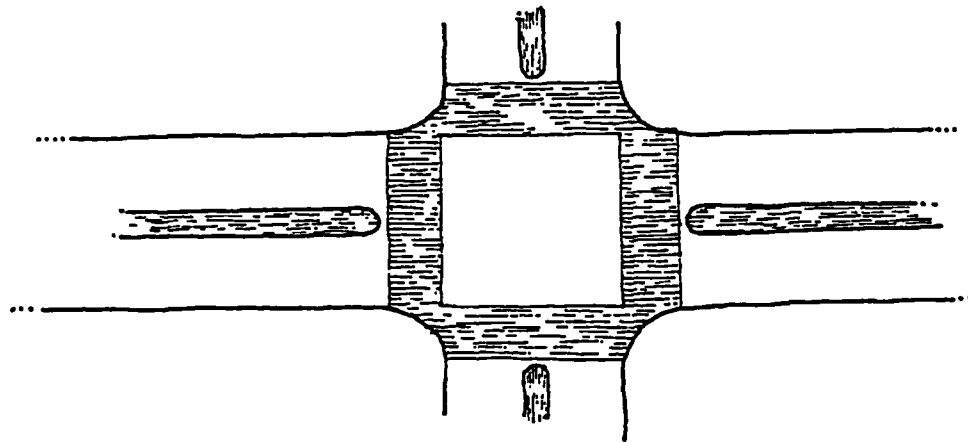
## Crosswalks

### *Intent*

Crosswalks provide safe, clearly marked places for pedestrians to cross busy streets. They are pedestrian friendly, aesthetically pleasing and meet ADA requirements.

## ***Guidelines***

- At busy intersections, heavy pedestrian movements should be channeled to cross streets at signalized locations. Where a pedestrian traffic signal is needed, contact the State Highway Administration for appropriate action. Signals should be set to allow enough time for disabled persons.
- At least 100 feet in advance of crosswalks, a rough road pavement or any other speed reduction device should be installed to slow traffic.
- Assure clear areas on the roadway approaches to all crosswalks by eliminating parking spaces too close to the crosswalks, and by selectively relocating bus stops that interfere with the safe movement of pedestrian traffic across streets.
- Crosswalks at the intersection of Rhode Island Avenue and 38th Street should have a minimum width of 10 feet, and 6 feet minimum for other areas (see Illustration 28).



*Illustration 28. Typical crosswalk*

- Crosswalks should be constructed with colored pavers or colored imprinted concrete with one-foot beige or white borders (see Illustration 23 for pavement patterns).
- Bicycle and wheelchair curb cuts and ramps should be installed at all intersections. Variation in the ramp's pavement detail, finish or color may serve to point out depressions and warn pedestrians of dips. Ideally, ramp slopes should be 8 percent (1 12).

## **Street Furniture**

### ***Intent***

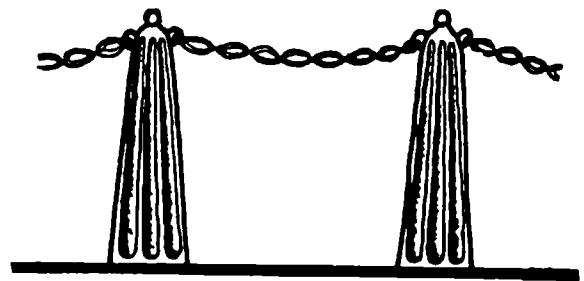
Street furniture contributes to the functionality of the pedestrian environment. This includes movable or stationary elements such as benches, planters, trash receptacles, bus shelters, bollards, etc. It is intended that the design and placement of these furnishings provide a visual relationship with other streetscape elements



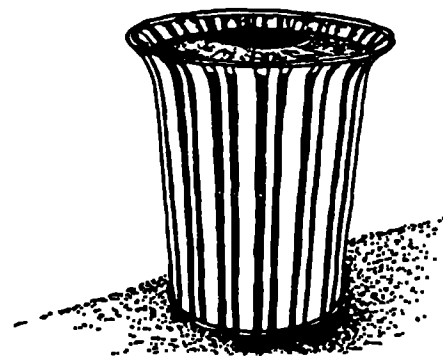
within the town center area and contribute to a pleasurable pedestrian experience. Suitability of performance, size and scale, along with ease of maintenance, must be evaluated to provide quality furnishings that will withstand outdoor weather conditions.

### *Guidelines*

- The style of the street furniture should be in compliance with the design guidelines of the Route 1 Coordinating Committee Partnership or the Gateway Commercial District Corporation. However, the Brentwood Town Center plaza areas located at the intersection of US 1 and 38th Street provide opportunities where the town's identity should be established.
- Raised planters with seating should be used on the plaza areas to complement benches, where appropriate.
- At the triangular island where monumental public art is recommended, appropriate concrete or steel bollards connected by chains should be installed as a safety measure for pedestrians against automobile traffic on Rhode Island Avenue (see Illustration 29)
- Street furniture should be visible and logically placed where pedestrians walk or congregate and should not obstruct pedestrian traffic flow.
- Trash receptacles should be uniform throughout the town center area. They should be made of durable material, be ground-mounted and be strategically located around high volume pedestrian traffic flow (see Illustration 30).
- The design, material and construction of street furniture should complement other street furniture and architecture and should be consistent in design as part of unifying elements in the Brentwood Town Center.



*Illustration 29 Steel bollard with chain*



*Illustration 30. Ground-mounted trash receptacle*

## Landscaping

### *Intent*

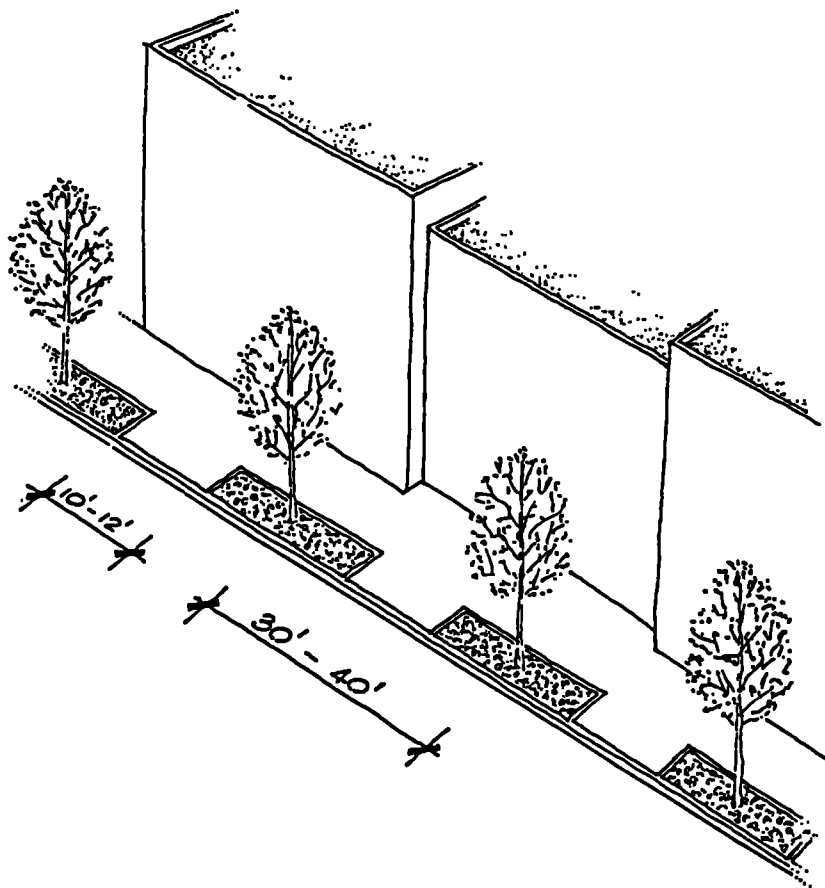
Adequate landscaping produces a softening effect on the streetscape and adds visual interest. In addition, landscaping as a design element is intended to help

define spaces, screen objectionable views, shade sidewalks and frame vistas to key elements.


The following guidelines do not stipulate specific plant material. If the Brentwood community, in partnership with the Gateway CDC or Route 1 Partnership communities should develop a tree planting plan, the trees specified should reflect the following guidelines. It should also follow that the trees endorsed or approved in a specific tree planting plan should be implemented throughout the Brentwood Town Center.

### *Guidelines*

- Provide street trees along all public streets (see Illustration 31). These trees should be planted as shown in the development plan. Exact location and width between trees depend on site condition.
- Design plantings with their mature size in mind. In large spaces or against large areas of blank architectural surfaces, large plants could be specified. The visual use of windows and physical openings to spaces should be respected by the selection of small varieties.



*Illustration 31 Street tree planting along Rhode Island Avenue*

- 
- Consider tree locations carefully to avoid blocking drivers' lines of sight, especially near intersections. Select trees with a high branching habit and a clear space of at least 10 feet from the ground level.
  - Introduce a variety of plant materials such as trees with ornamental characteristics, flowering trees, ground cover and evergreen shrubs to add interest and appeal in plazas and open spaces.

# Building Facades and Architectural Element Guidelines

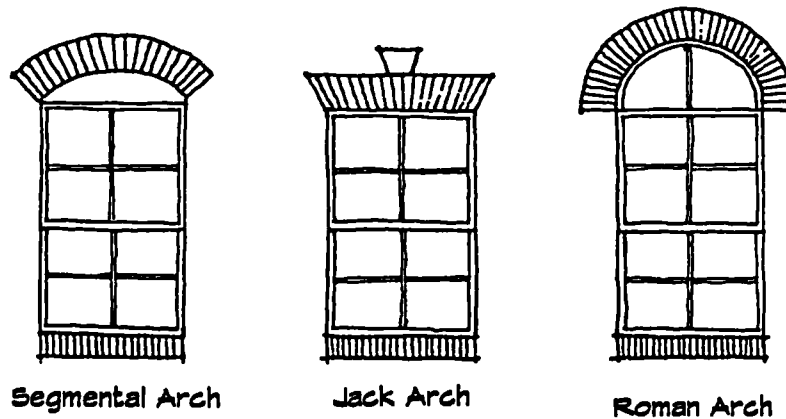
## Building Facade – Infill Development and Alterations

### *Intent*

Since there is no clear facade treatment which can be described for the commercial buildings in the town center, it is intended that infill developments start to give architectural character and definition through design and articulation of facade elements. Additions and alterations to existing residential buildings should respect the proportions, details and materials of the original buildings.

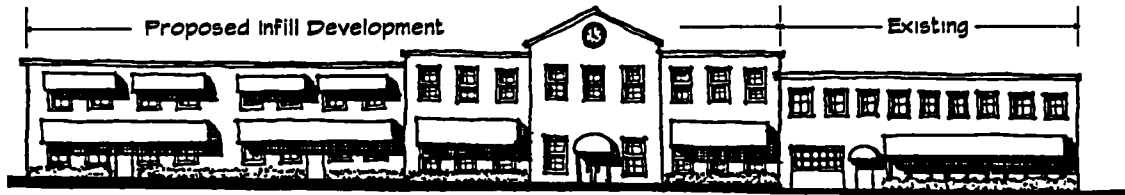
### *Guidelines*

- The facade of infill development and mixed-use redevelopment in the long-range plan should be articulated to promote a sense of human scale. This could be achieved through an articulated first story providing an arcade, recessed major entryways, awnings, appropriate and proportional windows, and different but compatible building materials.
- Introduce facade elements which add interest and style such as articulated lintels with contrasting course patterns in the forms of segmental, jack or roman arches (see Illustration 32). Ornamental embellishment which is a specific characteristic of any historical architecture that is not contextually compatible with adjacent buildings should be discouraged.



*Illustration 32. Lintels for building facade*

- Infill development attached to an existing building should be compatible with the existing building in scale, proportion and material, or the existing building should be renovated to blend with the infill, provided everything is contextually compatible with neighboring buildings (see Illustration 33a).



*Illustration 33a. Compatibility in scale and proportion*

- Building design and materials for infill commercial or mixed-use development should be energy efficient and of high quality building materials such as brick. An innovative combination of brick and concrete can be allowed provided the basic concept of compatibility is maintained.
- Any addition or alteration to the residential buildings should not be visible from the road. Any renovation to the residential buildings should use the same material and color scheme of the original structure. If a new color scheme is desired it should be compatible with surrounding buildings and the character of the neighborhood.
- Existing buildings which have been inappropriately altered should be renovated whenever possible to remove the inappropriate additions and alterations.

## Building Height and Bulk

### *Intent*

New buildings and additions to buildings should not result in heights or widths which overwhelm the scale of neighboring buildings. Infill development should be contextually compatible with neighboring buildings. Exceptions may be granted in special situations to create focal points. The proportion of height to width of infill buildings should be in harmony with the proportion and scale of their neighbors.

### *Guidelines*

- The height of new buildings will be 2 stories minimum and not to exceed 4 stories (50 feet maximum).

- Mixed-use development that stretches the length of a block will be similar in height and should not be more or less than 15 percent of adjacent buildings. (Illustration 33b also applies).

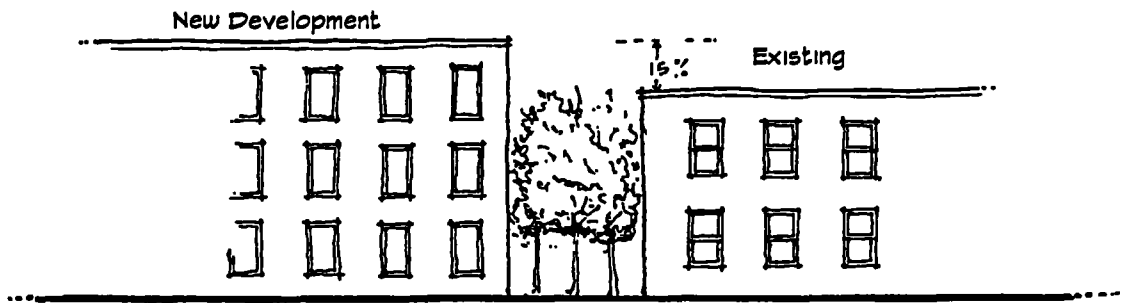


Illustration 33b. Building height relationship

## Roofs

### *Intent*

The height of building and roof design relationship contributes to the visual impression of a place. The goal, therefore, is to use the appropriate roof form for the height, size, type and function of infill or mixed-use redevelopment proposals within the town center.

### *Guidelines*

- Roofs of infill and mixed-use buildings should be flat or gently pitched and hidden behind parapet walls. Roof edges should be related in size and proportion to adjacent buildings (see Illustration 34).

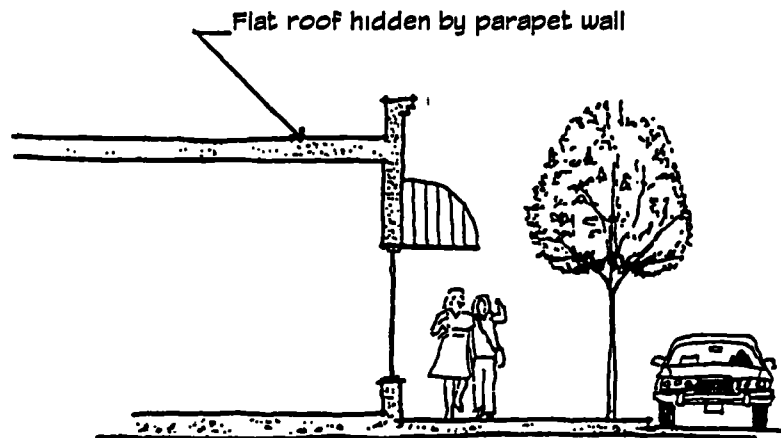


Illustration 34. Flat roof

- A combination of roof forms could be used to add interest to a building provided the compatibility concept is maintained.
- Existing residential buildings should maintain their roof forms as long as they retain their residential appearance.

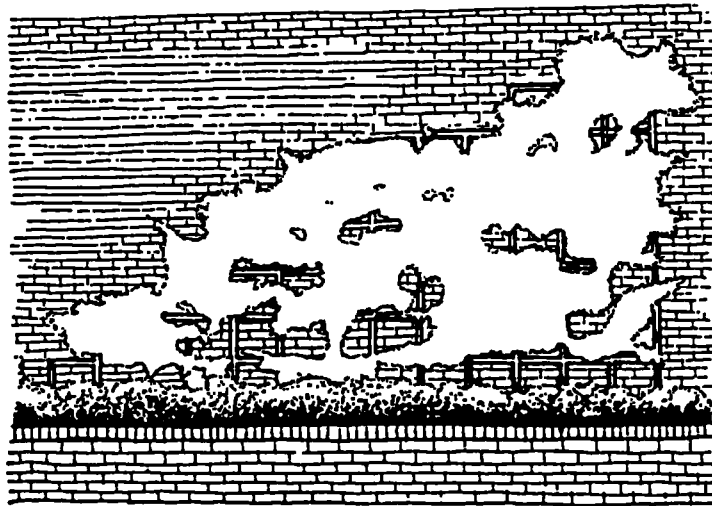
## Blank Walls

### *Intent*

A large expanse of flat walls of homogeneous color and texture is visually unattractive when there are no architectural features or foliage to soften the hard surface of building finishes such as brick, concrete, stucco or siding. A softening design element should be used to break the visual continuity of such surfaces.

### *Guidelines*

- Large wall surfaces without openings should be avoided, especially when viewed from the street.
- Existing or any proposed blank walls visible from the street should be softened by professional mural painting or innovative architectural design treatments.
- Existing or any proposed blank walls not visible from the street should be softened by the use of landscape treatments such as trees or wall foliage (see Illustration 35)



*Illustration 35. Wall foliage*

## Lighting

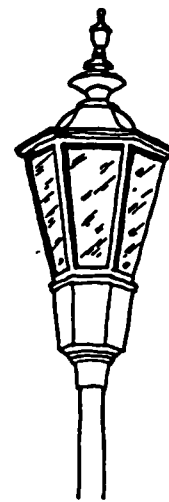
### *Intent*

Adequate and appropriate lighting is an important element of a successful town center. Lighting should serve as a character-defining element in the town center. It can add a special character to the nighttime appearance by illuminating

building entrances, pedestrian walkways and parking areas as well as highlighting advertising and buildings. To the greatest extent feasible lighting fixtures in the Town Center, especially along Rhode Island Avenue, should be consistent, or at least compatible, from community to community. In the event that the Gateway CDC communities or the Route 1 Partnership Communities choose standard lighting models, the approved or endorsed models should be implemented into the streetscape in the Brentwood Town Center.

### ***Guidelines***

- Integrate lighting into the overall design of buildings to provide safety and visibility within the building perimeter and complement promenade or site lighting.
- Use pedestrian-scale lighting along promenades and sidewalks for pedestrian safety and visibility. Lighting should complement the traditional street lighting (see Illustration 36).
- Use street lights and special effects lighting to produce a pattern of lighting that will attract attention to the plaza areas at the intersection of Rhode Island Avenue and 38th Street.
- Measure lighting by its quality and distribution. High-intensity security lighting should be directed away from adjoining properties and public rights-of-way.
- Overwhelming neon lighting should be discouraged; however, the use of neon lighting for business signs will be reviewed on a case-by-case basis.



*Illustration 36. Pedestrian-scale lighting.*

## **Signage**

### ***Intent***

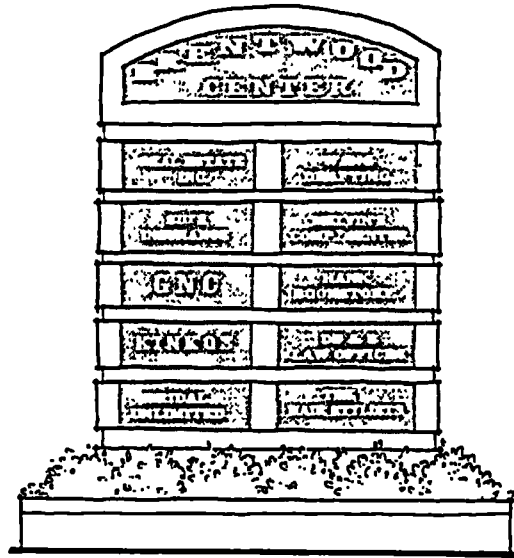
Signs can add to the ambiance of a place or it can detract from it by creating a sense of clutter and confusion. Brentwood Town Center seeks well-designed and -placed signs that create a positive image and add to the sense of quality of the town center. All signs within the town center vicinity will be reviewed locally for compliance with the town center guidelines.

### ***Guidelines***

- Signs should be well designed with high-quality material and placed primarily to identify the intended activities. Avoid the addition of unnecessary information.

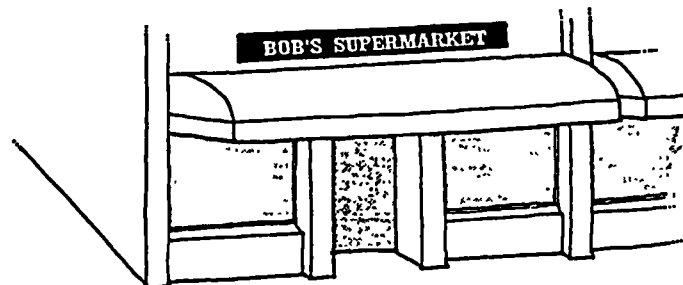


- Ground-mounted signs are encouraged where there is a concentration of many tenants on the same location or as an area's welcoming sign. The design should be the same material as the buildings they identify or be compatible with surrounding buildings (see illustration 37).
- Pole-mounted signs are discouraged.



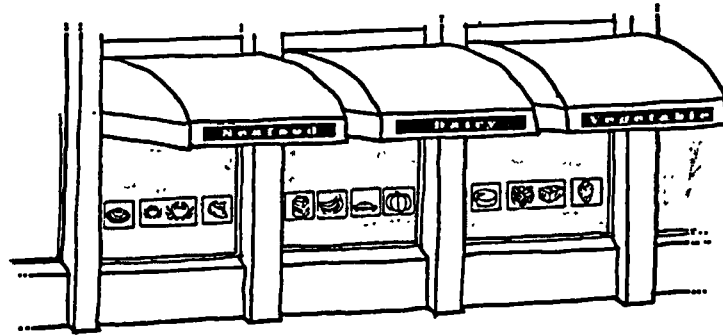
*Illustration 37 Ground-mounted sign*

- In any proposed multitenant building, incorporate sign location, size, material, color and font style and size into the overall design of the facade bearing the sign, maintaining consistency among tenant spaces.
- Wall signs should be placed directly in the area above doors and windows in a storefront. The size of the sign should be in proportion to the height and width of the building face to which it is attached (see Illustration 38).



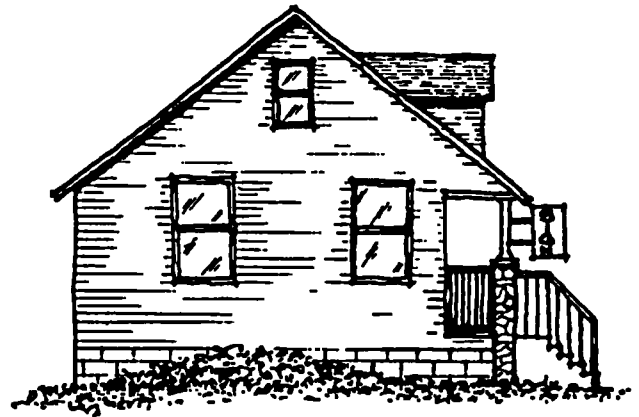
*Illustration 38. Wall sign and placement*

- Signs should not obscure details of a building or extend beyond the roofline. If the logical location would obscure details, awning signage could suffice.
- Sign illumination should be focused and sufficient to illuminate the sign only. Neon lighting is discouraged.
- Window signs should be organized but not obscure the interior view of the store and should be limited to 20 percent of the window space (see Illustration 39).



*Illustration 39. Window sign*

- Business signs of residential buildings converted to commercial use should be projecting signs of not more than 42 inches (see Illustration 40).
- Encourage flags and banners that create a sense of character and community identity.
- Any infill or redevelopment proposal should prepare a sign plan in keeping with the objectives of this section.



*Illustration 40. Residential projection sign*

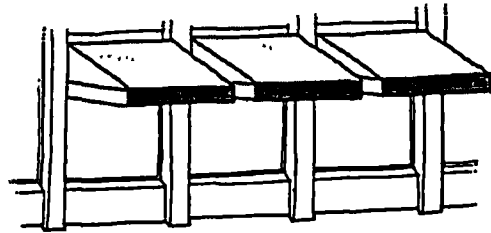
## Awnings and Canopies

### *Intent*

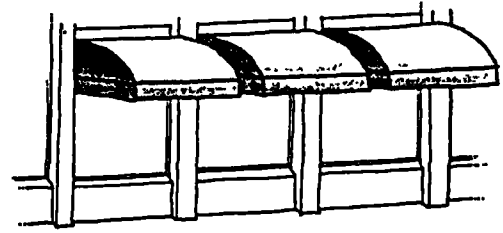
Awnings and canopies are useful in making plain facades more attractive and can unify different buildings along a block. They provide pedestrian protection from the weather, shade window displays and articulate the three-dimensional quality of the building facade. They add color and provide a field for business signs. They should be designed and placed so that they enhance the sense of quality of the town center.

### ***Guidelines***

- The design, shape and color of awnings should complement the architectural style and character of the building.
- Awnings should be limited to closed sides of slanting or quarter-circular types. They should be of a canvas type; metal awnings are not permitted (see Illustrations 41 and 42).

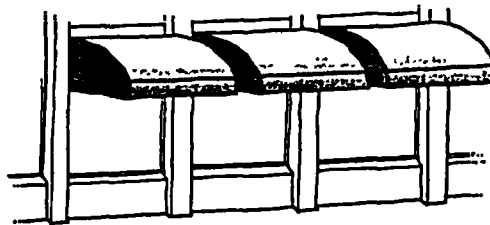


*Illustration 41 Slanting awning*



*Illustration 42. Quarter circular awning*

- Awnings should be mounted to the building facade above the top of the display windows and below the sign band with the valance at approximately eight feet above the sidewalk (see Illustration 43).



*Illustration 43. Awning placement*

- Large buildings with several storefronts should have compatible, though not identical, awnings. Awnings should be the same style and material with varying span, depending on the width of coverage, although they may employ different but harmonious colors and patterns.

## **Utilities and Mechanical Equipment**

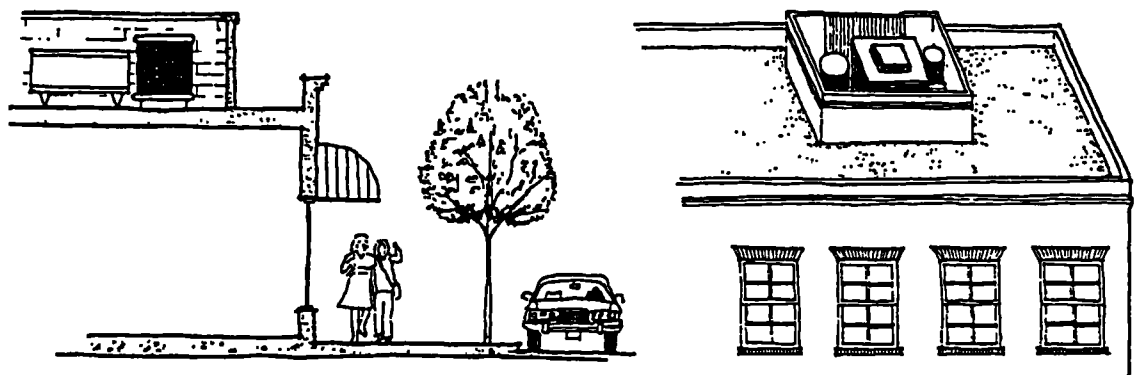
### ***Intent***

Unightly mechanical equipment, dumpsters, satellite dishes, utility poles and cables detract from the overall appearance of a built environment. The objective of

this section is to encourage the relocation of utility poles and cables and to screen all mechanical equipment and storage areas from public view.

### ***Guidelines***

- Relocate utility poles and overhead cables to rear properties of the town center or place the cables underground.
- Air conditioning units protruding from windows obscure storefronts and should be placed on the side or back facades whenever possible. If a storefront location cannot be avoided, the unit should be mounted flush with the exterior wall surface.
- Screen exterior trash and storage areas, service yards, loading areas, transformers, satellite dishes and air conditioning units from public view and adjacent structures in a manner that is compatible with the building and site design.
- Existing rooftop mechanical equipment should be relocated from public view or screened with material compatible to the building. In new buildings, mechanical equipment located on top of the roof should be screened by parapet walls whose design and material are compatible with that of the building (see Illustration 44).



*Illustration 44. Screening mechanical equipment*

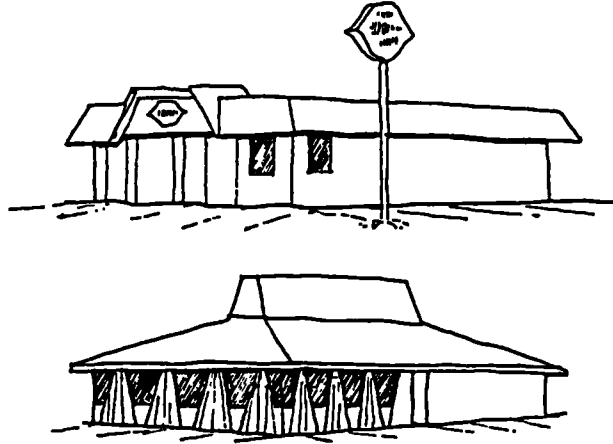
## **Trademark Building**

### ***Intent***

Trademark buildings are buildings that have a distinctive exterior appearance by which such businesses can easily be identified (see Illustration 45). Since these buildings are not designed to respect the integrity and character of the town center architecture, they should not be permitted.

### ***Guidelines***

- Trademark buildings are not permitted unless necessary changes are made in their design to meet the *Brentwood Development Plan Design Guidelines*.



*Illustration 45. Trademark buildings are not permitted unless necessary changes are made in their design to meet the Brentwood Development Plan Design Guidelines.*

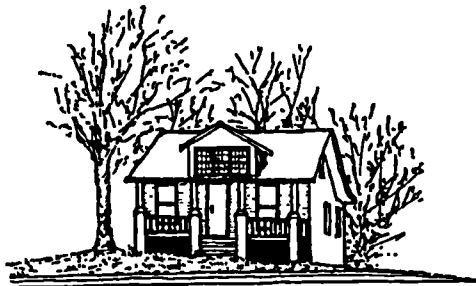
## Residential Buildings in Commercial Use

### *Intent*

Residential buildings in nonresidential use should maintain their residential character. This objective does not apply to any potential comprehensive redevelopment proposal that requires residential lot assemblage for a mixed-use, commercial or multifamily redevelopment as recommended in the long-range development option.

### *Guidelines*

- Residential dwellings converted to other uses should maintain the residential appearance and character of the building unless specified above (see Illustration 46).



*Illustration 46a. Original building*



*Illustration 46b. Inappropriate addition*

- Facade renovations should be done in such a manner that replacement parts must be of the same material or better. Low-quality imitation materials are discouraged.
- Window and door openings should not be altered (see Illustration 47).

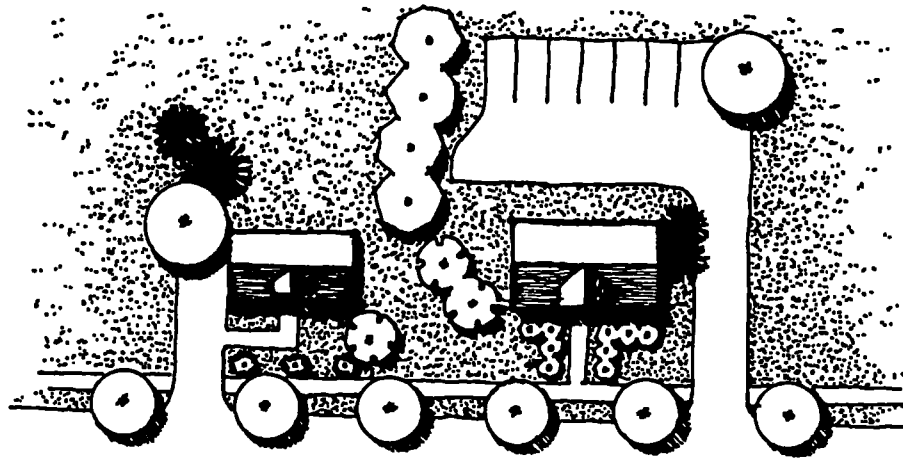


*Illustration 47a. Original building*



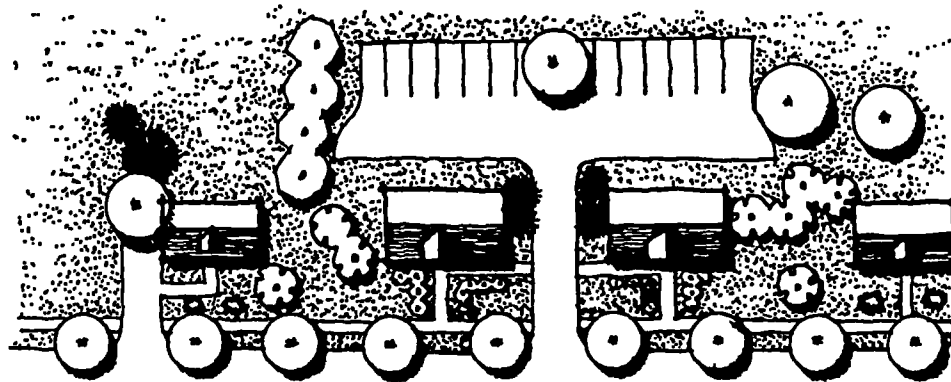
*Illustration 47b. Inappropriate window alteration*

- Any addition to a residential structure should respect to the greatest extent feasible the integrity of the original structure and must be compatible with the conditions of the existing lot and established development pattern.
- Restrict parking to the rear with appropriate landscaping to screen cars from public view and adjacent buildings (see Illustration 48).



*Illustration 48. Parking should be located at the rear*

- Where two nonresidential uses are adjacent to each other, a shared driveway is encouraged to reduce the number of curb cuts (see Illustration 49).



*Illustration 49. A shared driveway by two adjacent buildings to reduce the number of curb cuts.*

# DESIGN REVIEW PROCESS

All new development projects and exterior renovations occurring within the Brentwood Mixed-Use Town Center will be reviewed to ensure that they meet the design guidelines contained in the development plan. As part of the review process, all building proposals must be reviewed by the Brentwood mayor and council at an advertised worksession. When the mayor and council review development proposals in the Brentwood Town Center, they will be acting as the Brentwood Mixed-Use Town Center Design Review Committee.

In an attempt to solicit comments from the community at-large including the business community, the mayor and council may establish additional committees to review the proposals. The membership of such committees should reflect residential and business representation if at all possible. Comments from established committees, individuals or organizations can be made in writing to the mayor and council in advance of a worksession or heard by the mayor and council when the development proposal is on an agenda at a worksession.

Prior to submitting an application for a building permit to the County, the applicant shall submit building plans to the Brentwood mayor and council sitting as the Brentwood Mixed-Use Town Center Design Review Committee. The committee shall have 30 days to review and comment on the proposal. The Maryland-National Capital Park and Planning Commission will provide a technical liaison to assist the mayor and council in evaluating whether development proposals are in compliance or meet the intent of the *Brentwood Town Center Development Plan and Design Guidelines*. The committee can also make recommendations for revisions to the proposed development which would bring it into compliance with the development plan and design guidelines.

A copy of the comments and recommendations of the mayor and council, in the form of a letter, shall be prepared by the Town of Brentwood within three business days of the review. This letter shall be mailed to the applicant and the M-NCPPC technical liaison. The letter may be picked up by either party. The letter shall be submitted with all building applications to the County. The comments/recommendations of the Brentwood Mixed-Use Town Center Design Review Committee will be advisory to the Planning Director of the Prince George's County Planning Department of M-NCPPC as to whether the proposed development is in compliance with, or meets the intent of, the *Brentwood Town Center Development Plan and Design Guidelines*. The Planning Director or designee shall determine whether the development proposal is in compliance with, or meets the intent of, the Brentwood Development Plan and Design Guidelines. (The decision of the Planning Director may be appealed by the applicant or the municipality to the Planning Board.)



# INVENTORY OF EXISTING USES AND STREET RIGHT-OF-WAY WIDTHS

existing and proposed right-of-way widths of streets internal to and adjoining the M-U-TC Zone. These inventories are supplied in accordance with Section 27-546.13(b)(2) and (3).

## Inventory of Uses in Brentwood's Town Center as of September 1997

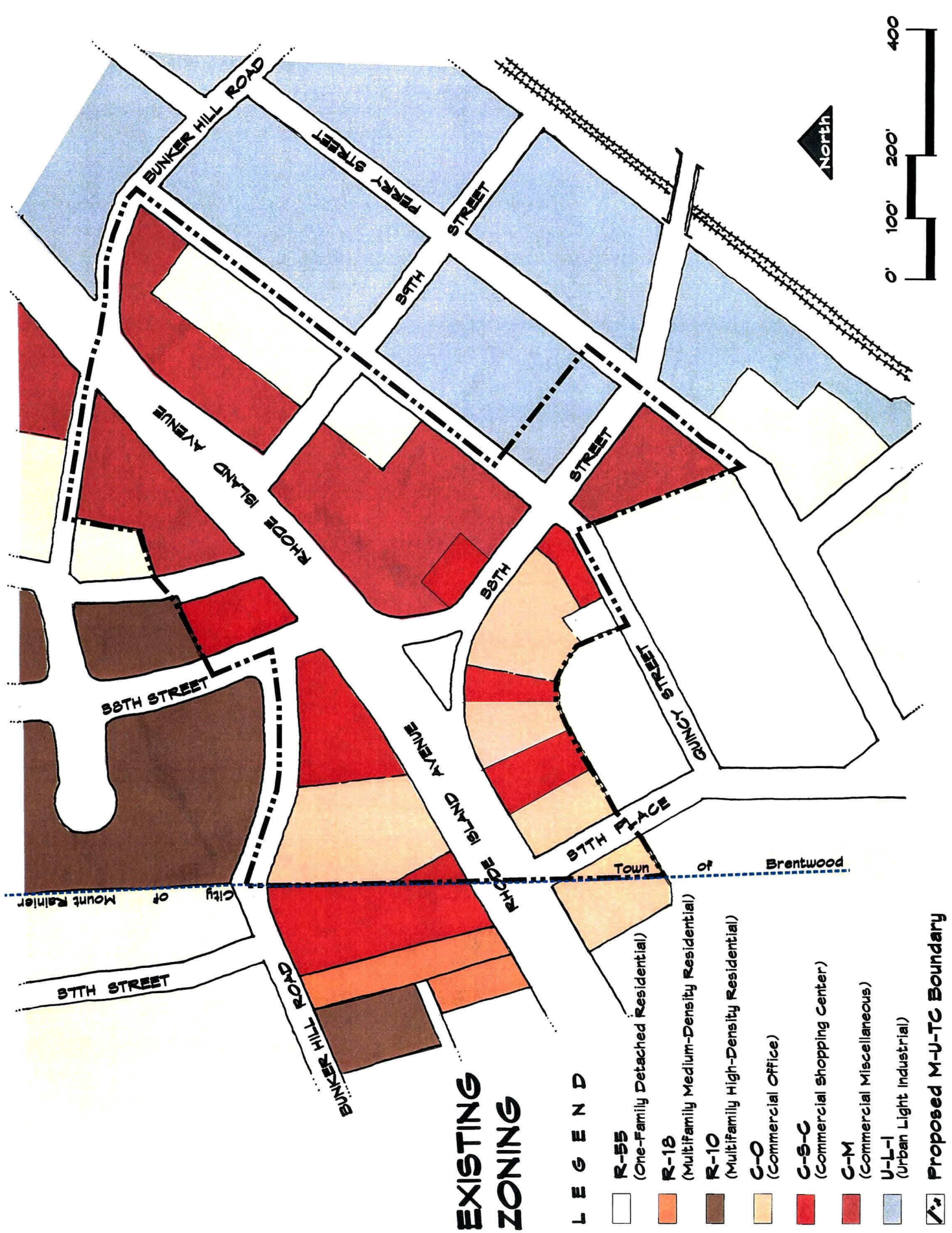
3716	Rhode Island Avenue	NationsBank
3720	Rhode Island Avenue	Deli
3722	Rhode Island Avenue	Residence
3726	Rhode Island Avenue	Contractor's office
3728	Rhode Island Avenue	Single-Family Dwelling
3800	Rhode Island Avenue	Exxon Gas Station
3900	Rhode Island Avenue	Service Station
3902	Rhode Island Avenue	Brentwood Animal Hospital
3904	Rhode Island Avenue	Western Union
3906	Rhode Island Avenue	Burrough's Bros. Plumbing
3910	Rhode Island Avenue	B&J Auto Supply & Parts
3911	Rhode Island Avenue	Cherry Motors Parts Store
3909	Rhode Island Avenue	Residence
3905	Rhode Island Avenue	Single-Family Dwelling
3901	Rhode Island Avenue	Vacant Warehouse
3801	Rhode Island Avenue	Park
3733	Rhode Island Avenue	Single-Family Dwelling
3731	Rhode Island Avenue	Single-Family Dwelling
3727	Rhode Island Avenue	Eastern Community Church
3721	Rhode Island Avenue	Park Rug and Carpet store
3717	Rhode Island Avenue	Single-Family Dwelling

3715	Rhode Island Avenue	Doctor's office
3709	Rhode Island Avenue	U.S. Post Office
3705	Rhode Island Avenue	Hair salon
3908	38th Street	Single-Family Dwelling
3906	38th Street	Single-Family Dwelling
3904	38th Street	Single-Family Dwelling
3902	38th Street	Single-Family Dwelling
3900	38th Street	Allied Plumbing
3806	38th Street	Single-Family Dwelling
3808	38th Street	Single-Family Dwelling
3810	38th Street	Single-Family Dwelling
3812	38th Street	Church
3815	38th Street	Logoh's car repair
3813	38th Street	Bolt Electric
3903	38th Street	Hair salon & church
3901	38th Street	Parks Cafe
3900	Quincy Street	Single-Family Dwelling
3902	Quincy Street	Single-Family Dwelling
3904	Quincy Street	Single-Family Dwelling
3701	Bunker Hill Road	Single-Family Dwelling
3703	Bunker Hill Road	Single-Family Dwelling
3705	Bunker Hill Road	Single-Family Dwelling
3905	39th Street	Single-Family Dwelling
3900	39th Street	Apartment Building

## Existing and Proposed Right-of-Way of Streets in Brentwood Town Center

Street Name	Road Classification	Bike Trail Classification	Existing Right-of-Way	Proposed Right-of-Way
1. Rhode Island Avenue	4-lane collector	Urban Class III	100-130 feet	80-130 feet*
2. 38th Street	2-lane collector	Urban Class III	60 feet	90 feet* between Bladensburg Road and Rhode Island Avenue
3. Bunker Hill Road	2-lane primary residential	Signed bikeways*	50 feet	50 feet
4. Quincy Street	2-lane primary residential	n/a	50 feet	50 feet
5. Shepherd Street	2-lane primary residential	Signed bikeways*	50 feet	50 feet
6. 39th Street	2-lane primary residential	n/a	50 feet	50 feet

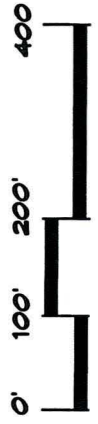
\*Approved master plan and sectional map amendment for Planning Area 68



# EXISTING ZONING

## LEGEND

- R-55 (One-Family Detached Residential)
- R-1B (Multifamily Medium-Density Residential)
- R-10 (Multifamily High-Density Residential)
- C-O (Commercial Office)
- C-S-C (Commercial Shopping Center)
- C-M (Commercial Miscellaneous)
- U-L-1 (Urban Light Industrial)
- Proposed M-U-TC Boundary





## **APPENDIX**

### **Council Bill 2-1994 Creation of a New Mixed-Use Zone**



**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL**

Legislative Session 1994  
Bill No. CB-2-1994  
Chapter No. 4  
Proposed and Presented by Council Member Del Giudice  
Introduced by Council Members Del Giudice, Bell, and Casula  
Co-Sponsors \_\_\_\_\_  
Date of Introduction March 1, 1994

**ZONING BILL**

AN ORDINANCE concerning

Creation of a New Mixed-Use Zone

For the purpose of creating an M-U-TC (Mixed-Use Town Center) Zone and establishing regulations and procedures for this zone.

By repealing and reenacting with amendments:

Sections 27-109, 27-124.05, 27-223, and  
27-547,

The Zoning Ordinance of Prince George's County, Maryland,  
being also

SUBTITLE 27 ZONING.

The Prince George's County Code  
(1991 Edition, 1992 Supplement, as amended by  
CB-54-1993, CB-56-1993, and CB-131-1993).

BY adding:

Sections 27-198.01, 27-198.02, 27-198.03,  
27-198.04, 27-198.05, 27-239.02, 27-546.09,  
27-546.10, 27-546.11, 27-546.12,

27-546.13, 27-546.14, and 27-548.00.01

The Zoning Ordinance of Prince George's County, Maryland,

being also

SUBTITLE 27 ZONING.

The Prince George's County Code

(1991 Edition, 1992 Supplement).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, that Sections 27-109, 27-124.05, 27-223 and 27-547 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

**SUBTITLE 27 ZONING.**

**PART 2. GENERAL.**

**DIVISION 3. ZONES AND ZONING MAPS.**

**Sec. 27-109. Classes of zones.**

(a) The Regional District is divided into the following classes of zones:

\* \* \* \* \*

(6) Mixed Use

M-X-T Zone (Mixed Use Transportation)

M-X-C Zone (Mixed Use Community)

M-U-TC Zone (Mixed Use Town Center)

\* \* \* \* \*

(b) For the purposes of Sections 27-129(i), 27-157(d), 27-176(e), 27-195(e), 27-213(d), and 27-233(d), the order of intensity of zones is listed as follows, beginning with the least intense zone and progressing to the most intense:

(1) O-S, R-A, R-E, V-L, R-L, V-M, R-R, R-S, R-80, R-55, R-M-H, R-35, R-20,



R-M, R-T, R-30, R-30C, R-18, R-18C, R-U, R-10A, R-10, R-H, C-A, C-O, M-X-C, M-U-TC, C-R-C, C-S-C, C-1, C-C, C-G, C-2, C-W, C-M, C-H, L-A-C, M-A-C, I-3, I-4, I-1, I-2, E-I-A, M-X-T, R-P-C.

\* \* \* \* \*

**DIVISION 5. REGULATIONS ADOPTED BY REFERENCE.**

**Subdivision 1. Landscape Manual.**

**Sec. 27-124.05. Exemptions.**

(a) Uses in all zones shall comply with the standards set forth in the Landscape Manual, except as provided below:

\* \* \* \* \*

(8) In the M-U-TC Zone, landscaping and screening shall be provided in accordance with the approved Town Center Development Plan.

**PART 3. ADMINISTRATION.**

**DIVISION 4. SECTIONAL MAP AMENDMENT**

**Subdivision 1. General.**

**Sec. 27-223. Limitations on rezoning.**

\* \* \* \* \*

(d) The District Council may only consider zoning property to the Mixed-Use Town Center Zone where such a zone is recommended in an adopted or approved Master Plan and a Town Center Development Plan is prepared in accordance with Section 27-546.13 and approved in conjunction with the Sectional Map Amendment, or if it is found to be an older, substantially developed mixed-use community

[(d)] (e) No property shall be zoned C-1, C-2, C-C, C-G, or C-H if it was not classified in that zone prior to the approval of the Sectional Map Amendment. Property may only be zoned to the R-P-C Zone in accordance with Section 27-158.

[(e)] (f) No property may be zoned to a less intense category (Section 27-109(b)) if:

- (1) The property has been zoned by Zoning Map Amendment within five (5) years

prior to the initiation of the Sectional Map Amendment or during the period between initiation and transmittal to the District Council, and the property owner has not consented (in writing) to the zoning; or

(2) Based on existing physical development at the time of adoption of the Sectional Map Amendment, the zoning would create a nonconforming use. This zoning may be approved, however, if there is a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood. In recommending the zoning, the Planning Board shall identify these properties and provide written justification supporting the zoning at the time of transmittal. The failure of either the Planning Board or property owner to identify these properties, or a failure of the Planning Board to provide the written justification, shall not invalidate any Council action in the approval of the Sectional Map Amendment.

[(f)] (g) The area of the "property," as that word is used in Subsection [(e)](f)(2), above, is the minimum required by the Zoning Ordinance which makes the use legally existing when the Sectional Map Amendment is approved.

**PART 10. MIXED USE ZONES.**

**DIVISION 3. USES PERMITTED.**

**Sec. 27-547 Use permitted.**

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

\* \* \* \* \*

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

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

[(6)](7) All uses not listed are prohibited.

[(7)](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.

\* \* \* \* \*

(c) Table of Uses for M-U-TC Zone

Zone  
M-U-TC

USE

(1) COMMERCIAL:

(A) Eating or Drinking Establishments:

Drive-in restaurant

SE

Fast-food restaurant:

- (i) Within a wholly enclosed shopping mall, or department, variety, or drug store
- (ii) Within an office building
- (iii) Within a hotel
- (iv) All others

P  
P  
P  
SE

Other than a drive-in or fast-food restaurant (which may include incidental carry out service, except where specifically prohibited):

- (i) Without entertainment (of any sort) other than music, and no patron dancing
- (ii) Within an office building
- (iii) Accessory to an allowed use
- (iv) All others

P  
P  
P  
SE

(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:

Gas station

SE

Incidental automobile service in a parking garage

SE

Vehicle lubrication or tune-up facility, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage

SE

Vehicle, mobile home, or camping trailer sales lot, which may include dealer servicing and outdoor storage of vehicles awaiting sale; but shall exclude the storage or sale of wrecked or inoperable vehicles, except as accessory to the dealership for vehicles which the dealership will repair

SE

Vehicle, boat, or camping trailer rental:

- (i) If existing prior to the adoption date of the M-U-TC Zone

SP

SE  
Zone  
M-U-TC

(ii) All others

USE

Vehicle parts or tire store including installation facilities, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage

Vehicle parts or tire store without installation facilities

(C) Offices:

Bank, savings and loan association, or other savings or lending institution:

(i) Automatic teller machine, only

(ii) All others

Check cashing business

Office accessory to an allowed use

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

Office, except as otherwise provided

(D) Services:

Animal hospital, animal training, kennel

Artist's studio

Barber or beauty shop

Bicycle repair shop:

(i) Nonmotorized only

(ii) All others

Blacksmith shop

Blueprinting, photostating, or other photocopy establishment

Catering establishment:

(i) Accessory to an allowed use

P

SP

P

SP

P

P

P

SE

P

P

P

SE

P

P

P

- (ii) With a retail component
- (iii) All others

P  
SE  
Zone  
M-U-TC

USE

Data processing

P

Dry cleaning or laundry pickup station

P

Dry cleaning store or plant:

- (i) Retail
- (ii) Wholesale (may include retail service)

P  
X

Electric or gas appliances, radio, or television repair shop

P

Employment agency

P

Fortune telling

SE

Funeral parlor, undertaking establishment

SP

Household appliance or furniture repair shop

P

Key or locksmith shop

P

Laboratory

P

Laundromat

SP

Laundry store or plant:

- (i) Retail
- (ii) Wholesale (may include retail service)

P  
X

Lawnmower repair shop, provided all repairs are performed within a wholly enclosed building

SP

Machine shop accessory to an allowed use

SP<sup>1</sup>

Massage establishment

SE

Newspaper publishing establishment

SE

Pet grooming shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor

P

Zone  
M-U-TC

USE

Photography studio or darkroom

P

Pizza delivery service, limited to off premises delivery with no eat-in, drive-in, or carry-out service

P

Printing shop:

- (i) Less than 2,000 square feet
- (ii) 2,000 square feet or greater

P  
SP

Sauna or steam bath

PB

Shoe repair shop

P

Tailor or dressmaking shop (may include incidental dyeing and pressing allowed as a "PB" use)

P

Travel bureau

P

Upholstery shop

P

Veterinarian's office:

- (i) Outpatient
- (ii) Inpatient

P  
PB

Watch or jewelry repair shop

P

(E) Trade (Generally Retail):

Arts, crafts, and hobby supply store

P

Bakery products, wholesale (must include retail sales)

P

Bicycle (sales) shop:

- (i) Nonmotorized, only
- (ii) All others

P  
SE

- (i) Less than 3,000 square feet
- (ii) 3,000 square feet or greater

Hardware store

Household appliance or furniture store

USE

Lawnmower (sales) store

Liquor stores

Newspaper, magazine, or tobacco shop

Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees:

- (i) Less than 3,000 square feet
- (ii) 3,000 square feet or greater

Outdoor display of merchandise for sale (except as otherwise specified) and excluding merchandise displayed on gasoline pump islands associated with gas stations which is allowed):

- (i) Not more than 6 feet from main building (subject to Section 27-388)
- (ii) More than 6 feet from main buildings (subject to Section 27-388)

Paint or wall covering store

Pet (sales) shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor; may include the sale of pet feed and supplies

Retail shop or store (not listed) similar to one permitted (P)

Seafood market

Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261

Sporting goods shop, which may include marine equipment and supplies

SP  
SE

P

P

Zone  
M-U-TC

P

SP

P

SP  
SE

P  
SE

P

P

P

P

P

P



Stationery or office supply store which may include the sale of furniture or business machines

P

Swimming pool or spa sales and service (excluding out door display)

P

Toy store

P

Video game or tape store

P

Zone  
M-U-TC

USE

(2) INSTITUTIONAL/EDUCATIONAL:

Adult day care center

SP

Church or similar place of worship, convent, or monastery

SP

Day care center for children:

(A) In accordance with Section 27-464.02(a)(1)(A)

P

(B) All others

SP

Hospital (may include a private spa)

SE

Nursing or care home (may include a private spa)

SE

School, Private:

(A) Driving school, automobile only

P

(B) For artistic instruction (including a studio)

P

(C) Of business or trade, where the business or trade is permitted (P) in the respective zone

P

(D) Of business or trade, where the business or trade is permitted by Special Exception (SE)

SE

in the respective zone

(E) Tutoring establishment

P

(F) Private schools, subject to Section 27-463

P

(G) All others

SE

(3) MISCELLANEOUS:

Accessory structures and uses, except as otherwise provided

P

Adaptive reuse of a surplus public school, when not otherwise allowed

SE

Adaptive use of a Historic Site, when not otherwise allowed

SE

Auction house

SP

Carpentry, cabinet making, or other woodworking shop:

(A) Accessory to an allowed use

P

(B) All others

SP

Zone  
M-U-TC

USE

Cemetery or crematory:

(A) Cemetery, accessory to a church, convent, or monastery

SP

(B) All others

X

Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping and the like, with buildings, and uses accessory to the business (as well as the office) use:

(A) With no outdoor storage of materials or equipment

P

(B) With outdoor storage of materials, located only in a side or rear yard; enclosed by a slightly, opaque wall or fence at least 8 feet high; with no storing of material higher than the fence; but excluding the use or outdoor storage of earthmoving or other heavy equipment, or outdoor storage of machinery

X

(C) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry and lighting (and the like) parts for installation off the site

X

Contractor's office (must include sanitary facilities, construction yard or shed, or storage building (in connection with a construction project) as a temporary use:

(A) In accordance with Sections 27-260 and 27-261

P

(B) All others

X

Rental of any merchandise allowed to be sold in the zone

(A) If the merchandise sold is permitted by SP

SP

(B) If the merchandise sold is permitted by SE

SE

(C) If the merchandise sold is permitted by right

P

Sign, in accordance with an approved Development Plan

P

Storage, wholly enclosed, accessory to an allowed use

P

Wholesaling of products incidental to the retail sales of the products on the premises

PB

(4) PUBLIC/QUASI PUBLIC:

Community building, except as otherwise provided

P

Library, private

P

Post Office

P

USE

Zone  
M-U-TC

Public building and use, except as otherwise prohibited

P

Voluntary fire, ambulance, or rescue station

P

(5) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:

Amusement arcade

SE

Archery or baseball batting range

SP

Auditorium

P

Billiard or pool parlor

SE

Bowling alley

SE

Carnival, circus, fair or similar use, not exceeding seventeen (17) days duration and located at least 250 feet from any dwelling, as a temporary use in accordance with Sections 27-260 and 27-261

SP

Club or lodge (private, nonprofit) except as otherwise provided

SP

Employees' recreational facilities (private, nonprofit) accessory to an allowed use

P

Miniature golf course

SP

Museum, aquarium, art gallery, cultural center, or similar facility

P

Park or playground

P

Recreational or entertainment establishment of a commercial nature, if not otherwise specified

SE

Reducing/exercise salon or health club

P

Rifle, pistol, or skeet shooting range:

(A) Indoor

SE

(B) Outdoor

X

Skating rink

SP

Zone  
M-U-TC

USE

Spa (community)

PB

Spa (private), accessory to an allowed dwelling unit

P

Spa (public):

(A) Accessory to a hotel or motel

P

(B) Accessory to a reducing/exercise salon or health club

PB

(C) Accessory to a commercial swimming pool

PB

(D) Unrestricted

SE

Swimming pool:

(A) Accessory to a hotel or motel

P

(B) Community

SP

(C) Indoor

SP

(D) Private, accessory to an allowed one-family detached dwelling

P

(E) All others

SE

Tennis, basketball, handball, or similar court:

(A) Indoor (within a permanent wholly enclosed building)

P

(B) Outdoor

SP

(C) With a temporary removable cover (bubble)

SP

Theatre:

(A) Indoor

P

(B) Outdoor

SE

(C) Drive-in

X

(6) RESIDENTIAL/LODGING:

Apartment housing for the elderly or physically handicapped

SP

Country Inn

SP

Dwelling, provided that it was legally erected prior to the date upon which the property was classified in the M-U-TC Zone, or was legally erected in the M-U-TC Zone under prior regulations

P

Dwelling unit:

(A) Within a building containing commercial uses on the first floor

P

(B) All others

SP

Zone

M-U-TC

USE

Hotel or motel

SE

Tourist Home

SP

(7) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:

Helistop

SE

Broadcasting studio (without tower)

P

Bus station or terminal

SE

Parking garage, commercial

SP

Parking lot, commercial:

(A) With shuttle service to Metro, MARC, or similar mass transit service

SP

(B) All others

SE

Parking of vehicles accessory to an allowed use

P

Public utility use or structure

P

Satellite dish antenna, in accordance with Section 27-541.02:

- (A) Up to 10 feet in diameter, to serve only 1 dwelling unit
- (B) More than 10 feet in diameter to serve only 1 dwelling
- (C) All others

P  
SE  
P

Taxicab dispatching station:

- (A) Without cab storage, repair, or servicing
- (B) With cab storage
- (C) With cab repair or servicing within a wholly enclosed building

P  
SE  
X

Taxicab stand

P

Telegraph or messenger service

P

F

USE

Zone  
M-U-TC

Tower, pole, whip, or antenna (electronic, radio, or television, transmitting or receiving), except a satellite dish antenna:

- (A) Freestanding for commercial or noncommercial purposes, not exceeding 50 feet above ground level
- (B) Freestanding for commercial or noncommercial purposes, exceeding 50 feet above ground level
- (C) Attached to a roof for commercial purposes, not exceeding 15 feet above the height of the building
- (D) Attached to a roof for commercial purposes, exceeding 15 feet above the height of the building

SP  
SE  
P  
SP

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

[(c)] (d) \* \* \* \* \*

[(d)] (e) \* \* \* \* \*

SECTION 2. BE IT ENACTED by the County Council of Prince George's County, Maryland, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, that Sections 27-198.01, 27-198.02, 27-198.03, 27-198.04, 27-198.05, 27- 239.02, 27-546.09, 27-546.10, 27-546.11, 27-546.12, 27-546.13, 27-546.14 and 27-548.00.01 be and the same are hereby added to the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code:

**SUBTITLE 27 ZONING.**

**PART 3. ADMINISTRATION.**

**DIVISION 2. ZONING MAP AMENDMENTS**

**Subdivision 3A. M-U-TC Zone.**

**Sec. 27-198.01. Applicability**

(a) This Section contains the procedures for classifying property in the M-U-TC Zone and approval of a Town Center Development Plan. Unless otherwise specified, these procedures take the place of any other Zoning Map Amendment provisions contained in this Subtitle.

(b) Any existing use which has a valid permit issued prior to the approval of a rezoning to the M-U-TC Zone shall be considered a permitted use, and shall not be considered nonconforming, provided the use has not changed to a different use since the issuance of the permit. This provision shall apply only to the property which was the subject of the original permit. Any expansion or exterior alteration is subject to the Town Center Development Plan.

**Sec. 27-198.02. General procedures.**

(a) The Planning Board may initiate an M-U-TC Map Amendment only upon the concurrence (by resolution) of the District Council. A municipality must also provide prior written approval, if the affected area lies wholly or in part within its boundaries.

(b) After the Map Amendment is initiated by the Planning Board, the Technical Staff shall immediately proceed to prepare a proposed Map Amendment. The proposal shall

contain the following:

(1) The proposed boundaries of the M-U-TC Zone, shown on the Zoning Map. The proposed boundaries shall be continuous and shall not leave land in a different zone solely enclosed by the M-U-TC.

(2) A Town Center Development Plan prepared in accordance with Part 10, Division 2, Subdivision 3.

(c) During the preparation of the proposed M-U-TC Zoning Map Amendment, the Technical Staff shall contact all owners of land, and any municipality lying (wholly or in part) within the anticipated boundaries of the proposed M-U-TC Zone, and any municipality within one (1) mile of the anticipated boundary, to invite comments and recommendations concerning their plans and desires for development within the proposed M-U-TC Zone. The purpose of these mailings, and those required at the time of Planning Board and District Council hearings, is informational only. The failure of the Planning Board to send, or a property owner or municipality to receive, the notice shall not invalidate the adoption or approval of the Zoning Map Amendment.

(d) The Planning Board shall review the proposal of the Technical Staff and shall hold a public hearing on the matter pursuant to the procedures in Section 27-198.03. After the public hearing, the Planning Board shall take action on the proposal and shall transmit its recommendation to the District Council for another public hearing and final action.

(e) Upon transmittal of the recommended Zoning Map Amendment to the District Council, the Planning Board and Zoning Hearing Examiner (as appropriate) shall cease accepting and processing all Zoning Map Amendment and Special Exception applications within the boundaries of the proposed M- U-TC Zone until after final action by the District Council on the Map Amendment. Any application pending before the District Council shall immediately be remanded to the Office of the Zoning Hearing Examiner.

Sec. 27-198.03. Specific Planning Board procedures.

(a) Notice

(1) The Planning Board shall release the proposed M-U-TC Zone for public inspection at least sixty (60) days prior to its scheduled public hearing. Written notice of the



hearing shall be mailed to all property owners within the boundaries of the proposed M-U-TC Zone, and to any municipality lying (wholly or in part) within the proposed M-U-TC Zone, or within one (1) mile of the proposed boundary, at least thirty (30) days prior to the hearing date. Notice of the date, time, and place of the hearing shall be published at least one (1) time in the County newspapers of record, at least thirty (30) days prior to the hearing date. At least sixty (60) days prior to the scheduled hearing date, a copy of the proposal shall be sent to all public agencies and municipalities with operational or planning responsibilities within the boundaries of the proposed Zone; and to the Historic Preservation Commission, if any property within the proposed Zone is an identified historic resource on the Adopted and Approved Historic Sites and Districts Plan of Prince George's County, Maryland.

**(b) Planning Board action**

(1) The Planning Board may recommend approval, or approval with modifications, of the proposed M-U-TC Zone. The Planning Board shall take action, by resolution adopted at a regularly scheduled public meeting, not more than forty-five (45) days after the close of the hearing record. The Planning Board shall transmit its recommendation to the District Council within one hundred five (105) days of the release for public inspection.  
**Sec. 27-198.04. Specific District Council procedures.**

**(a) Public hearing and notice**

(1) Except as indicated below, the District Council shall hold a public hearing on the proposed M-U-TC Zone within sixty (60) days following receipt of the Planning Board's recommendation. Notice of the date, time, and place of the hearing shall be published at least one (1) time in the County newspapers of record, at least thirty (30) days prior to the hearing date. In addition, written notice of the date, time, and place of the hearing shall be sent to all owners of land and any municipality lying (wholly or in part) within the proposed boundary, and to any municipality within one (1) mile of the proposed boundary.

**(b) Amendment of Planning Board proposal**

(1) Prior to taking final action, the District Council may propose amendments to the M-U-TC Zone recommended by the Planning Board. The Council shall hold another public hearing on the amendments within sixty (60) days of the first hearing. At least fifteen

(15) days prior to the hearing, notice of the date, time, and place of the hearing on the proposed amendments shall appear at least one (1) time in the County newspapers of record. This same notice shall also be sent to all owners of land and any municipality lying (wholly or in part) within the proposed boundary, and to any municipality within one (1) mile of the proposed boundary.

(2) All proposed amendments shall be referred to the Planning Board when they are proposed. The Planning Board shall submit written comments to the Council prior to, or at the time of, the public hearing on the amendments.

**(c) Time for final action**

(1) The Council shall take final action on the M-U-TC Zone at any time within thirty (30) days after the close of the final public hearing record, but not later than one hundred fifty (150) days after receipt of the recommendation from the Planning Board. If no final action is taken within this time period, the M-U-TC Zone shall be deemed disapproved.

**(d) Voting requirements**

(1) The approval of an M-U-TC Zone shall be by Ordinance, and shall generally be by majority vote of the full Council. A two-thirds (2/3) majority vote of the full Council shall be required to override the recommendation of a municipality for any portion of the M-U-TC Zone which falls within the boundaries of the municipality.

**(e) Consideration with Sectional Map Amendment**

(1) If an M-U-TC Zone is included in a SMA transmittal by the Planning Board, the District Council decision and any proposed amendments may be considered either in accordance with the applicable Sectional Map Amendment process or in accordance with Section 27-198.02 after final action on the Sectional Map Amendment.

**Section 27-198.05. Map Amendment approval; amendments.**

**(a) Criteria for approval**

(1) Prior to approving the M-U-TC Zone, the Council shall make the following findings:

(A) The entire Map Amendment, including the Development Plan, is in conformance with the purposes and other requirements of the M-U-TC Zone;

(B) Adequate attention has been paid to the recommendations of Area Master Plans and the General Plan which are found to be applicable to property within the proposed M-U-TC Zone;

(C) An approved Master Plan recommends a mixed use town center zone or the area is demonstrated to be an older, substantially developed mixed-use community;

(D) The Town Center Development Plan will provide a flexible regulatory environment that will support redevelopment and development interests in the area and protect the character of the older mixed use center; and

(E) The M-U-TC Zone boundaries are contiguous with no land in a different zone remaining solely within the approved M-U-TC Zone boundaries.

**(b) Notice of approval**

(1) Notice of the approval of an M-U-TC Zone shall be published by the Clerk of the Council at least one (1) time in the County newspapers of record, and shall be sent to the Planning Board.

**(c) Effect on pending applications**

(1) Approval of the M-U-TC Zoning Map Amendment by the District Council shall constitute final action on all pending Zoning Map Amendment applications within the boundaries of the approved M-U-TC Zone.

(2) If the District Council amends a proposed M-U-TC Zoning Map Amendment by modifying the boundaries of the proposed Zone in a manner that excludes land which is the subject of a pending Zoning Map Amendment application, the Planning Board and Zoning Hearing Examiner (as appropriate) shall resume the normal processing of, or return to the District Council, the pending Zoning Map Amendment application.

(3) If an M-U-TC Zoning Map Amendment is disapproved by the District Council, the Planning Board and Zoning Hearing Examiner (as appropriate) shall resume the normal processing of, or return to the District Council, all pending Zoning Map Amendment applications upon which processing had ceased, or which were remanded to the Office of the Zoning Hearing Examiner in accordance with Section 27-198.02(e).

**(d) Amendment of approved Mixed-Use Town Center Zone.**

**(1) In general**

**(A) A request to change the boundaries of an approved M-U-TC Zone, or to amend an approved Town Center Development Plan, may be made by a property owner, or any municipality within which any portion of the zone is located. The request shall be in the form of an application.**

**(B) Amendments to change the boundaries of an M-U-TC Zone shall be approved by the District Council in accordance with the provisions of this Subdivision for initial approval.**

**(2) Application**

**(A) In general**

**(i) An application for an amendment to the M-U-TC Zone shall be filed with the Planning Board by the owner (or authorized representative) of the property or a municipality. The District Council may suspend the filing of applications for up to one (1) year, if it determines that it is appropriate for any statutory zoning purpose.**

**(ii) All applications shall be on the forms provided. All information shall be typed, except for signatures.**

**(iii) If two (2) or more pieces of property are included in one (1) application, they must be adjoining. Separate applications are required for each property if they are not adjoining. In this Section, the word "adjoining" shall include those properties which are separated by a public right-of-way, stream bed, or the like.**

**(3) Contents of application forms**

**(A) The following information shall be included on the application:**

**(i) The name, address, and telephone number of the applicant, and an indication of the applicant's status as contract purchaser, agent, or owner;**

**(ii) The existing and requested zoning classifications of the property;**

**(iii) The street address of the property; name of any municipality the property is in; name and number of the Election District the property is in;**

**(iv) The total area of the property (in either acres or square feet);**

**(v) The property's lot and block numbers, subdivision name, plat book**

and page number, if any; or a description of its acreage, with reference to liber and folio numbers;

(vi) The name, address, and signature of each owner of record of the property. Applications for property owned by a corporation shall be signed by an officer empowered to act for the corporation; and

(vii) The name, address, and telephone number of the correspondent.

**(4) Other submission requirements**

(A) Along with the application, the applicant shall submit the following:

(i) Four (4) copies of an accurate plat, prepared, signed, and sealed by a registered engineer or land surveyor. The plat shall show:

(aa) The present configuration of the M-U-TC Zone, including bearings and distances (in feet), and the proposed configuration of the M-U-TC Zone property, including bearings and distances (in feet), if applicable;

(bb) The names of owners of record, or subdivision lot and block numbers, of adjoining properties;

(cc) The name, location, distance to the center line, and right-of-way width of all abutting streets. If the property is not located at the intersection of two (2) streets, the distance to, and the name of, the nearest intersecting street shall be indicated;

(dd) The subdivision lot and block numbers of the subject property (if any);

(ee) A north arrow and scale (not smaller than one (1) inch equals four hundred (400) feet);

(ff) The total area of the property (in either square feet or acres);

(gg) The location of all existing buildings on the property; and

(hh) The subject property outlined in red;

(ii) Four (4) copies of the appropriate Zoning Map page on which the property is plotted to scale and outlined in red;

(iii) Three (3) copies of a typewritten statement of justification in support of the request. The statement shall set forth the legal basis by which the requested

amendment can be approved, a description of the existing components of the Town Center Development Plan and proposed changes thereto, and factual reasons showing why approval of the request will not be detrimental to the public health, safety, and welfare. This statement may be accompanied by three (3) copies of any material which (in the applicant's opinion) is necessary to clarify or emphasize the typewritten statement. This additional material, if not foldable, shall be not larger than eighteen (18) by twenty-four (24) inches;

(iv) A statement listing the names and the business and residential addresses of all individuals having at least a five percent (5%) financial interest in the subject property;

(v) If any owner is a corporation, a statement listing the officers of the corporation, their business and residential addresses, and the dates on which they assumed their respective offices. The statement shall also list the current Board of Directors, their business and residential addresses, and the dates of each Director's term. An owner that is a corporation listed on a national stock exchange shall be exempt from the requirement to provide residential addresses of its officers and directors;

(vi) If the owner is a corporation (except one listed on a national stock exchange), a statement containing the names and addresses of those individuals owning at least five percent (5%) of the shares of any class of corporate security (including stocks and serial maturity bonds);

(vii) The proposed amendment to be appended to or incorporated into the Town Center Development Plan. The proposed amendment shall include (at least) the same detail as found in the approved plan;

(viii) A list containing the names and addresses of all adjoining property owners and the owners of those properties directly across a street, alley, or stream, and each municipality if any part of the property in the application is located within the municipal boundaries, or is located within one (1) mile of the municipality, and a set of preaddressed envelopes or mailing labels;

(ix) Any other data or explanatory material deemed necessary by the District Council or the Planning Board (submitted in triplicate).

(B) For the purposes of (iv), (v), and (vi), above, the term "owner" shall include not only the owner of record, but also any contract purchaser

(5) Fees

(A) In general

(i) A check or money order, made payable to the Maryland-National Capital Park and Planning Commission, covering all applicable fees, shall accompany the application.

(ii) All fees shall be paid by the applicant and retained by the Planning Board.

(B) Filing fees (original application)

(i) The filing fee for the application shall be determined by the total area of land covered by the application, as set forth in the following table:

<u>ACREAGE</u>	<u>FEE</u>
<u>One acre or less</u>	<u>\$700</u>
<u>Greater than one, up to, and including two</u>	<u>\$1,000</u>
<u>Greater than two, up to, and including three</u>	<u>\$1,200</u>
<u>Greater than three, up to, and including four</u>	<u>\$1,500</u>
<u>Greater than four, up to, and including five</u>	<u>\$1,700</u>
<u>Greater than five, up to, and including ten</u>	<u>\$2,000</u>
<u>Greater than ten, up to, and including twenty-five</u>	<u>\$2,300</u>
<u>Greater than twenty-five, up to, and including fifty</u>	<u>\$2,700</u>
<u>Greater than fifty, up to,</u>	

<u>and including one hundred</u>	<u>\$3,100</u>
<u>Each ten acres (or fraction</u>	
<u>thereof) in excess of one</u>	
<u>hundred acres</u>	<u>\$200</u>

**(C) Informational mailing fee**

**(i) In addition to the filing fee, the applicant shall pay the amount determined necessary by the Planning Board to cover the certified mailing costs for the informational mailing required by paragraph (6), below**

**(6) Informational mailing**

**(A) Within thirty (30) days after an application is filed, the Planning Board shall send a letter regarding the pending application by certified mail to all adjoining property owners, including those properties directly across a street, alley, or stream and each municipality if any part of the property in the application is located within the municipal boundaries, or is located within one (1) mile of the municipality. The letter shall include the applicant's and owner's names and addresses, the application number, property description and location, and the nature of the request. It shall also advise where to obtain additional information regarding the application and the hearing.**

**(B) The mailing is for informational purposes only. The inadvertent failure of the Planning Board to send, or a property owner to receive, the mailing shall not invalidate the final action of the application.**

**(7) Procedure**

**(A) After the request is accepted, it shall be reviewed by the Technical Staff and processed in accordance with Section 27-198.02, as if it were an original M-U-TC Amendment initiated by the Planning Board.**

**(B) Any municipality within which a portion of the zone is located shall be notified of the request within ten (10) days of its acceptance.**

**Subdivision 4. [Mixed Use] M-X-T and M-X-C Zones.**

**DIVISION 5. APPEALS AND VARIANCES.**

**Subdivision 4. Special Permits.**



**Sec. 27-239.02. Special Permits.**

**(a) Procedures**

**(1) Application**

**(A) All requests for Special Permits shall be in the form of an application filed with the Planning Board. The Planning Board shall determine the contents of the application and shall provide the application. The minimum submission requirements are:**

**(i) Six (6) copies of a site plan, and other graphic illustrations which are considered necessary to indicate what is being proposed;**

**(ii) Six (6) copies of a written explanation by the applicant explaining how the proposed site plan satisfies the Town Center Development Plan regulations and development guidelines;**

**(B) The application may be filed prior to or concurrently with an application for a building or use and occupancy permit.**

**(C) The applicant shall notify (by certified mail) any municipality and all adjoining property owners within seven (7) days of filing the application and shall certify compliance with this provision as part of the application. A list of those municipalities and property owners so notified shall be included with the application.**

**(2) Filing Fees**

**(A) The filing fee shall be determined by the Planning Board. A reduction in the fee may be permitted by the Planning Board when it finds that payment will cause undue hardship upon the applicant.**

**(3) Sign Posting Fees**

**(A) In addition to the filing fee, a fee of Thirty Dollars (\$30.00) shall be paid for posting each public notice sign to be posted by the Planning Board.**

**(B) When the application involves a utility right-of-way, the fee shall be Thirty Dollars (\$30.00) each for the first four (4) signs, plus Five Dollars (\$5.00) for each sign over four (4).**

**(C) No part of a fee shall be refunded or waived unless the Planning Board determines that one (1) of the following applies:**

(i) The fee was paid by mistake, and the applicant has requested (in writing) a refund; or

(ii) The application is withdrawn prior to posting the sign. In this case, the entire sign posting fee shall be refunded.

(4) Hearing

(A) Prior to making a decision on a Special Permit application, the Planning Board shall hold a public hearing on the matter. The Planning Board shall adopt the procedures under which the hearing will be held.

(B) The Planning Board hearing shall be scheduled not less than forty-five (45) days from the date the application is accepted, unless waived by the applicant.

(5) Notice

(A) The applicant shall send (by certified mail) notice of the hearing at least fourteen (14) days before the scheduled hearing date to any municipality within which the site is located and all owners of abutting properties (including those directly across the street, alley or stream).

(B) The property shall be posted with at least one (1) sign giving notice of the hearing. The contents of the sign and the number of signs required shall be determined by the Planning Board.

(C) Additional notice may be given, as determined by the Planning Board.

(D) The applicant shall certify compliance with these notice provisions.

(6) Referral

(A) The Planning Board shall refer applications for Special Permits to the Department of Environmental Resources for its comments or recommendations. These comments or recommendations (if any) shall be available for public examination at least seven (7) days prior to the public hearing.

(7) Technical Staff Report

(A) The Technical Staff shall analyze the request and shall forward its comments and recommendations to the Planning Board.

(8) Planning Board decision

(A) After the close of the record, the Planning Board shall take action on the request. The decision of the Planning Board shall be based on the record, and shall be embodied in a resolution.

(B) The Planning Board shall give written notice of its decision to all persons of record and to the District Council.

(C) The Planning Board may only approve a Special Permit contrary to the recommendation of a municipality containing the subject land within its boundaries upon the affirmative vote of four-fifths (4/5) of the members of the full Planning Board.

(9) Required Findings

(A) In order for the Planning Board to grant a Special Permit in the M-U-TC Zone, it shall find that the site plan is in conformance with the approved Town Center Development Plan and the guidelines therein and any specific criteria set forth for the particular use.

(10) Conditional approval

(A) When a Special Permit is approved, any requirements or conditions deemed necessary to protect adjacent properties and the general neighborhood may be added to those of this Subtitle.

(11) Appeals

(A) A final action by the Planning Board on any application for a Special Permit may be appealed within thirty (30) days after the action is taken by any person who appeared at the hearing (in person or in writing) and who is aggrieved by the action, to the Circuit Court pursuant to the Maryland Rules of Procedure governing appeals of administrative decisions. The Circuit Court may dismiss the action, affirm, reverse or modify the Planning Board's action, or remand the action to the Planning Board for further consideration, or an appropriate combination of the above.

(B) The applicant or any party to the Circuit Court review may seek review of any final judgment by the Circuit Court by appeal to the Court of Special Appeals.

**PART 10. MIXED USE ZONES.**

**DIVISION 2. SPECIFIC MIXED USE ZONES.**

**Subdivision 3. M-U-TC Zone (Mixed-Use Town Center)**

**Sec. 27-546.09. Purposes.**

**(a) The specific purposes of the M-U-TC Zone are:**

**(1) To create with the community a development framework that can capitalize on the existing fabric of the County's older commercial/mixed use centers and corridors.**

**(2) To promote reinvestment in, and the appropriate redevelopment of, older commercial areas, to create attractive and distinctive community centers for shopping, socializing, entertaining, living, and to promote economic vitality**

**(3) To promote the preservation and adaptive reuse of selected buildings in older commercial areas.**

**(4) To ensure a mix of compatible uses which compliments concentrations of retail and service uses, including institutional uses, encourages pedestrian activity, and promotes shared parking.**

**(5) To provide a mix of commercial and residential uses which establish a safe and vibrant twenty-four hour environment.**

**(6) To establish a flexible regulatory framework, based upon community input, to encourage compatible development and redevelopment including shared parking facilities that will enhance the Town Center.**

**(7) To preserve and promote those distinctive physical characteristics that are identified by the community as essential to the community's identity, including building character, special landmarks, small parks and other gathering places, and wide sidewalks.**

**Sec. 27-546.10. Landscaping and Screening**

**(a) Landscaping and Screening shall be provided in accordance with the approved Town Center Development Plan.**

**Sec. 27-546.11. Uses.**

**(a) The uses allowed in the M-U-TC Zone are as provided for in the Table of Uses (Division 3).**

**Sec. 27-546.12. Regulations.**

**(a) Except as indicated in paragraph (b), below, regulations concerning the location, size**

and other provisions for all buildings and structures in the M-U-TC Zone are as provided in the approved Town Center Development Plan.

(b) Additional regulations are as provided for in General (Part 2).

**Sec. 27-546.13. Development Plan.**

**(a) General**

(1) The Development Plan will create a flexible framework for reviewing and approving future development in the M-U-TC Zone. The regulations and graphic representations embodied in the Plan should protect existing community characteristics that are critical to the conservation of the Town Center's character. The Development Standards and Guidelines adopted in the Plan are intended to be flexibly applied and broadly interpreted to promote local revitalization efforts.

(2) The Development Plan shall consider the evolution of development regulations and the existing development character and create more appropriate standards and development guidelines that will encourage investment that supports the purposes of the zone.

(3) Buildings legally existing at the time a rezoning to the M-U-TC Zone is approved are considered to be legally existing, and shall not be considered to be nonconforming. Any expansion or exterior alteration is subject to the Town Center Development Plan.

(4) Any existing use which has a valid permit issued prior to the approval of a rezoning to the M-U-TC Zone shall be considered a permitted use, and shall not be considered nonconforming, provided the use has not changed to a different use since issuance of the permit. This provision shall apply only to the property which was the subject of the original permit.

(b) The Town Center Development Plan shall include at a minimum, the following:

(1) A description of the area within the Town Center, including a location map showing the boundaries of the Zone (with north arrow and scale) and a description of the existing improvements within those boundaries;

(2) Existing zoning and use of properties within and adjacent to the M-U-TC Zone;

(3) Existing and proposed right-of-way widths of internal and adjoining streets;

(4) An inventory of existing development characteristics, which may include the following:

(A) Building:

- (i) Height
- (ii) Width
- (iii) Setbacks
- (iv) Roof Shape
- (v) Construction Materials
- (vi) Color
- (vii) Distribution of Windows/Door Openings
- (viii) Architectural Style, Details and Ornamentations

(B) Signs:

- (i) Number
- (ii) Lighting
- (iii) Location (building, roof, freestanding)

(C) Awning and Canopies

- (i) Location
- (ii) Width
- (iii) Materials

(D) Mechanical Equipment

- (i) Visibility from roads and adjacent properties

(E) Parking/Circulation

- (i) View from the road
- (ii) Paving materials and striping
- (iii) Landscaping
- (iv) Crosswalks
- (v) Sidewalks
- (vi) Pedestrian alleys

(F) Streetscape

- (i) Furniture
- (ii) Landscaping
- (iii) Signs
- (iv) Monuments and Art

(5) Development Standards and Guidelines shall be established to manage the physical development and use of land in the M-U-TC Zone. These Development Standards and Guidelines may include the following and any other elements deemed necessary:

- (A) Setbacks
- (B) Proportion
- (C) Height
- (D) Roofs
- (E) Rear Entrance
- (F) Awnings and Canopies
- (G) Utility Areas and Mechanical Equipment
- (H) Architectural Detailing
- (I) Fenestration
  - (i) Facade Openings
  - (ii) Windows
  - (iii) Blank Walls
- (J) Materials
- (K) Color
- (L) Lighting
- (M) Sidewalks and Pedestrian Places

(c) The Development Plan shall include minimum and maximum Development Standards and Guidelines, as necessary, to regulate parking and loading schedules and design standards, sign design standards and landscaping and screening standards.

(d) The Development Plan should contain both a written explanation and graphic representations of Development Standards and Guidelines, as necessary.

(e) The Development Plan may include specific findings and criteria for uses permitted

as a Special Permit in the Use Table. Such findings shall generally be limited to site planning issues not otherwise found in the Development Plan.

(f) The Development Plan may create a local design review committee to advise the Planning Board and District Council during review of Special Permits, Special Exceptions, site plans and other proposals.

(g) If a local design review committee is created, the Development Plan shall at a minimum define the committee membership, minimum and maximum review timeframes and the extent of the Committee's review responsibilities.

**Sec. 27-546.14. Amendments to Development Plan.**

**(a) Primary Amendments**

(1) All Primary Amendments of approved Development Plans shall be made in accordance with the provisions for initial approval of the Plan.

(2) Primary amendments are any changes to the boundary of the approved Development Plan.

**(b) Secondary Amendments**

(1) Secondary Amendments are any amendments other than an amendment made pursuant to Section 27-546.14(a).

(2) An application for an amendment of an approved Development Plan, other than an amendment pursuant to paragraph (a), may be submitted to the Planning Board by any owner (or authorized representative) of property within the M-U-TC Zone, a municipality within which the zone is located, the Planning Board or the District Council, and shall be processed in accordance with the following regulations.

(3) All applications shall be typed, except for signatures, submitted in triplicate, and shall include the following information:

(A) The name, address, and telephone number of the applicant, and an indication of the applicant's status as contract purchaser, agent, or owner;

(B) The street address of the property owned within the Development Plan; name of any municipality the property is in; name and number of the Election District the property is in;



(C) A statement enumerating each requested change and its effect upon the remainder of development in the approved Development Plan;

(D) The name, address, and signature of each owner of record of the property. Applications for property owned by a corporation shall be signed by an officer empowered to act for the corporation;

(E) The name, address, and telephone number of the correspondent;

(F) A statement of justification in support of the request. The statement shall set forth the legal basis by which the requested amendment can be approved, and a description of the existing components of the Development Plan and proposed changes thereto. This statement may be accompanied by three (3) copies of any material which (in the applicant's opinion) is necessary to clarify the typewritten statement. This additional material, if not foldable, shall be not larger than eighteen (18) by twenty-four (24) inches;

(G) The proposed amendment to be appended to or incorporated into the Development Plan;

(H) A signed certificate stating that the applicant, on or before the date of filing such application, sent by certified mail, a copy of the application for an amendment and all accompanying documents to each municipality in which any portion of the property which is the subject of the application is located, and each municipality located within one (1) mile of the property which is the subject of the application. The certificate shall specifically identify each municipality to which the application was mailed and the date it was mailed.

(4) Upon completing an application, the applicant shall pay to the Planning Board a fee to help defray the costs related to processing the application. A reduction in the fee may be permitted by the Planning Board if it finds that payment of the full amount will cause an undue hardship upon the applicant.

(5) In addition to the filing fee, a fee of Thirty Dollars (\$30.00) shall be paid for the posting of each public notice sign to be posted by the Planning Board. No part of a fee shall be refunded or waived, unless the Planning Board determines that one of the following applies:

(A) The fee was paid by mistake, and the applicant has requested (in writing)

a refund.

(B) The application is withdrawn prior to posting the sign. In this case the entire sign posting fee shall be refunded.

(6) The Planning Board shall review the requested Secondary Amendment for compliance with this Section and shall follow the same procedure required for the Conceptual Site Plan approval as found in Sections 27-276(a)(1), (3), (4), (5), (6); 27-276(c)(1), (2); and 27-276(d). Review by the District Council shall follow the procedures in Section 27-280.

(7) The Planning Board may only approve a requested Secondary Amendment of a Development Plan if it makes the following findings:

(A) The requested Secondary Amendment is in compliance with the requirements for the approval of a Development Plan;

(B) The requested Secondary Amendment is in conformance with the purposes of the M-U-TC Zone;

(C) The original intent of the Development Plan element or mandatory requirement being amended is still fulfilled with the approval of the requested Secondary Amendment.

## **DIVISION 5. SPECIAL PERMITS AND DEPARTURES FROM THE DEVELOPMENT PLAN.**

### **Sec. 27-548.00.01. Special Permits.**

#### **(a) Authorization**

(1) A Special Permit may be permitted by the Planning Board, in accordance with the provisions of Section 27-239.02.

(2) The Planning Board is authorized to allow departures from the strict application of any standard or guideline approved in a Town Center Development Plan in accordance with the procedures set forth in Section 27- 239.01 and subject to the following findings:

(A) A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;

(B) The strict application of the Development Plan will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the

property; and

(C) The departure will not substantially impair the intent, purpose, or integrity of the General Plan, Master Plan, or the Town Center Development Plan.

**DIVISION [5]6. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.**

\* \* \* \* \*

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date of its adoption.

Adopted this 29th day of March, 1994.

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART  
OF THE MARYLAND-WASHINGTON  
REGIONAL DISTRICT IN PRINCE  
GEORGE'S COUNTY, MARYLAND

BY \_\_\_\_\_  
F Kirwan Wineland  
Chairman

ATTEST

\_\_\_\_\_  
Joyce T Sweeney  
Clerk of the Council

**KEY**

Underscoring indicates language added to existing law

[Brackets] indicate language deleted from existing law

Asterisks \*\*\* indicate intervening existing Code provisions that remain unchanged.

# **ACKNOWLEDGMENTS**

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