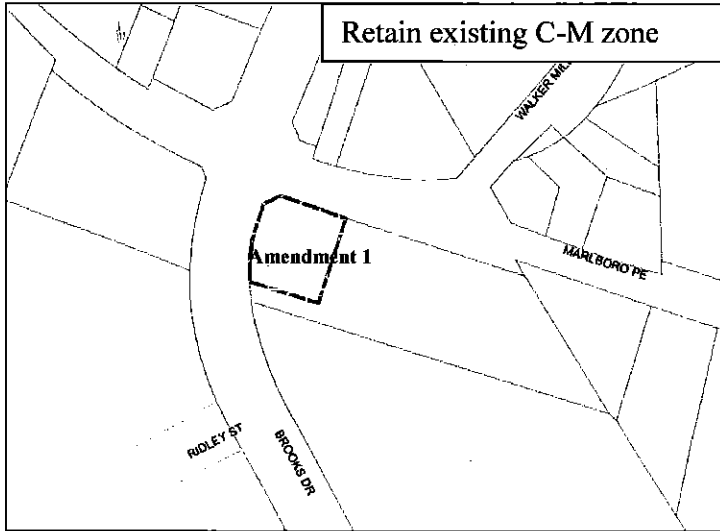


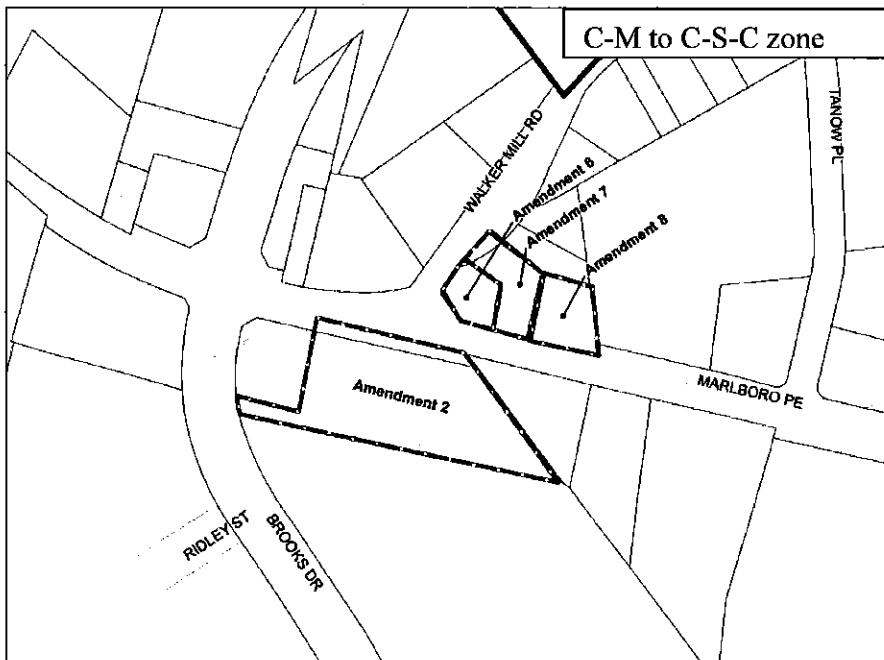
ATTACHMENT A

Amendment 1



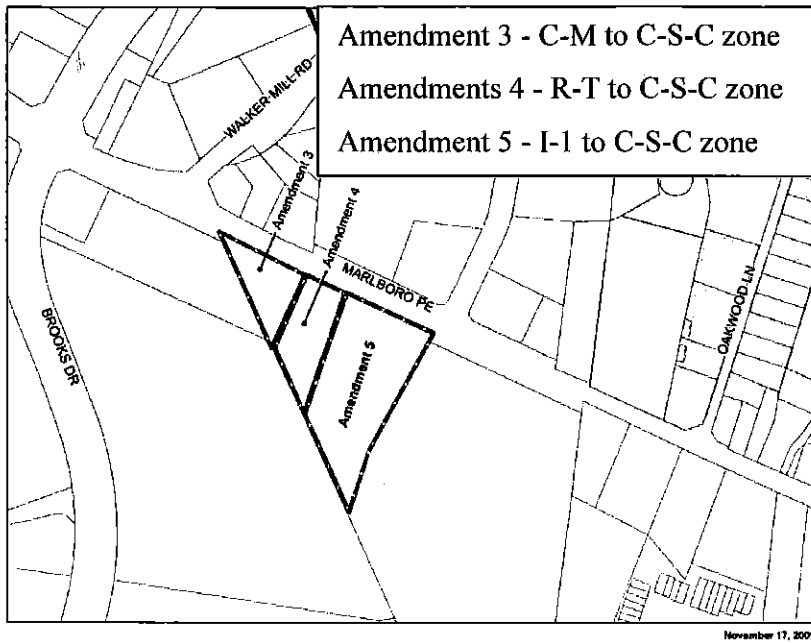
November 17, 2009

Amendment 2, 6, 7 and 8

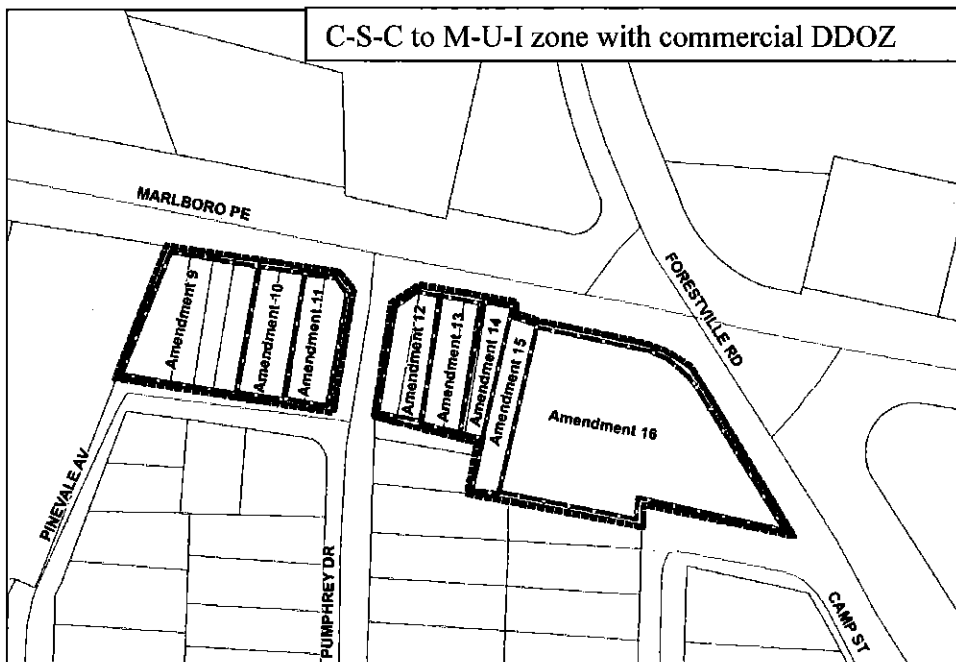


November 17, 2009

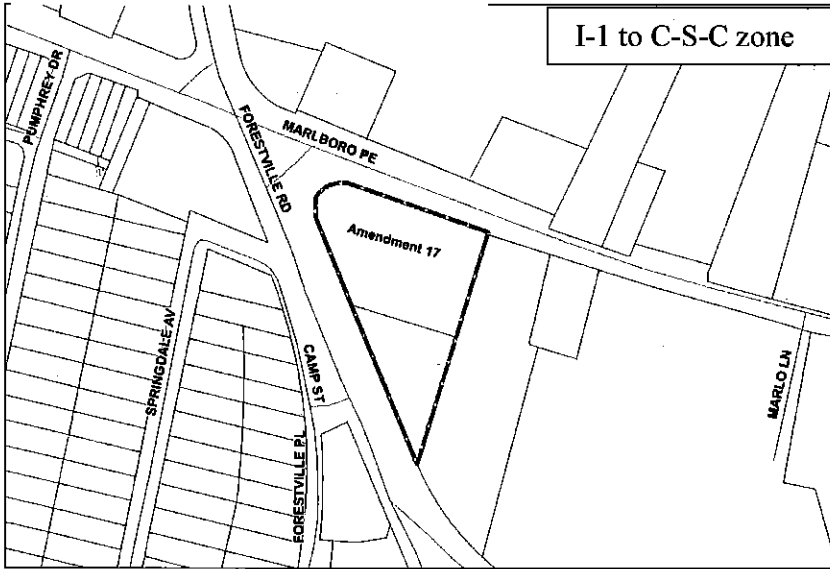
Amendment 3, 4 and 5



Amendments 9, 10, 11, 12, 13 14, 15, and 16

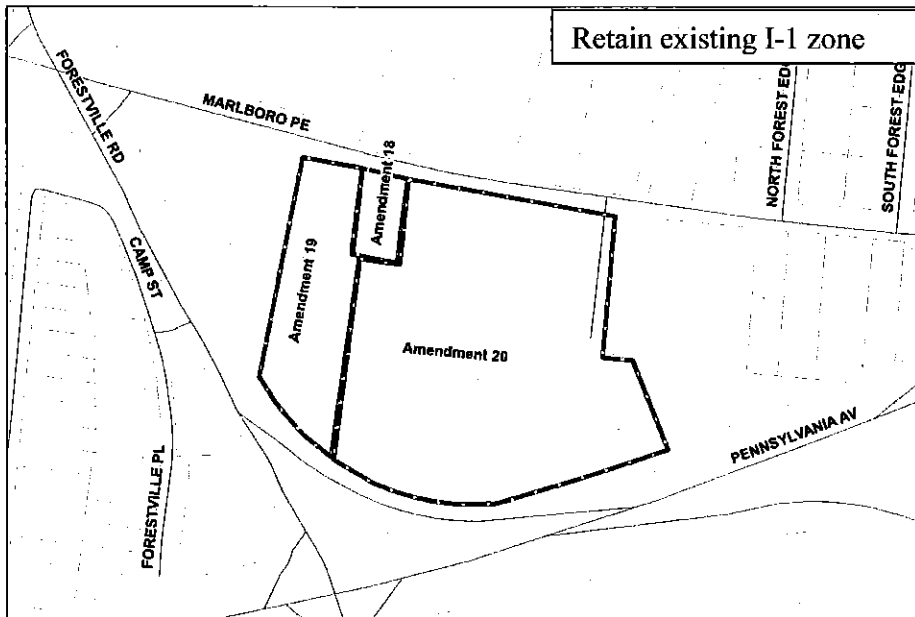


Amendment 17



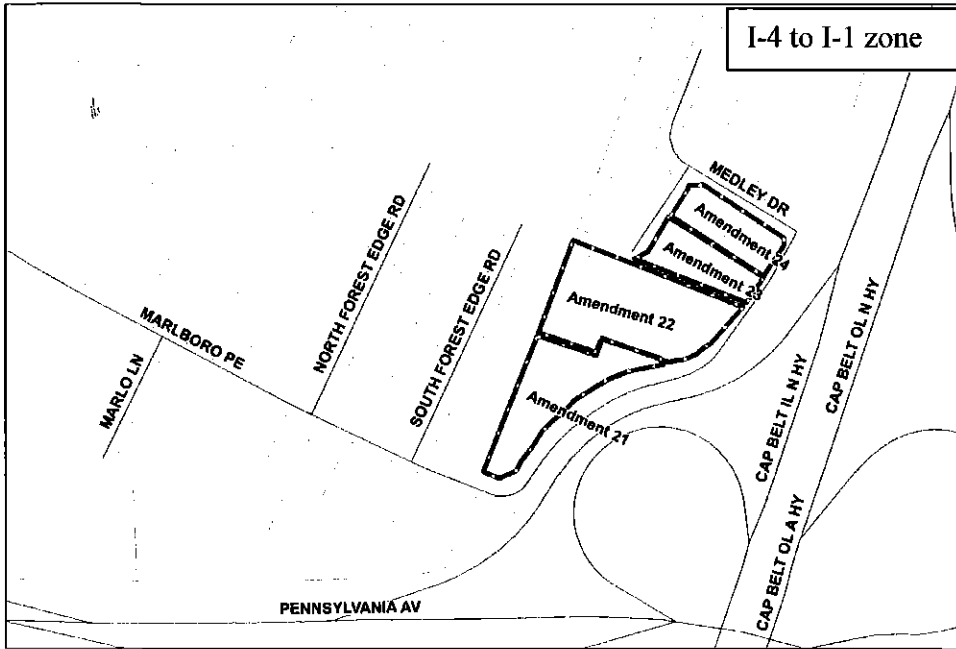
November 17, 2009

Amendments 18, 19, and 20



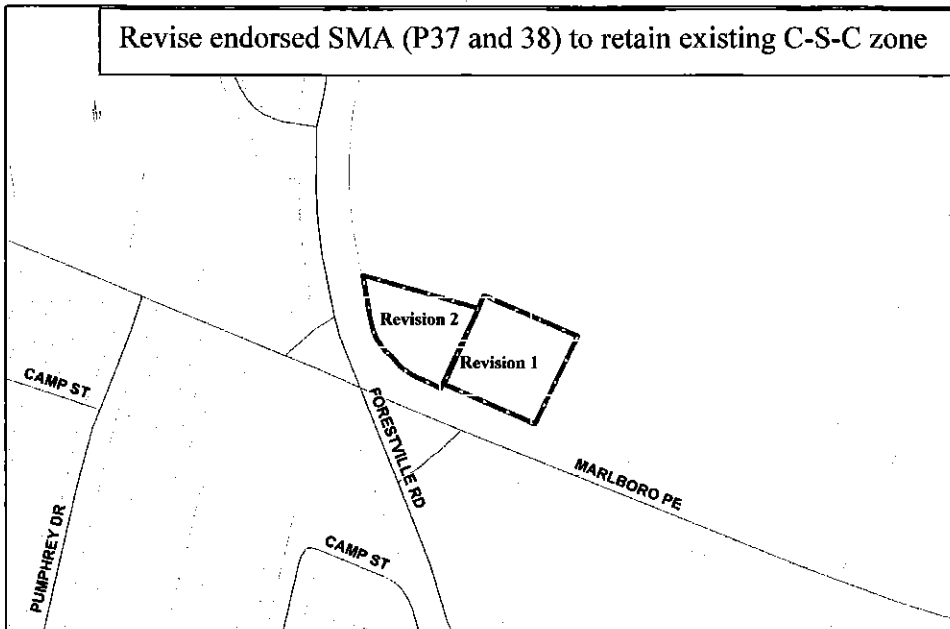
November 17, 2009

Amendments 21, 22, 23 and 24



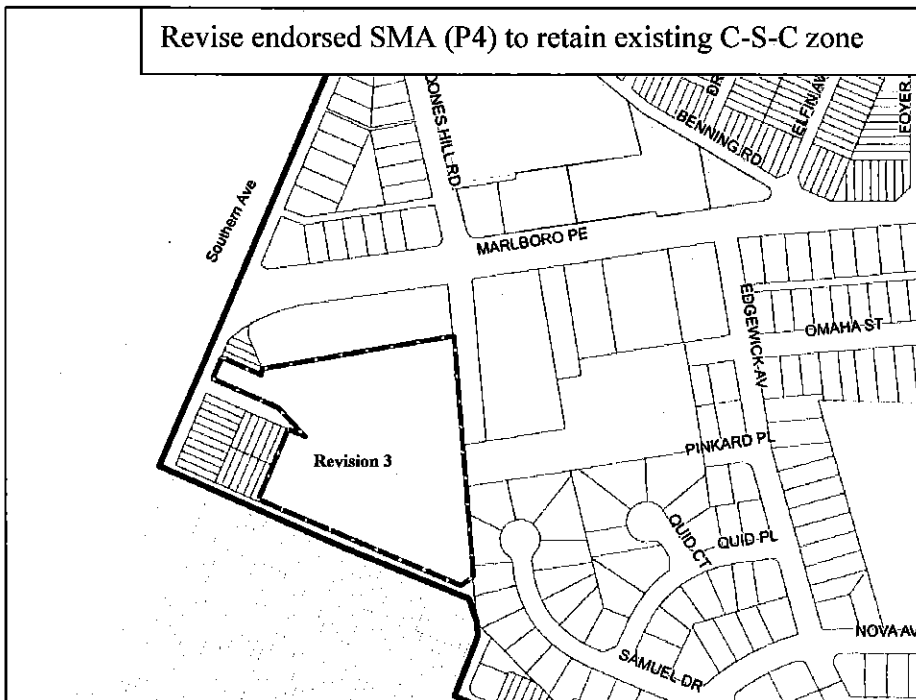
November 17, 2009

SMA Revision 1 and 2



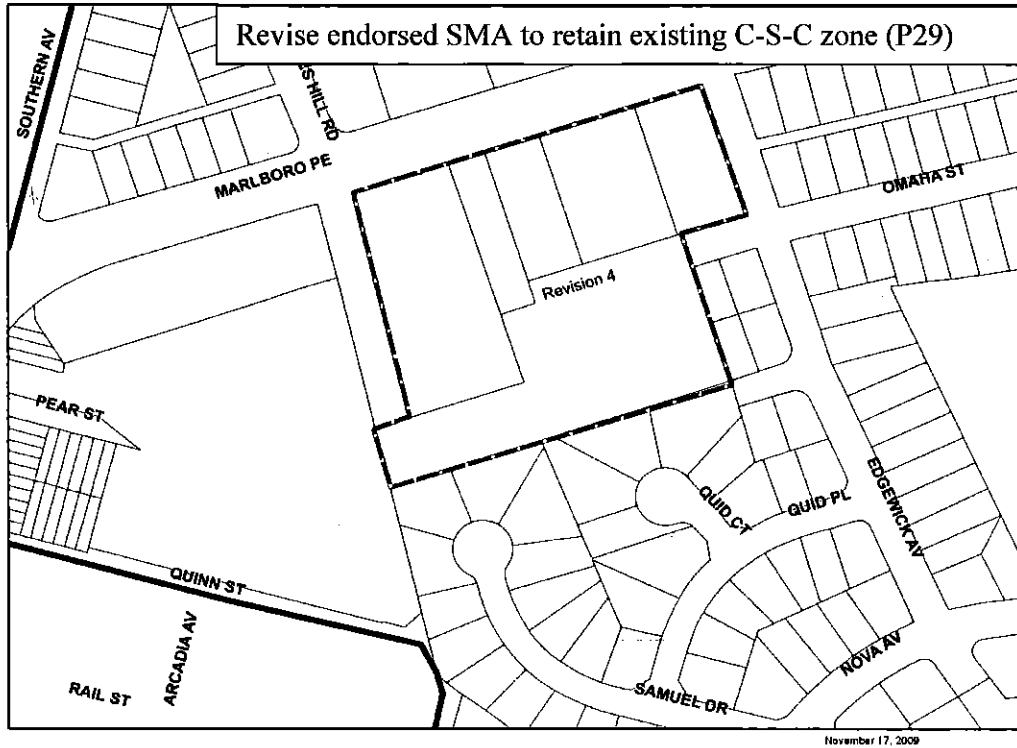
November 17, 2009

SMA Revision 3

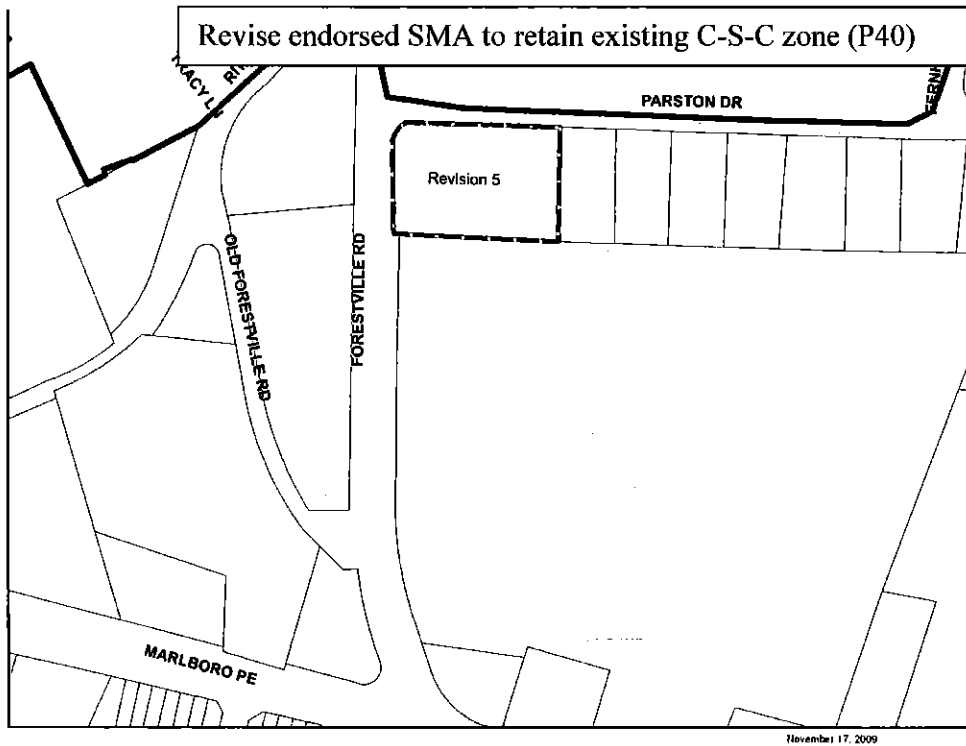


November 17, 2009

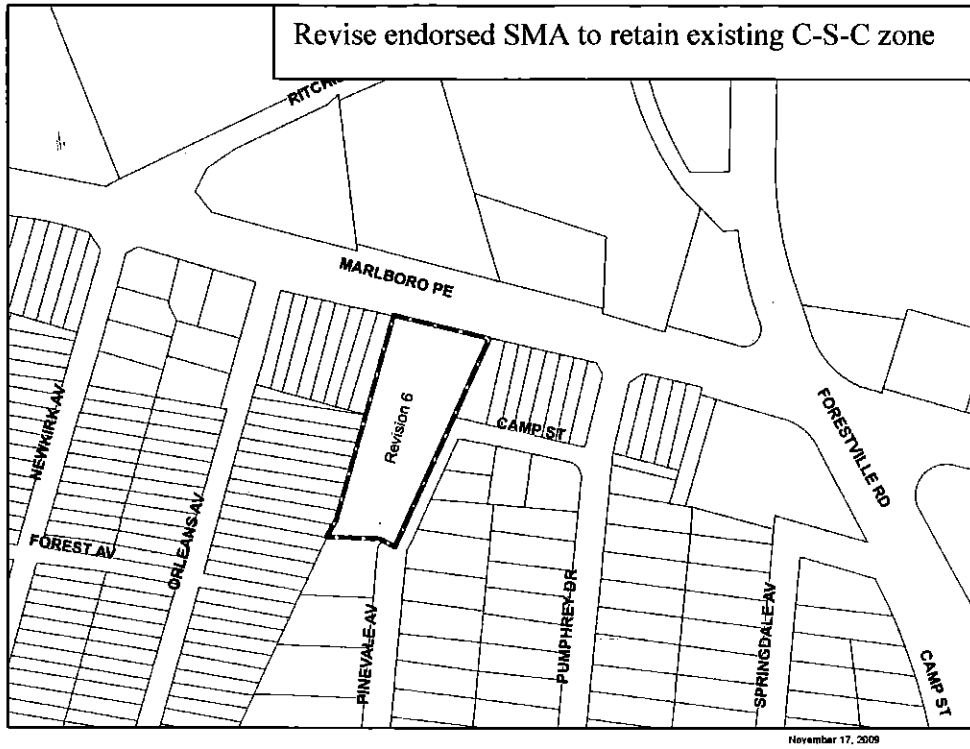
SMA Revision 4



SMA Revision 5



Revision 6



Attachment B

DDOZ Use Table Revisions:

Revise the Marlboro Pike Development District Overlay Zone (DDOZ) Use Tables for the Mixed-Use Commercial Character Area (Chapter X, Section 8 Uses) to add DDOZ Footnotes A and B:

DDOZ FOOTNOTE A - Provided that prior to approval of a site plan, preliminary subdivision plan, building permit or use and occupancy permit an authorized representative of the church executes an affidavit acknowledging the property location within the flight path for Andrews Air Force Base in an Accident Potential Zone as defined by the 2007 Air Installation Compatible Use Zone Study for Andrews Air Force Base, as updated.

DDOZ FOOTNOTE B - Use is prohibited if property is located within the flight path for Andrews Air Force Base in an Accident Potential Zone as defined by the 2007 Air Installation Compatible Use Zone Study for Andrews Air Force Base, as updated.

Revise the Marlboro Pike Development District Overlay Zone Use Tables for the Mixed-Use Commercial Character Area (Chapter X, Section 8, Uses) to add Footnote A to the following uses:

USE:

(2) INSTITUTIONAL/EDUCATIONAL

Church or similar place of worship, convent or monastery

Revise the Marlboro Pike Development District Overlay Zone Use Tables for the Mixed-Use Commercial Character Area (Chapter X, Section 8, Uses) to add Footnote B to the following uses:

USE:

(2) INSTITUTIONAL/EDUCATIONAL

Adult Day Care
Day Care Center for Children
Eleemosynary or Philanthropic Institution
Hospital
Nursing or care home
School, Private - all

(4) PUBLIC/QUASI PUBLIC

Community Building
Library, Private
Public Building or Use
Voluntary fire, ambulance or rescue station

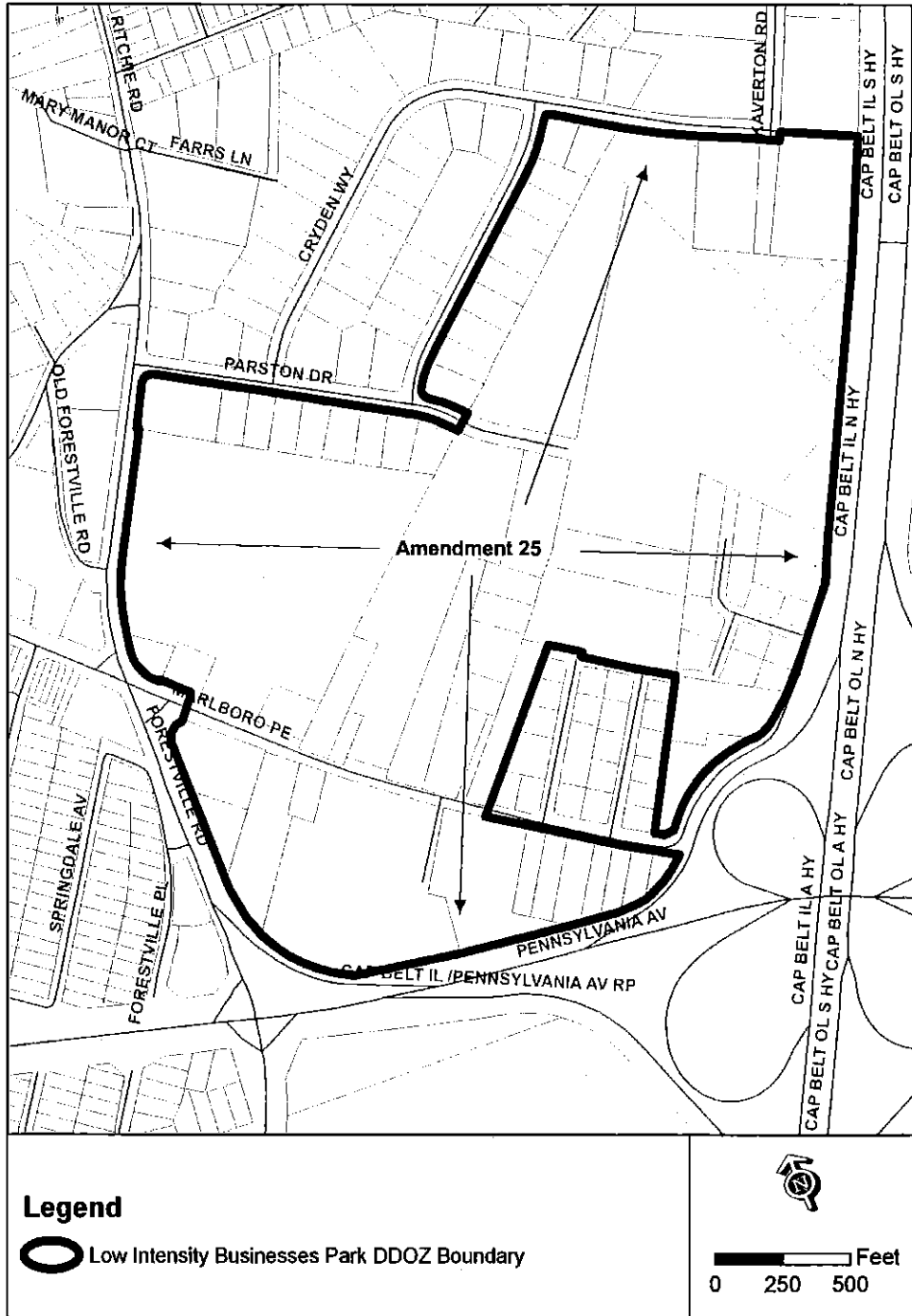
(5) RECREATIONAL/ENTERTAINMENT.SOCIAL/CULTURAL

Amusement Arcade
Amusement Center
Club or Lodge
Employees' recreational facilities (private, nonprofit) accessory to an allowed use
Museum, aquarium, art gallery, cultural center, or similar facility
Park or playground
Performance arts center, in accordance with Section 27-465.05
Reducing/exercise salon or health club
Spa (community)
Spa (private) accessory to an allowed dwelling unit
Spa (public) -all
Swimming pool – all
Tennis, basketball, handball, or similar court – all
Theater – all

(6) RESIDENTIAL/LODGING

All permitted residential/lodging facilities listed in this section

ATTACHMENT C-1



ATTACHMENT C-2

A. NEW INSERT

Plan text page 129, following section on Character Area 2, insert the following:

Character Area 3: Business Park

Goal: Redevelop existing commercial and industrial properties with low-intensity commercial and industrial uses that provide an attractive gateway to the Marlboro Pike Sector Plan area and a functional business community that is compatible with the location under the flight path for Andrews Air Force Base.

LAND USE CHARACTERISTICS:

This character area promotes a combination of land extensive, low-intensity business buildings including flex space for business services, limited retail services, manufacturing, wholesaling, warehousing and distribution. This character area requires high standards for site design and operations to ensure that business uses in this area are attractive as well as functional. Low-scale, one-story buildings constructed of durable materials with interior noise attenuation features to mitigate the high noise impacts of flight operations near the end of the runways for Andrews Air Force Base. Close attention will be paid to installation and restoration of landscaping and screening along public roads and on interior open spaces. Land uses that attract children, the elderly or the infirm, or large gatherings of people should be prohibited.

B. NEW INSERT

Plan text page 136, following Development District Standards for the Urban Residential and Mixed Use Commercial Character Areas, insert the following:

Development District Standards – Marlboro Pike Business Park Overlay Zone

(Except as specified in tables below, the development standards and regulations of the Prince George” County Zoning Ordinance, including the Landscape Manual, shall be followed.)

ATTACHMENT C-2

Section 1: Building Envelope and Site

Intent: To provide a location for attractive, low-intensity business uses that are compatible with flight operations at Andrews Air Force Base.

1.1 Intensity Floor Area Ratio (FAR) –

Commercial Office and Other Uses - 0.22 FAR maximum

Industrial Uses – 0.6 FAR maximum

(Note: Existing buildings in excess of these FAR standards are exempt and not considered non-conforming)

Section 2: Streetscape

Intent: To create a pleasant, inviting streetscape that provides an attractive gateway to the Marlboro Pike corridor.

2.1 Landscaping/Buffering – Additional Requirements

All development shall be subject to the design guidelines, requirements and standards of the Landscape Manual. Additional requirements for buffer/screening areas on private properties located along the public rights-of-way identified in Figure X are as follows:

Area A (MD 4 including the exit ramp from I-95):

-Minimum 20-foot wide vegetative screen with or without fencing

2.2 Fence/wall/screening materials

Fences, walls or screening required by the Landscape Manual shall be constructed of durable materials that include masonry, stucco, decorative metal, landscape berms or vegetation. The following materials shall **NOT** be used for any type of required fencing, walls or screening in this DDOZ area: Barbed wire, razor wire, unclad cinder block, vinyl cladding, corrugated metal, corrugated fiberglass, sheet metal, wire mesh, or chain link.

ATTACHMENT C-2

2.3 Lighting

Parking lot, building and any decorative lights shall have cut-off type lighting fixtures to direct glare downward.

Section 3: Architecture and Materials

Intent: To establish and maintain an attractive business park environment.

3.1 Building Facades

All buildings shall have facades made of high quality materials such as brick, stone, stucco, tilt-up masonry construction or some combination of these materials.

Section 4: Parking and Loading

Intent: To provide safe, easily accessible, parking and loading for business operations and customers.

4.1 Standards

All parking and loading shall comply with standards of the zoning ordinance.

Section 5: Landscape Manual Applicability

Intent: To bring existing development and redevelopment up to current standards of the Landscape Manual including the following modifications:.

5.1 Permits

Issuance of a Building Permit or a Use and Occupancy Permit for a change in ownership for any property with frontage along a public street shall require restoration or installation of landscape strips, buffering and screening in accordance with Sections 4.2 and 4.4 of the Landscape Manual, as modified by Section 2.1 and 2.2 of this DDOZ, or in accordance with modified standards as determined by the Planning Board in review of a detailed site plan per Section 27-548.25(c), or as determined under an Alternative Compliance procedure per Section 1.3 of the Landscape Manual.

ATTACHMENT C-2

Figure X- Locations for additional landscaping and screening along roadways per Sections 2.1 and 2.2 of the Development District Standards for Streetscape in Character Area 3.
(See Attachment C-3)

C. NEW INSERT

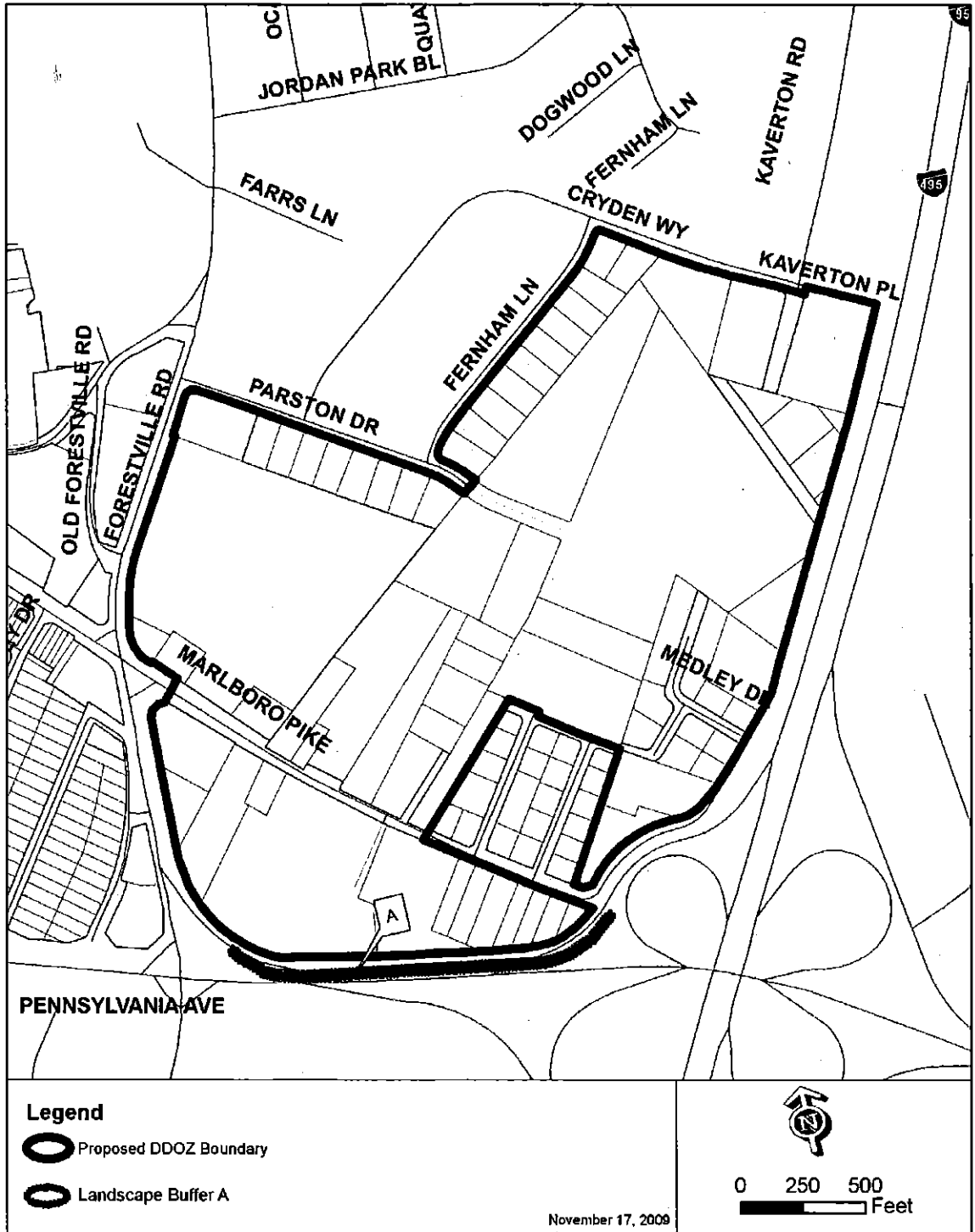
Plan text page 221, add an additional SMA change to the SMA Change Table and an SMA Change Map identifying the properties proposed for Development District Overlay Zone (DDOZ) Character Area 3- Business Park. (See Attachments C-1 and C-4)

D. NEW INSERT

Plan text page 157, following the Development District Use Table for the Urban Residential and Mixed Use Commercial Character Areas, insert the following use table for the I/DDOZ and C-S-C/DDOZ Zones. (See Attachments C-5 and C-6)

Attachment C-3

Landscape Buffer Illustration



| Properties Proposed for the Marlboro Pike Development District Overlay Zone - Character Area - 3 Business Park | | | | | | | | | |
|--|------------------------|-------------|----------------------|--------------|----------------|---------------------|---------|------|--|
| Item # | Address | Tax Account | Business/Use | Tax Map/Grid | Blk/Lot/Parcel | 200'Scale Index Map | Acres | Zone | |
| 1 | 7807 Marlboro Pike | 0424457 | Public Storage | 090/A1 | Parcel C | 205SE07 | 3.13ac | I-1 | |
| 2 | 7829 Marlboro Pike | 0595975 | Adv. Auto Care | 090/A1 | Parcel 16 | 205SE07 | 0.54ac | I-1 | |
| 3 | 7901 Marlboro Pike | 0500769 | MD Coach Inc. Svcs | 090/A1 | Parcel 17 | 205SE07 | 0.57ac | I-1 | |
| 4 | 7905 Marlboro Pike | 0614487 | Mclean Trans. Svc | 090/A1 | Parcel 18 | 205SE07 | 0.74ac | I-1 | |
| 5 | 7909 Marlboro Pike | 0423475 | Residence | 090/A1 | Parcel 19 | 205SE07 | 0.53ac | I-1 | |
| 6 | 7913 Marlboro Pike | 0535385 | Beltway Sign Svc | 090/A1 | P/O Parcel 20 | 205SE07 | 0.35ac | I-1 | |
| 7 | 7917 Marlboro Pike | 0624957 | Beltway Sign Svc | 090/A1 | P/O Parcel 204 | 205SE07 | 0.38ac | I-1 | |
| 8 | 0000 Marlboro Pike | 0644559 | Undeveloped | 090/A1 | P/O Parcel 21 | 205SE07 | 0.20ac | I-1 | |
| 9 | 8002 Marlboro Pike | 0593772 | Spirit Tours | 090/A1 | Parcel B | 205SE07 | 1.19ac | I-4 | |
| 10 | 8008 Marlboro Pike | 0593764 | PGCEA | 090/A1 | Parcel A | 205SE07 | 1.79ac | I-4 | |
| 11 | 8016 Marlboro Pike | 0424556 | West End Limos | 090/A1 | Lot 7-8 | 205SE07 | 0.57ac | I-4 | |
| 12 | 8014 Marlboro Pike | 0424549 | Est. Am. Coachwys | 090/A1 | Lot 9-10 | 205SE07 | 0.61ac | I-4 | |
| 13 | 8100 Marlboro Pike | 0440735 | Power Cncpts. Inc | 090/A1 | Lot 5 | 205SE07 | 0.28ac | I-1 | |
| 14 | 4704 Medley Drive | 0440719 | Power Cncpts. Inc | 090/B1 | Lot 6 | 205SE07 | 0.28ac | I-1 | |
| 15 | 8106 Marlboro Pike | 0451351 | Undeveloped | 090/B1 | P/O Lot 11 | 205SE07 | 1.53ac | I-1 | |
| 16 | 3300 Medley Drive | 0451369 | Undeveloped | 090/B1 | Lot 2 | 205SE07 | 0.80ac | I-1 | |
| 17 | 3400 Schooledge Dr | 0451385 | Undeveloped | 090/A1 | Lot 4 | 205SE07 | 0.37ac | I-1 | |
| 18 | 3401 Schooledge Dr | 0451377 | Undeveloped | 090/A1 | Lot 3 | 205SE07 | 0.35ac | I-1 | |
| 19 | 3301 Medley Drive | 0451393 | Undeveloped | 090/A1 | Lot 1 | 205SE07 | 0.92ac | I-1 | |
| 20 | 0000 Marlboro Pike | 0628222 | Undeveloped | 090/B1 | Parcel 29 | 205SE07 | 1.19ac | I-1 | |
| 21 | 8150 Parston Drive | 0451336 | Undeveloped | 082/B4 | Parcel 75 | 205SE07 | 16.97ac | I-1 | |
| 22 | 0000 Marlboro Pike | 0560995 | Park lot for Item 21 | 090/A1 | Parcel 31 | 205SE07 | 1.79ac | I-1 | |
| 23 | 3415 N. Forest Edge Rd | 0593582 | Central Svcs-Fac Mg. | 090/A1 | Parcel 9 | 205SE07 | 3.20ac | I-1 | |
| 24 | 0000 Kaverton Road | 0496158 | Undeveloped | 082/B4 | Parcel 312 | 205SE07 | 0.99ac | I-1 | |
| 25 | 0000 E. Kaverton Road | 0628065 | Undeveloped | 082/B4 | P/O Lot 3 | 205SE07 | 0.80ac | I-1 | |
| 26 | 3250 Kaverton Road | 0496174 | Undeveloped | 082/B4 | Lot 2 | 205SE07 | 1.00ac | I-1 | |
| 27 | 0000 Kaverton Road | 0496166 | Undeveloped | 082/B4 | Lot 1 | 205SE07 | 0.63ac | I-1 | |
| 28 | 0000 Kaverton Road | 0451419 | Undeveloped | 082/B4 | Parcel 49 | 205SE07 | 0.94ac | I-1 | |
| 29 | 3150 Kaverton Road | 0496216 | Undeveloped | 082/B4 | Parcel 8 | 204SE07 | 2.94ac | I-1 | |
| 30 | 3151 Kaverton Road | 0496208 | Undeveloped | 082/B4 | Parcel 75 | 204SE07 | 2.18ac | I-1 | |

| Item # | Address | Tax Account | Business/Use | Tax Map/Grid | Blk/Lot/Parcel | 200'Scale Index Map | Acres | Zone |
|--------|--------------------|-------------|------------------------|--------------|----------------|---------------------|---------|------|
| 31 | 8201 Cryden Way | 0496190 | Church-Life Restr.Svcs | 082/B4 | Parcel 1 | 204SE07 | 2.12ac | I-1 |
| 32 | 8115 Cryden Way | 0472191 | Undeveloped | 082/B4 | Blk D; Lot 4 | 204SE07 | 0.53ac | I-1 |
| 33 | 8017 Fernham Lane | 0472233 | Undeveloped | 082/A4 | Blk D; Lot 3 | 204SE07 | 0.47ac | I-1 |
| 34 | 8013 Fernham Lane | 0472209 | Undeveloped | 082/A4 | Blk D; Lot 5 | 204SE07 | 0.51ac | I-1 |
| 35 | 8009 Fernham Lane | 0472217 | Undeveloped | 082/A4 | Blk D; Lot 6 | 204SE07 | 0.48ac | I-1 |
| 36 | 8005 Fernham Lane | 0472225 | Undeveloped | 082/A4 | Blk D; Lot 7 | 204SE07 | 0.48ac | I-1 |
| 37 | 8001 Fernham Lane | 0472332 | Undeveloped | 082/A4 | Blk D; Lot 8 | 204SE07 | 0.48ac | I-1 |
| 38 | 7917 Fernham Lane | 0472340 | Undeveloped | 082/A4 | Blk D; Lot 9 | 204SE07 | 0.48ac | I-1 |
| 39 | 7913 Fernham Lane | 0622902 | Ang. Lux. Coach S/L | 082/A4 | Blk D; Lot 10 | 204SE07 | 0.52ac | I-1 |
| 40 | 7909 Fernham Lane | 0417964 | Faith U.Min. Church | 082/A4 | Blk D; Lot 11 | 204SE07 | 0.53ac | I-1 |
| 41 | 7905 Fernham Lane | 0650309 | Faith U.Min. Church | 082/A4 | Blk D; Lot 2 | 204SE07 | 0.50ac | I-1 |
| 42 | 8000 Parston Drive | 0571075 | SM Vocational Ind. | 082/A4 | Blk D; Lot 1 | 204SE07 | 0.53ac | I-1 |
| 43 | 7931 Fernham Lane | 0451344 | Sears Prdt Repair Svc | 082/A4 | Parcel 73 | 204SE07 | 6.03ac | I-1 |
| 44 | 8087 Parston Drive | 3641032 | Warehouse | 082/A4 | Blk D; Lot 12 | 205SE07 | 1.70ac | I-1 |
| 45 | 7816 Marlboro Pike | 0507913 | Residence | 090/A1 | Parcel 68 | 205SE07 | 0.50ac | I-1 |
| 46 | 0000 Harley Lane | 0507889 | Undeveloped | 090/A1 | Parcel 69 | 205SE07 | 0.50ac | I-1 |
| 47 | 7814 Marlboro Pike | 0507939 | Residence | 090/A1 | Parcel 70 | 205SE07 | 0.75ac | I-1 |
| 48 | 7820 Marlboro Pike | 0534628 | ANA Painting & Décor | 090/A1 | Parcel 8 | 205SE07 | 1.37ac | I-1 |
| 49 | 7812 Marlboro Pike | 0507905 | Residence | 090/A1 | Parcel 7 | 205SE07 | 0.5ac | I-1 |
| 50 | 7808 Marlboro Pike | 0487058 | Frstville Bap. Church | 090/A1 | Parcel 6 | 205SE07 | 1.00ac | I-1 |
| 51 | 7808 Marlboro Pike | 0487074 | Frstville Bap. Church | 090/A1 | Parcel 5 | 205SE07 | 2.03ac | I-1 |
| 52 | 7802 Marlboro Pike | 3509346 | Vacant Comm. Bldg. | 090/A1 | Parcel A | 205SE07 | 4.19ac | I-1 |
| 53 | 7800 Marlboro Pike | 0630038 | Residence | 090/A1 | Parcel 29 | 205SE07 | 0.223ac | I-1 |
| 54 | 7716 Marlboro Pike | 0487157 | Hm Prmnt Pest Cont. | 090/A1 | Parcel 1 | 205SE07 | 1.05ac | I-1 |
| 55 | 8001 Parston Drive | 3641040 | Allstar Utilities Inc. | 082/A4 | Blk; D Lot 13 | 205SE07 | 3.01ac | I-1 |
| 56 | 7929 Parston Drive | 0561704 | TRA Medical/Dental | 082/A4 | Blk A; Lot 9 | 205SE07 | 0.52ac | I-1 |
| 57 | 7925 Parston Drive | 0561795 | Hana Food Distributor | 082/A4 | Blk A; Lot 8 | 205SE07 | 0.49ac | I-1 |
| 58 | 7919 Parston Drive | 0462317 | Tyson Auto Glass | 082/A4 | Blk A; Lot 7 | 205SE07 | 0.45ac | I-1 |
| 59 | 0000 Parston Drive | 0472183 | J Clark Trucking (S/L) | 082/A4 | Blk A; Lot 6 | 204SE07 | 0.50ac | I-1 |
| 60 | 0000 Parston Drive | 0487041 | Shopping Center | 082/A4 | Blk A; Lot 5 | 204SE07 | 0.50ac | I-1 |
| 61 | 0000 Parston Drive | 0487033 | Shopping Center | 082/A4 | Blk A; Lot 4 | 204SE07 | 0.45ac | I-1 |

Attachment C - 4

| Item # | Address | Tax Account | Business/Use | Tax Map/Grid | Blk/Lot/Parcel | 200' Scale Index Map | Acres | Zone |
|--------|--------------------|-------------|------------------------|--------------|----------------|----------------------|---------|-------|
| 62 | 0000 Parston Drive | 0487025 | Shopping Center | 082/A4 | Blk A; Lot 3 | 204SE07 | 0.45ac | I-1 |
| 63 | 7823 Parston Drive | 0487017 | Shopping Center | 082/A4 | Blk A; Lot 2 | 204SE07 | 0.45ac | I-1 |
| 64 | 7809 Parston Drive | 0487009 | Forst Square Shop Ctr | 082/A4 | Blk A; Lot 1 | 204SE07 | 1.37ac | C-S-C |
| 65 | 7702 Marlboro Pike | 0548867 | Fstville Pl Shop. Ctr | 082/A4 | Parcel C | 205SE07 | 18.17ac | C-S-C |
| 66 | 7700 Marlboro Pike | 0601948 | Freddie Liquors | 081/F4 | Parcel 197 | 205SE07 | 0.37ac | C-S-C |
| 67 | 7704 Marlboro Pike | 0418228 | Mattress Discounters | 082/A4 | Parcel A | 205SE07 | 0.51ac | C-S-C |
| 68 | 7714 Marlboro Pike | 0415877 | Pillar of Faith Church | 090/A1 | Parcel B | 205SE07 | 0.64ac | C-S-C |
| 69 | 3300 Marlboro Pike | 0615179 | Commercial Bldg. | 089/F1 | Parcel 22 | 205SE07 | 2.16ac | I-1 |
| 70 | 3306 Marlo Lane | 0424473 | Mill Carpet | 090/A1 | Parcel B | 205SE07 | 2.01ac | I-1 |
| 71 | 3302 Marlo Lane | 0532705 | Marlo Warehouse | 090/A1 | Parcel D | 205SE07 | 0.43ac | I-1 |
| 72 | 3300 Marlo Lane | 0424465 | Marlo Warehouse | 089/F1 | Parcel A | 205SE07 | 8.75ac | I-1 |

ATTACHMENT C-5

DDOZ Table of Uses Permitted - Commercial Zones

No use shall be allowed in the Commercial Zones, except as provided for in the Tables of Uses. The table shows the uses within the commercial zones as allowed by Section 27-641 and as allowed by the DDOZ per Section 27-548.22 of the Zoning Ordinance. In the table, the following applies:

- (1) The letter "P" indicates that the use is permitted in the zone indicated.
- (2.1) The letters "SE" indicate that the use is permitted, subject to the approval of a Special Exception in accordance with the provisions of Part 4 of this Subtitle.
- (2.2) The asterisk letter "*P" indicates that the use is permitted but subject to the general special exception standards in Section 27-317 a)(1), (4), (5) and (6) and conforms to the recommendations of the sector plan.
- (3) The letters "PA" indicate that the use is permitted, subject to the following:
 - (A) There shall be no entrances to the use directly from outside of the building;
 - (B) No signs or other evidence indicating the existence of the use shall be visible from the outside building, other than a business identification sign lettered on a window. The sign shall not exceed six (6) square feet in area; and
 - (C) The use shall be secondary to the primary use of the building.
- (4) The letters "PB" indicate that the use is permitted, subject to the following:
 - (A) The use shall be related to, dependent on, and secondary to a principal use on the premises;
 - (B) The use shall be located on the same record lot as the principal use;
 - (C) The use shall not be located within a building not occupied by the principal use; and
 - (D) The floor area of any building (and the land area occupied by any structure other than a building) devoted to the use shall not exceed an area equal to forty-five percent (45%) of the gross floor area of the building within which the principal use is located.
- (5) The letter "X" indicates that the use is prohibited.
- (6) The letters "SP" indicate that the use is permitted subject to approval of a Special Permit, in accordance with Section 27-239.02.
- (7) All uses not listed are prohibited.

Marlboro Pike Development District Overlay Zone

TABLE OF USES – COMMERCIAL ZONES

| USE | Low-Intensity Business Park Character Area | ZONE | |
|--|--|-----------------------|---------------|
| | | C-S-C | C-S-C in DDOZ |
| (1) COMMERCIAL: | | | |
| (A) Eating or Drinking Establishments: | | | |
| Drive-in restaurant | | SE | X |
| Fast-food restaurant: | | | |
| (i) Within a wholly enclosed shopping mall, or department, variety, or drug store | | P | X |
| (ii) Within an office building | | P | P |
| (iii) Within a hotel | | PA | X |
| (iv) Accessory to, and as an integral part of, an allowed recreational facility | | P | X |
| (v) Within, and sharing the same points of vehicular access as, an integrated shopping center having six individual businesses (including the fast-food restaurant) and a minimum 50,000 square foot gross floor area ¹⁰ (CB-29-1986) | | P | X |
| (vi) Provided that the fast-food restaurant is part of an integrated shopping center, is not attached to a gas station, is limited to a maximum 2,000 square foot gross floor area, no more than 20 seats, and no drive-in or delivery service ¹⁶ (CB-126-1989) | | P | X |
| (vii) All others | | | |
| Eating or drinking establishment, with full drive-through service (CB-49-2005) | | SE P ²⁴ | X X |
| Eating or drinking establishment, excluding full drive-through service (CB-49-2005) | | P ²⁴ | X |

| USE | Low-Intensity Business Park Character Area | | ZONE | |
|---|--|---------------|-------|---------------|
| | C-S-C | C-S-C in DDOZ | C-S-C | C-S-C in DDOZ |
| Eating or drinking establishment, attached to or within a group of buildings, sharing a common wall extending from the lowest floor to the ceiling or sharing a building with one or more other uses, excluding full drive-through service (CB-49-2005) | P | P | | |
| Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult-oriented uses (CB-49-2005) | SE | X | | |
| Eating or drinking establishment of any type providing live adult-oriented performances (CB-49-2005) | X | X | | |
| (B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service: | | | | |
| Bus maintenance accessory to: | | | | |
| (i) A private school or educational institution | SE | X | | |
| (ii) A church or other place of worship | SE | X | | |
| Boat fuel sales at the waterfront | P | NA | | |
| Boat sales, service, and repair, including outdoor storage of boats and boat trailers: | | | | |
| (i) Accessory to a marina | P | NA | | |
| (ii) All others | SE | *P | | |
| Boat storage yard | X | | | |
| Car wash: | | | | |
| (i) On a parcel of at least 10 acres with any structures located at least 200 feet from any land in any Residential Zone or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan | P | X | | |
| (ii) Self-service, coin operated, automatic car wash as an accessory use to the permitted use of a commercial parking lot, with shuttle service to Metro and located within two (2) miles of a Metro station (CB-76-1998) | P | X | | |

| USE | ZONE | |
|--|------------------|---------------|
| | C-S-C | C-S-C in DDOZ |
| (iii) All others (CB-76-1998; CB-114-2004) | SE | X |
| Gas Station (in the C-M Zone, subject to Detailed Site Plan review in accordance with Section 27-358(a)(1),(2),(4),(5),(6), (7),(8),(9), and (10)) (CB-1-1989; CB-72-1999) | SE | X |
| Incidental automobile service in a parking garage ³ | SE | *P |
| Vehicle lubrication or tune-up facility, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage (CB-43-1987) | SE | *P |
| Vehicle, mobile home, or camping trailer repair and service station (CB-50-1993) | SE ¹⁹ | X |
| 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 ³⁷ (CB-95-1987; CB-87-2000; CB-29-2002) | SE | X |
| Vehicle or camping trailer rental (in the C-M Zone, subject to Section 27-417(a),(b)(2), and (c)) | SE | X |
| Vehicle or camping trailer storage yard (CB-80-1996) | X | X |
| 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: | P | P |
| (i) On a parcel of at least 10 acres, with any structures located at least 200 feet from any land in any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan) | | |
| (ii) Accessory to a department store (CB-58-1990) | X | X |

| USE | ZONE | |
|---|-------|---------------|
| | C-S-C | C-S-C in DDOZ |
| (iii) All others (CB-21-1992) Vehicle parts or tire store without installation facilities Vehicle towing station, provided it is enclosed by a sight-tight wall or fence at least 6 feet high, or an evergreen screen (CB-30-1992) | SE | *P |
| (C) Offices: Bank, savings and loan association, or other savings or lending institution: | | |
| (i) Automatic teller machine, only | P | P |
| (ii) All others | P | P |
| Contractor's office (see paragraph (3), Miscellaneous) Office accessory to an allowed use Office (except as otherwise provided): | P | P |
| (i) Within an integrated shopping center, and not exceeding 10% of the gross floor area of the center | X | X |
| (ii) All others | P | P |
| Office of a certified massage therapist (CB-44-2000) | P | X |
| Office of a medical practitioner or medical clinic (which may include an accessory private spa) | P | X |
| Real estate subdivision sales office as a temporary use, in accordance with Sections 27-260 and 27-261 | P | P |
| Where not otherwise specifically permitted, any use allowed in the C-R-C Zone (excluding those permitted by Special Exception) may be located within an office building, provided that the uses shall not be located above the ground floor; not more than 15% of the gross floor area of the building shall be devoted to the use; and not more than 3,000 square feet of gross floor area shall be allotted to any one shop (CB-58-1990) | X | X |

| USE | ZONE | |
|---|-------|---------------|
| | C-S-C | C-S-C in DDOZ |
| <p>Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), may be located within an office building, provided that the uses shall not be located above the ground floor; not more than 15% of the gross floor area of the building shall be devoted to the uses; and not more than 3,000 square feet of gross floor area shall be allotted to any one shop</p> <p>Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception) may be located within an existing building no more than three (3) stories in height, including a maximum of 65,000 square feet of gross leasable area, provided such building and its associated parking are located on one or more contiguous parcels of property abutting two (2) streets shown on the Master Plan as arterial or higher classification, and located at an intersection where the three (3) other corners of said intersection are zoned C-S-C, and where the parcel or parcels of property upon which the building and its associated parking are located abut land zoned C-S-C at a minimum of two (2) locations (CB-69-1999)</p> <p>Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone may be located within an existing building no more than three (3) stories in height, including a maximum of 65,000 square feet of gross leasable area, provided such building and its associated parking are located on one or more contiguous parcels of property abutting two (2) streets shown on the Master Plan as arterial or higher classification, and located at an intersection where the three (3) other corners of said intersection are zoned C-S-C, and where the parcel or parcels of property upon which the building and its associated parking are located abut land zoned C-S-C at a minimum of two (2) locations (CB-69-1999)</p> <p>(D) Services: Ambulance service, private Animal hospital, animal training, kennel Artist's studio</p> | X | X |
| | X | X |
| | X | X |
| | X | X |
| | SE | *P |
| | P | P |

| USE | ZONE | |
|---|-----------------|-----------------|
| | C-S-C | C-S-C in DDOZ |
| Barber or beauty shop (CB-148-1987) | P | P |
| Bicycle repair shop: | | |
| (i) Non-motorized only | P | P |
| (ii) All others | SE | *P |
| Blacksmith shop | X | X |
| Blueprinting, photostating, or other photocopying establishment | P | P |
| Carpet or rug shampooing establishment | X | X |
| Catering establishment: | | |
| (i) Accessory to an allowed use | PA | PA |
| (ii) As a primary use but including banquet facilities and a restaurant | P | X |
| (iii) For food preparation and administrative office only (no banquet facilities) | P ³³ | P ³³ |
| (iv) All others | SE | X |
| (CB-94-1996, CB-34-1999) | | |
| Data processing | P | P |
| Dry cleaning or laundry pickup station (CB-127-1986) | P | P |
| Dry cleaning store or plant: ⁴³ | | |
| (i) Retail, gross floor area under 3,000 square feet | P | P |
| (ii) Retail, unrestricted | X | X |
| (iii) Wholesale (may include retail service) (CB-55-2002) | X | X |
| Electric or gas appliance, radio, or television repair shop | P | P |
| Employment agency | P | P |
| Farm implement repair | X | X |

| USE | Low-Intensity Business Park Character Area | | ZONE | |
|--|--|-----------------|-------|---------------|
| | C-S-C | C-S-C in DDOZ | C-S-C | C-S-C in DDOZ |
| Fortune telling | P | P | P | P |
| Funeral parlor, undertaking establishment (CB-2-1989) | SE | *P | | |
| Household appliance or furniture repair shop | P | P | P | P |
| Key or locksmith shop (CB-128-1986) | P | P | P | P |
| Laboratory: | | | | |
| (i) Accessory to an allowed use | P | P | P | P |
| (ii) Dental laboratory | P | P | P | P |
| (iii) All other laboratories (CB-4-1986) | P | P | P | P |
| Laundromat: | | | | |
| (i) Accessory to an allowed use | X | X | X | X |
| (ii) All others | P | P | P | P |
| Laundry store or plant: ⁴³ | | | | |
| (i) Retail, gross floor area under 3,000 square feet | P | P | P | P |
| (ii) Retail, unrestricted | X | X | X | X |
| (iii) Wholesale (may include retail service) (CB-55-2002) | X | X | X | X |
| Lawn mower repair shop: | | | | |
| (i) Non-motorized, only | P | P | P | P |
| (ii) All others, provided all repairs are performed within a wholly enclosed building | SE | *P | | |
| Limousine service: | | | | |
| (i) Storage of up to 10 limousines (not to include buses and vans), may include routine vehicle repair or servicing within a wholly enclosed building, with no outdoor storage | P ²⁴ | P ²⁴ | | |

| USE | Low-Intensity Business Park Character Area | | ZONE | |
|--|--|---------------|-------|---------------|
| | C-S-C | C-S-C in DDOZ | C-S-C | C-S-C in DDOZ |
| (ii) All others (CB-120-1994) | X | | X | |
| Machine shop accessory to an allowed use | X | | X | |
| Massage establishment | SE | | X | |
| Methadone Treatment Center (CB-103-1993) | SE | | X | |
| Model studio | X | | X | |
| Newspaper publishing establishment | SE | | *P | |
| 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 | | P | |
| Photographic processing plant | X | | X | |
| Photography studio or darkroom | P | | P | |
| Pizza delivery service, limited to off-premises delivery with no eat-in or drive-in service: | | | | |
| (i) With carry-out service in a building with less than 2,500 sq. ft. of gross floor area | P | | P | |
| (ii) Unrestricted in size with no carryout service (CB-83-1986; CB-102-2001) | X | | X | |
| Printing shop: | | | | |
| (i) Not exceeding 2,000 square feet of gross floor area | P | | P | |
| (ii) All others | SE | | *P | |
| Sauna or steam bath | P | | P | |
| Septic tank service | X | | X | |
| Sewage dump station for camping trailers or boats | X | | X | |
| Shoe repair shop | P | | P | |
| Tailor or dressmaking shop (may include incidental dyeing and pressing allowed as a "PB" use) | P | | P | |

| USE | Low-Intensity Business Park Character Area | | ZONE | |
|--|--|---------------|-------|---------------|
| | C-S-C | C-S-C in DDOZ | C-S-C | C-S-C in DDOZ |
| Taxidermy (CB-30-1986) | P | | P | P |
| Travel bureau | P | | P | P |
| Upholstery shop (CB-65-1989) | PA | | PA | PA |
| Veterinarian's office: | | | | |
| (i) Outpatient | P | | P | P |
| (ii) Inpatient (CB-96-1988) | PB | | PB | PB |
| Watch or jewelry repair shop | P | | P | P |
| Welding shop: | | | | |
| (i) Accessory to an allowed use | X | | X | X |
| (ii) All others | X | | X | X |
| (E) Trade (Generally Retail): | | | | |
| Adult book store (CB-65-1989; CB-53-1996) | X | | X | X |
| Arts, crafts, and hobby supply store | | | | |
| Bait shop | P | | P | P |
| Bakery products, wholesale (may include retail sales) | P | | P | P |
| Bicycle (sales) shop: | X | | X | X |
| (i) Nonmotorized, only | P | | P | P |
| (ii) All others | SE | | SE | *P |
| Book (except adult bookstore) or camera store (CB-71-1993) | P | | P | P |
| Bottled gas sales: | | | | |
| (i) Accessory to an allowed use | P | | P | P |

| USE | ZONE | |
|---|-----------------|-----------------|
| | C-S-C | C-S-C in DDOZ |
| (ii) All others | P | X |
| Building supply store: | | |
| (i) Wholly enclosed, except for nursery stock | P | P |
| (ii) With outdoor storage on not more than 50% of the lot, provided it is enclosed by a slightly opaque wall or fence at least 8 feet high (CB-76-1992) | X | X |
| Bulk retailing: | | |
| (i) Products allowed to be sold in a C-S-C Zone (CB-65-1989; CB-25-1999) | P ³² | P ³² |
| (ii) Products allowed to be sold in a C-M Zone | X | X |
| Buying of items within guest rooms and vehicles, pursuant to Section 27-115(a)(2) | X | X |
| Carpet or floor covering store | P | P |
| Clothing, dry goods, millinery, or shoe store (CB-58-1985; CB-71-1993) | P | P |
| Confectioner (not exceeding 40,000 square feet of gross floor area): | | |
| (i) Retail (CB-65-1989) | P | P |
| (ii) Wholesale (may include accessory retail sales) | X | X |
| Department or variety store, excluding pawnshops | | |
| (i) Not exceeding 125,000 square feet of gross floor area | P | X |
| (ii) Exceeding 125,000 square feet of gross floor area within the developed tier or a designated Revitalization Tax Credit Area (as long as the department or variety store does not contain any food or beverage component) ^{24, 52} (CB-19-2005) | P | X |
| (iii) All others, ⁴⁰ in accordance with Section 27-348.02 (CB-71-1993; CB-28-1997; CB-4-1999; CB-2-2002) | SE | X |

| USE | ZONE | |
|---|--|---|
| | C-S-C | C-S-C in DDOZ |
| <p>Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)</p> <p>Drug store:</p> <p>(i) Not exceeding 3,000 square feet of gross floor area</p> <p>(ii) Within an office building or complex, and not exceeding 25% of the gross floor area, or 2,000 square feet, whichever is less (CB-65-1989)</p> <p>(iii) All others</p> <p>Farm implement sales</p> <p>Feed sales</p> <p>Firewood sales as a temporary use in accordance with Sections 27-260 and 27-261</p> <p>Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-63-1998)</p> <p>Florist shop</p> <p>Food or beverage goods preparation on the premises of a food or beverage store, provided the goods are only sold on the premises and at retail</p> <p>Food or beverage goods preparation for wholesale sales:</p> <p>(i) Not exceeding 1,500 square feet of gross floor area</p> <p>(ii) Containing 1,501 to 3,000 square feet of gross floor area</p> <p>(iii) All others (CB-37-1992)</p> <p>Food or beverage store:</p> <p>(i) Not exceeding 3,000 square feet of gross floor area</p> <p>(ii) Not exceeding 125,000 square feet of gross floor area</p> <p>(iii) In combination with a department or variety store on the same or adjacent site, in accordance with Section 27-348.02</p> | <p>X</p> <p>P</p> <p>P</p> <p>P</p> <p>X</p> <p>X</p> <p>P</p> <p>P</p> <p>P</p> <p>PB</p> <p>P</p> <p>SE</p> <p>X</p> <p>P</p> <p>P</p> <p>SE</p> | <p>X</p> <p>P</p> <p>P</p> <p>X</p> <p>X</p> <p>X</p> <p>P</p> <p>P</p> <p>P</p> <p>PB</p> <p>P</p> <p>*P</p> <p>X</p> <p>P</p> <p>P</p> <p>X</p> |

| USE | Low-Intensity Business Park Character Area | | ZONE | |
|--|--|---------------|-------|---------------|
| | C-S-C | C-S-C in DDOZ | C-S-C | C-S-C in DDOZ |
| (iv) All others (CB-112-1986; CB-65-1989; CB-2-2002) | P | P | P | P |
| Garden supplies store, floricultural or horticultural nursery, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees (CB-65-1989) | P | P | P | P |
| Gift, jewelry, music, souvenir, or other specialty store not specifically listed (CB-71-1993) | P | P | P | P |
| Hardware store (CB-65-1989) | P | P | P | P |
| Household appliance or furniture store: | | | | |
| (i) Not exceeding 50,000 square feet of gross floor area | P | P | P | P |
| (ii) Exceeding 50,000 square feet of gross floor area (CB-32-1986; CB-77-1998) | X | X | X | X |
| Ice vending machine (not exceeding 8 ton capacity) | X | X | X | X |
| Lawn mower (sales) store | P | P | P | P |
| Monument and headstone sales establishment (CB-22-2004) | X | X | X | X |
| Newspaper, magazine, or tobacco shop | P | P | P | P |
| Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees | P | P | P | P |
| 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) | P | P | P | P |
| (ii) More than 6 feet from main buildings (subject to Section 27-388) | SE | SE | SE | *P |
| Paint or wall covering store | P | P | P | P |

| USE | ZONE | |
|--|---|---|
| | C-S-C | C-S-C in DDOZ |
| <p>Pawnshop:</p> <p>(i) In accordance with Section 27-250.01</p> <p>(ii) In accordance with Section 27-394.01 (CB-28-1997)</p> <p>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 (CB-2-1991)</p> <p>Retail shop or store (not listed) similar to one permitted (P) in the:</p> <p>(i) C-S-C Zone</p> <p>(ii) C-M Zone</p> <p>(iii) C-R-C Zone (CB-65-1989; CB-58-1990)</p> <p>Sales from guest rooms and vehicles, in accordance with Section 27-115(a)(2)</p> <p>Seafood market:</p> <p>(i) Containing less than 3,000 square feet of gross retail space</p> <p>(ii) Containing less than 7,000 square feet of gross retail space</p> <p>(iii) Unrestricted in size (CB-49-1987)</p> <p>Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261</p> <p>Septic tank sales (CB-65-1989)</p> <p>Sporting goods shop, which may include marine equipment and supplies</p> <p>Stationery or office supply store which may include the sale of furniture or business machines</p> <p>Swimming pool or spa sales and service:</p> | <p>X</p> <p>SE²⁹</p> <p>P</p> <p></p> <p>P</p> <p>X</p> <p>X</p> <p>X</p> <p></p> <p>P</p> <p>P</p> <p>P</p> <p>P</p> <p>X</p> <p>P</p> <p>P</p> | <p>X</p> <p>X</p> <p>P</p> <p></p> <p>P</p> <p>X</p> <p>X</p> <p>X</p> <p></p> <p>P</p> <p>P</p> <p>P</p> <p>P</p> <p>X</p> <p>P</p> <p>P</p> |

| USE | ZONE | |
|--|-------|----------------|
| | C-S-C | C-S-C in DDOZ |
| (i) Excluding outdoor display | P | P |
| (ii) Including outdoor display, provided it is enclosed by a 6-foot high fence (subject to Section 27-388) | X | X |
| Toy store (CB-71-1993) | P | X |
| Video game or tape store | P | X |
| Wayside stand: | | |
| (i) As a temporary use, subject to Sections 27-260 and 27-261 | P | P |
| (ii) All others (CB-122-1986) | P | P |
| (2) Institutional/Educational: | | |
| Adult day care center | SE | X |
| Assisted living facility, subject to the requirements of Section 27-464.04 (CB-72-1996) | X | X |
| Church or similar place of worship, convent, or monastery (CB-23-1988) | P | P ^A |
| Day care center for children: | | |
| (A) In accordance with Section 27-464.02 ¹² | P | X |
| (B) All others (CB-23-1988) | SE | X |
| Eleemosynary or philanthropic institution: | | |
| (A) A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services; any change in occupant or use shall require Detailed Site Plan approval by the District Council | P | X |
| (B) All others (CB-8-1998) | X | X |
| Hospital (may include a private spa) | SE | X |

| USE | ZONE | |
|--|-----------------|---------------|
| | C-S-C | C-S-C in DDOZ |
| Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989) | X | X |
| Nursing or care home (may include a private spa) | SE | X |
| School, Private: | | |
| (A) Driving school, automobile only | P | X |
| (B) For artistic instruction (including a studio) | P | X |
| (C) Of business or trade, where the business or trade is permitted (P) in the respective zone | P | X |
| (D) Of business or trade, where the business or trade is permitted by Special Exception (SE) in the respective zone | SE | X |
| (E) Tutoring establishment | P | X |
| (F) Private college or university | P ²⁸ | X |
| (G) Private schools, subject to Section 27-463 | P | X |
| (H) All others (CB-40-1988; CB-50-1988; CB-113-1994; CB-93-1996; CB-94-2000) | SE | X |
| (3) Miscellaneous: | | |
| Accessory structures and uses, except as otherwise provided | P | P |
| Adaptive reuse of a surplus public school, when not otherwise allowed | SE | X |
| Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987) | SE | *P |
| Auction house | SE | *P |
| Buildings and uses, serving public health purposes, on land owned by Prince George's County, Maryland, upon which hospitals or health centers are located, except if otherwise allowed as a Permitted (P) use ¹³ (CB-55-1988) | P | X |
| Carpentry, cabinet making, or other woodworking shop: | | |
| (A) Accessory to an allowed use | X | X |

| USE | ZONE | |
|---|-----------------|---------------|
| | C-S-C | C-S-C in DDOZ |
| (B) All others Cemetery or crematory: | X | X |
| (A) Cemetery, accessory to a church, convent, or monastery ¹⁸ | P | X |
| (B) All others (CB-11-1991) | X | X |
| Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261 | P | P |
| Commercial recreational development (CB-35-2000) | X | X |
| Consolidated Storage (CB-147-1986; CB-65-1989; CB-45-1999; CB-29-2000) | P ³⁴ | 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 | 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 6 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 | 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 (CB-110-1994; CB-46-1995) | X | X |

| USE | ZONE | |
|--|---|---|
| | C-S-C | C-S-C in DDOZ |
| <p>Contractor's office (must include sanitary facilities), Construction yard or shed, or storage building (in Connection with a construction project) as a Temporary use:</p> <p>(A) In accordance with Sections 27-260 and 27-261</p> <p>(B) All others</p> <p>Hardware fabrication and manufacturing of products from material produced elsewhere²⁶ (CB-39-1996)</p> <p>Mobile home, with use for which amusement taxes collected²</p> <p>Recycling collection center as a temporary use, in accordance with Sections 27-260 and 27-261</p> <p>Recycling collection center, paper only (limited to collection, storage, and shipping):</p> <p>(A) On a lot contiguous to a railroad siding and not abutting land in any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan), subject to Section 27-391(a)(2) and (3)</p> <p>(B) All others</p> <p>Rental business:</p> <p>(A) Rental of motor vehicles or camping trailers (in the C-M Zone subject to the requirements of Section 27-417)</p> <p>(B) Rental of boats</p> <p>(C) Rental of any other merchandise allowed to be sold in the respective zone</p> | <p>P</p> <p>SE</p> <p>X</p> <p>P</p> <p>P</p> <p>X</p> <p>X</p> <p>X</p> <p>SE</p> <p>SE</p> <p>P</p> | <p>P</p> <p>X</p> <p>X</p> <p>P</p> <p>P</p> <p></p> <p>X</p> <p>X</p> <p>*P</p> <p>*P</p> <p>P</p> |

| USE | ZONE | |
|--|-----------------|-----------------|
| | C-S-C | C-S-C in DDOZ |
| Sanitary landfill, rubble fill, or Class 3 fill ⁴⁵ (CB-8-2003; CB-87-2003) | SE | X |
| Sign, in accordance with Part 12: (A) Outdoor advertising (billboard) | X | X |
| (B) All others (CB-65-1989; CB-24-1991) | P | P |
| Sign shop | P ⁵⁴ | P ⁵⁴ |
| Stationery or office supply corporate headquarters including office, showroom, and distribution (no retail sales) also including office furniture as an accessory use, within an office building complex of at least twenty acres (CB-116-1986) | X | X |
| Storage, wholly enclosed, accessory to an allowed use | P | P |
| Temporary shelter for commercial display, sale, or service use permitted (P) in the respective zones, as a temporary use, in accordance with Sections 27-260 and 27-261 | P | P |
| Trash removal services (CB-17-2002) | X | X |
| Wholesaling, distribution, and related storage: (A) Incidental to any use allowed and in an office building, but limited to a floor area ratio of 0.1 | X | X |
| (B) Of materials (products) not used or produced on the premises (CB-61-1995; CB-5-2004) | P ⁴⁸ | X |
| Wholesaling of products incidental to the retail sales of the products on the premises | PA | PA |
| (4) Public/Quasi Public: | | |
| Ambulance service, private | X | X |
| Community building, except as otherwise provided | P | X |
| Library, private | P | X |

| USE | ZONE | |
|--|-------|---------------|
| | C-S-C | C-S-C in DDOZ |
| Post Office | P | P |
| Public building and use, except as otherwise prohibited | P | P |
| Sanitary landfill or rubble fill ¹⁷ (CB-15-1990) | SE | X |
| Voluntary fire, ambulance, or station ¹ (CB-70-2008) | P | X |
| (5) Recreational/Entertainment/Social/Cultural: | | |
| Amusement arcade: | | |
| (A) Not exceeding 2,500 square feet of gross floor area, with adult supervision on the premises during all hours of operation; provided the use is located either within a wholly enclosed shopping mall, or within the main group of stores of an integrated shopping center having a minimum gross floor area of 150,000 square feet | P | X |
| (B) All others | SE | X |
| Amusement Center (CB-35-1994) | P | X |
| Amusement park: | | |
| (A) Within a wholly enclosed shopping mall | SE | X |
| (B) All others | X | X |
| Archery or baseball batting range | SE | X |
| Arena or stadium (which may include a private spa) | X | X |
| Athletic field: | | |
| (A) With no seating or nonpermanent bleacher-type seating for not more than 100 spectators | P | P |
| (B) With permanent bleacher-type seating for more than 100 spectators | SE | X |
| Auditorium | P | X |
| Beach | P | X |
| Billiard or pool parlor | SE | X |

| USE | Low-Intensity Business Park Character Area | | ZONE | |
|--|--|---------------|-------|---------------|
| | C-S-C | C-S-C in DDOZ | C-S-C | C-S-C in DDOZ |
| Boat ramp | P | X | | |
| Bowling alley: | | | | |
| (A) On a parcel of at least 10 acres, provided all structures are located at least 200 feet from any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan) | P | X | | |
| (B) All others | SE | X | | |
| 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 | P | X | | |
| Club or lodge (private) except as otherwise provided | P | X | | |
| Employees' recreational facilities (private, nonprofit) accessory to an allowed use | P | X | | |
| Fishing pier | P | X | | |
| Go-cart track | X | X | | |
| Golf course or country club: | | | | |
| (A) Accessory to a commercial use | P | P | | |
| (B) All others | SE | *P | | |
| Golf driving range | SE | *P | | |
| Marina (CB-72-1987) | SE | X | | |
| Miniature golf course | P | X | | |
| Museum, aquarium, art gallery, cultural center, or similar facility | P | X | | |
| Park or playground | P | X | | |
| Performance arts center, in accordance with Section 27-464.05 (CB-12-2001) | SP | X | | |
| Race track | X | X | | |

| USE | ZONE | |
|---|-------|---------------|
| | C-S-C | C-S-C in DDOZ |
| Recreational campground (in the C-M Zone subject to paragraphs (1) thru (7) of Section 27-400(a)) | X | X |
| Recreational or entertainment establishment of a commercial nature, if not otherwise specified: | | |
| (A) Abutting residential property or land residentially zoned | SE | X |
| (B) All others (CB-72-1998) | SE | X |
| Reducing/exercise salon or health club | P | X |
| Riding stable | X | X |
| Rifle, pistol, or skeet shooting range: | | |
| (A) Indoor | SE | X |
| (B) Outdoor | X | X |
| Skating rink | SE | X |
| Spa (community) | P | X |
| Spa (private), accessory to an allowed dwelling unit | P | X |
| Spa (public): | | |
| (A) Accessory to a hotel or motel | P | X |
| (B) Accessory to a reducing/exercise salon or health club | P | X |
| (C) Accessory to a commercial swimming pool | P | X |
| (D) Accessory to a recreational campground | X | X |
| (E) Accessory to a summer camp | X | X |
| (F) Unrestricted | SE | X |
| Summer camp | X | X |
| Swimming pool: | | |
| (A) Accessory to a hotel or motel (CB-9-2004) | P | X |

| USE | ZONE | |
|---|-----------------|---------------|
| | C-S-C | C-S-C in DDOZ |
| (B) Accessory to a recreational campground | X | X |
| (C) Community | P | X |
| (D) Indoor | P | X |
| (E) Private, accessory to an allowed one-family detached dwelling | P | X |
| (F) All others | X | X |
| Tennis, basketball, handball, or similar court: | | |
| (A) Indoor (within a permanent wholly enclosed building) | P | X |
| (B) Outdoor | P | X |
| (C) With a temporary removable cover (bubble) | P | X |
| Theatre: | | |
| (A) Indoor | P | X |
| (B) Outdoor (including drive-in) | X | X |
| Zoo, not publicly owned | X | X |
| (6) Residential/Lodging: | | |
| Apartment housing for the elderly or physically handicapped | SE | X |
| Artists' residential studios, in accordance with Section 27-464.05 (CB-12-2001) | SP | X |
| Country Inn | P | X |
| Dwelling, Multifamily (CB-75-2003; CB-28-2004) | P ⁵⁰ | X |
| Dwelling, provided that it was legally erected prior to the date upon which the property was classified in a Commercial Zone, or was legally erected in a Commercial Zone under prior regulations | P | X |

| USE | ZONE | |
|---|------------------|---------------|
| | C-S-C | C-S-C in DDOZ |
| <p>Low-Intensity Business Park Character Area</p> <p>Dwelling unit within a building containing commercial uses:</p> <p>(A) Not exceeding 3 units per building, to be located above the ground floor, except where otherwise allowed</p> <p>(B) Not exceeding 3 units per building, with 1 unit at ground level for a resident manager, caretaker, or night watchman (and family)</p> <p>(C) In a building containing 4 or more stories, provided the units are located above the third story (CB-97-2005)</p> <p>Hotel or motel:</p> <p>(A) Hotel or motel in general</p> <p>(B) Including any use allowed in the C-S-C Zone (but not generally allowed in the C-M Zone, excluding those permitted by Special Exception), when located within a hotel, provided the uses shall not be located above the ground floor; not more than fifteen (15) percent of the gross floor area of the building shall be devoted to the uses; and not more than 3,000 square feet shall be allotted to any one use (CB-105-1985; CB-58-1990)</p> <p>Multifamily retirement community (CB-85-2003)</p> <p>Planned retirement community (CB-22-2002)</p> <p>Tourist cabin camp</p> <p>Tourist Home</p> | P | X |
| | X | X |
| | SE ⁵³ | X |
| | P | X |
| | X | X |
| | X | X |
| | X | X |
| | X | X |
| | X | X |
| | P | X |

| USE | ZONE | |
|--|--|---|
| | C-S-C | C-S-C in DDOZ |
| <p>Transitional Shelter for the Homeless:</p> <p>(A) Operated in conjunction with an adjacent eleemosynary institution; and containing 8 or fewer residential units</p> <p>(B) All others (CB-62-1991)</p> <p>(7) Resource Production/Recovery: Agricultural use</p> <p>(A) Other than animal or poultry raising</p> <p>(B) Animal or poultry raising (other than customary household pets)</p> <p>(i) on lots 20,000 square feet or more</p> <p>(ii) on lots under 20,000 square feet</p> <p>(iii) on lots under 20,000 square feet adjoining occupied residentially-zoned property³⁶</p> <p>(CB-71-2001)</p> <p>Sand and gravel wet-processing</p> <p>Surface mining</p> <p>(8) Transportation/Parking/Communications/Utilities:</p> <p>Airport, airpark, airfield, airstrip, heliport, helistop</p> <p>Antennas and related equipment buildings and enclosures, other than satellite dish antennas, in accordance with Section 27-464.03</p> <p>(CB-65-2000)</p> <p>Broadcasting studio (without tower)</p> <p>Bus station or terminal</p> <p>Monopoles and related equipment buildings and enclosures, in accordance with Section 27-464.03</p> <p>(CB-65-2000)</p> <p>Parking garage, commercial</p> | <p>X</p> <p>X</p> <p>P</p> <p>P</p> <p>SE</p> <p>X</p> <p>SE</p> <p>SE</p> <p>SE</p> <p>P</p> <p>P</p> <p>SE</p> <p>P</p> <p>P</p> | <p>X</p> <p>X</p> <p>P</p> <p>P</p> <p>*P</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>P</p> <p>X</p> <p>X</p> <p>P</p> |

| USE | ZONE | |
|---|-------|---------------|
| | C-S-C | C-S-C in DDOZ |
| Parking garage or lot or loading area, used in accordance with Part 11 | P | P |
| Parking lot, commercial: | | |
| (A) With shuttle service to Metro and within two (2) miles of a Metro station | P | P |
| (B) All others (CB-14-2003) | SE | *P |
| Parking of mobile home, except as otherwise specified | X | X |
| Parking of a mobile home in a public right-of-way ⁴ | X | X |
| Parking of vehicles accessory to an allowed use | P | P |
| Public utility uses or structures: | | |
| (A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards | P | P |
| (B) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding towers and poles not otherwise permitted, railroad yards, roundhouses, car barns, and freight stations) (CB-25-1987; CB-61-1988; CB-8-1990; CB-123-1994; CB-102-1997; CB-65-2000) | P | P |
| Satellite dish antenna, in accordance with Section 27-451.01: | | |
| (A) Up to 10 feet in diameter, to serve only 1 dwelling unit | P | P |
| (B) More than 10 feet in diameter to serve only 1 dwelling | SE | *P |
| (C) All others (CB-19-1985) | P | P |
| Storage of any motor vehicle which is wrecked, dismantled or not currently licensed, except where specifically allowed ⁶ (CB-4-1987) | X | X |

| USE | ZONE | |
|---|-----------------|---------------|
| | C-S-C | C-S-C in DDOZ |
| Taxicab dispatching station: | P | P |
| (A) Without cab storage, repair, or servicing | SE | *P |
| (B) With cab storage | X | X |
| (C) With cab repair or servicing within a wholly enclosed building (CB-50-1987) | P | P |
| Taxicab stand | P | P |
| Telegraph or messenger service | | |
| Towers or poles (electronic, public utility when not otherwise permitted, radio, or television, transmitting or receiving): | | |
| (A) Nonprofit, noncommercial purposes, with no height restrictions | P | X |
| (B) Freestanding for commercial purposes, not exceeding 100 feet above ground level | P | X |
| (C) Attached to a roof for commercial purposes, not exceeding 40 feet above the height of the building | P ²³ | X |
| (D) All others (CB-8-1990; CB-41-1994; CB-123-1994; CB-65-2000) | SE | X |

DDOZ FOOTNOTE A - Provided that prior to approval of a site plan, preliminary subdivision plan, building permit or use and occupancy permit an authorized representative of the church executes an affidavit acknowledging the property location within the flight path for Andrews Air Force Base in an Accident Potential Zone as defined by the 2007 Air Installation Compatible Use Zone Study for Andrews Air Force Base, as updated.

1 Provided the site is either:

- (A) In the proximity of an area designated as a fire or rescue station on an approved Functional Master Plan of Fire and Rescue Stations;
- (B) In a location which the Fire Chief has indicated (in writing) is appropriate; or
- (C) Occupied by a station that was in use immediately prior to July 1, 1982.

The following activities are considered to be ancillary uses permitted within the hall/assembly area of a voluntary fire, ambulance, or rescue station: bingo (with an approved license from the Department of Environmental Resources), weddings, dinners, community events, organization functions, and private events (with no advance or at the door ticket sales).

All events must comply with County or State regulations, and events requiring a specific license must obtain such license to be considered a permitted ancillary use. All events must be organized by the voluntary fire, ambulance, or rescue corporation or company and/or a community group from within the immediate vicinity of the station. For weddings, receptions, and dinners, the event may be organized by an individual in conjunction with the voluntary fire, ambulance, or rescue corporation or company and/or a community group within the immediate vicinity of the station. A permitted ancillary use does not include the leasing of the station facility for use by a promoter. Private events may not have advance or at the door ticket sales. All events must end by 10:00 p.m., Sunday through Thursday (except that bingo events must end by 11:00 p.m.), and by midnight on Friday and Saturday, with all patrons off the site within thirty (30) minutes after closing.

(CB-70-2008)

2 Provided:

- (A) The mobile home is located on a lot having a net area of at least five (5) acres;
- (B) The use of the mobile home is in connection with another use on the property for which the County levies or collects an amusement tax;
- (C) The occupants of the mobile home are employed by or reasonably connected with the other use; and
- (D) The mobile home shall not be located on the property for more than one hundred twenty (120) cumulative days per calendar year, except mobile homes used in connection with pari-mutuel racetracks when the use shall not exceed two hundred eighteen (218) cumulative days per calendar year.

3 Provided:

- (A) The service shall be limited to supplying gasoline, oil, water, tire pressure, and washing;
- (B) Only automobiles parking in the parking garage may be served;
- (C) No signs visible from outside the structure shall indicate the presence of the service facilities; and
- (D) The garage shall be wholly enclosed.

4 Except in an emergency. In this case, the parking shall be subject to the traffic and parking regulations applicable to the right-of-way.

5 Reserved.

6 This shall not apply to:

- (A) Storage accessory (and related) to an allowed use; or
- (B) One (1) such vehicle stored in a wholly enclosed garage.

7 Approval as an accessory use with approval of the Special Exception for the hotel or motel.
(CB-28-1985)

8 Approval as an accessory use with approval of the Special Exception for the recreational campground.
(CB-28-1985)

- 9** Provided:
- (A) The minimum seating capacity is one hundred fifty (150);
 - (B) More than fifty percent (50%) of its revenue is derived from the sale of food;
 - (C) The operation is limited to the sale of food and beverages for consumption on the premises;
 - (D) Customer service is at table side. No counter service and no cafeteria-style service is provided; and
 - (E) The restaurant is not open to the public before 11:00 A.M. (CB-104-1985)
- 10** The requirement for at least 6 businesses and a 50,000 square feet minimum gross floor area does not apply to a fast-food restaurant which is legally existing or which is subsequently constructed pursuant to a building permit filed prior to May 6, 1986. (CB-29-1986)
- 11** This does not provide for accessory antennas or overhead distribution lines. (CB-25-1987)
- 12** In a publicly-owned recreational facility, a school, a church, or a public building, a day care center shall only be permitted as an accessory use. A church must provide its tax-exempt identification number when applying for a Detailed Site Plan or a building or use and occupancy permit for an accessory day care center for children. (CB-23-1988; CB-98-1988; CB-44-1989)
- 13** Provided the health center is located on a minimum of twenty-five (25) acres. (CB-55-1988)
- 14** Provided it is an adaptive reuse of existing space, such space having been previously utilized for bulk retailing, and only where the property on which the use is located abuts land in the I-3 Zone. (CB-61-1988; CB-81-1993; CB-123-1994; CB-61-1995)
- 15** May include an accessory crematory. (CB-2-1989)
- 16** Delivery service is permitted provided an additional parking space, over and above the required number of parking spaces, is provided for each vehicle used for delivery. No more than six (6) vehicles shall be permitted for the delivery service. (CB-126-1989)
- 17** A sanitary landfill or rubble fill may include a rock crusher only if it is approved as part of the Special Exception. (CB-15-1990)
- 18** Provided both uses were existing as of January 1, 1991. (CB-11-1991)
- 19** For:
- (A) The relocation of such uses, provided the last site on which the use was located was in the I-1 Zone, not more than three (3) miles from the subject property, is currently used by a public entity for a mass transit facility, and was acquired prior to June 1, 1993; or
 - (B) A property of 15,000 to 20,000 square feet, formerly the site of a full-service gas station, abutting on at least one side property in the C-S-C Zone, limited to repair of vehicles with a maximum gross vehicle weight of 17,000 pounds. (CB-50-1993; CB-68-1999; CB-90-2000)

- 20** Provided the use is on a parcel or contiguous parcels of land in the C-M Zone, the gross tract area of which is a minimum of fifty (50) acres, which is contiguous to an existing street right-of-way at least one hundred twenty (120) feet wide, and of which no more than thirty-five percent (35%) is occupied by the uses subject to this requirement. The entire tract of land in the C-M Zone shall require Detailed Site Plan approval in accordance with Part 3, Division 9 of this Subtitle. Each use subject to these requirements shall consist of at least twenty-five thousand (25,000) square feet of gross floor area, and uses consisting of less than fifty thousand (50,000) square feet of gross floor area are permitted only if there is one existing retail use consisting of more than one hundred thousand (100,000) square feet of gross floor area for every two (2) retail uses consisting of less than fifty thousand (50,000) square feet of gross floor area. Clothing, dry goods, millinery, and shoe stores shall be permitted by Special Exception in all other cases. For the purposes of this footnote, the word "contiguous" shall include parcels that are separated only by a right-of-way. However, a department or variety store consisting of no more than fifteen thousand (15,000) square feet of gross floor area shall be permitted upon a parcel or contiguous parcels of land in the C-M Zone, the gross tract area of which is no more than three (3) acres, and which is contiguous to an existing street right-of-way at least one hundred twenty (120) feet wide, subject to Detailed Site Plan approval in accordance with Part 3, Division 9, of this Subtitle. (CB-71-1993; CB-70-1998)
- 21** If the use has a valid use and occupancy permit as of September 30, 1993, and a sight-tight fence or wall at least six (6) feet in height is erected along the perimeter of all abutting residential property as of December 31, 1993, the use shall be permitted by right. Change in ownership of the use shall not affect the conforming use status. (CB-89-1993)
- 22** Subject to Detailed Site Plan approval, in accordance with Part 3, Division 9, of this Subtitle, if the use is abutting land in a residential zone, or land proposed to be used for residential purposes on an approved Basic Plan, approved Official Plan, or any approved Conceptual or Detailed Site Plan. (CB-90-1993)
- 23** Provided the building to which it is attached is at least fifty (50) feet in height. Otherwise, a Special Exception is required. (CB-41-1994)
- 24** Subject to Detailed Site Plan approval in accordance with Part 3, Division 9, of this Subtitle. (CB-120-1994)
- 25** Provided the property abuts property in a commercial zone, a residential zone in common ownership with the subject property, or a transportation facility right-of-way. (CB-46-1995)
- 26** Provided the property on which the use is located is under single ownership which includes the I-1 and C-M zones, where the uses on the C-M zoned portion are an expansion of the currently existing uses on the I-1 zoned portion of the property. (CB-39-1996)
- 27** Provided the property on which the use is located is abutting an existing vehicle storage yard with a valid use and occupancy permit. (CB-80-1996)
- 28** If not conducted in an existing office building, a Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. (CB-93-1996)
- 29** Provided that a certified nonconforming pawnshop that does not meet the location requirements of Section 27-394.01 may relocate without the necessity of obtaining a Special Exception if locational requirements of the proposed location are satisfied and the nonconforming use at the former location is discontinued. (CB-28-1997)

- 30** Except when located on a tract of land which is less than 1.5 acres in size and surrounded on all sides by land in any residential zone in order to ensure safety on contiguous parcels and to minimize negative aesthetic impact on neighboring areas. A maximum of one (1) monopole and antennas for four (4) carriers are permitted. For any use for which the original permit was applied for prior to November 25, 1997, and legally issued, telecommunications-related equipment may be moved inside an existing structure without obtaining a special exception for the alteration of a nonconforming use.
(CB-102-1997; CB-38-1998; CB-29-2003)
- 31** Provided:
 (A) The store shall be no less than 10,000 square feet nor more than 15,000 square feet;
 (B) The use involves the demolition and redevelopment of a commercial use that has been vacant for a minimum of five years; and
 (C) The site contains a minimum of three (3) acres and is adjacent to, or across from, an enclosed mall of at least 500,000 square feet.
(CB-4-1999)
- 32** If located outside a Revitalization Tax Credit Area in a commercial center with less than thirty (30) acres, a bulk retailing store may not have gross floor area greater than 50,000 square feet. But if the store was in use and had necessary permits issued on or before September 1, 1998, then the restriction in this note does not apply and the store is not subject to nonconforming use requirements in Part 3, Division 6, unless the store discontinues bulk retailing operations for 180 or more consecutive calendar days. In this note, a commercial center is one or more contiguous, commercially-zoned lots separated from other commercially-zoned lots by public streets or rights-of-way.
(CB-25-1999)
- 33** Provided the use does not exceed 5,000 square feet.
(CB-34-1999)
- 34** Limited to the adaptive re-use of vacant or partially vacant property in former or existing shopping centers which are limited in their ability to modify or expand. The C-S-C parcels in the shopping center shall:
 (A) Lie adjacent to federal government property;
 (B) Include not less than 10 or more than 15 acres;
 (C) Be confined by road networks which limit access changes to the parcels; and
 (D) Lie contiguous to and below the grade of a multilane limited-access highway.
 All such consolidated storage units shall meet the requirements of Sections 27-375(a)(5), (6) and (7), and 27-281 through 27-290.
(CB-45-1999)
- 35** The use is permitted on C-O zoned property abutting R-R zoned property leased from a public agency before January 1, 1974, where both properties are developed in an integrated fashion pursuant to the same agreement. Parking and loading facilities shall be provided in accordance with Part 11 (parking and loading requirements). Landscaping, buffering, and screening shall be provided in accordance with the Landscape Manual. Development regulations for building setbacks shall be provided in accordance with Part 6 (Commercial Zone regulations). There shall be no building setbacks required between the internal R-R and C-O zoned portions of the site.
 The following uses are not permitted: car wash, animal hospital, training, kennel, grooming, blacksmith, carpet or rug shampooing, electric or gas appliance repair, farm implement sales and repair, upholstery or furniture repair, locksmith, laboratories, lawn mower repair, machine shop, massage establishment, methadone treatment center, model studio, photo processing plant, studio or darkroom, pizza delivery, print shop, newspaper publishing, sauna or steam bath, septic tank sales, service, sewage dump (pump out) services, shoe repair, taxidermy, welding shop, bait shop, bottled gas, feed sales, wayside stand, and any use prohibited in the lease with the public agency, as modified or amended.
(CB-35-2000)

- 36** Special Exception applications filed prior to January 1, 2000, may continue through the review and hearing procedures in Part 4. Uses which are approved may continue in effect, may be revised or amended under procedures in Part 4, and shall not be considered nonconforming. The maximum height of structures not approved by January 1, 2000, shall be thirty-six (36) feet.
(CB-29-2000)
- 37** Except for new vehicle sales lots, the use shall be located on a tract of land containing a minimum of 25,000 square feet. All such uses on property less than 25,000 square feet in existence on September 1, 2000, may not be certified as nonconforming uses and must cease operations on or before August 31, 2003.
(CB-87-2000)
- 38** All such uses in existence on September 1, 2001, may not be certified as nonconforming uses and must cease operations, with removal of all animal or poultry facilities, by February 1, 2002.
(CB-71-2001)
- 39** (A) The subject C-M Zone property shall have at least seventy-five (75) feet of frontage on a street shown on the Master Plan as a collector or higher classification, be at least twenty-five thousand (25,000) square feet in area, and be the subject of a use and occupancy permit for commercial vehicle storage issued prior to January 1, 1990.
(B) In addition, the use may be placed on a C-M Zone property contiguous to property meeting the requirements in paragraph (A), but only if both properties are in the same ownership and the paragraph (A) property has a valid use and occupancy permit for trash removal services.
(CB-17-2002)
- 40** Permits for a store approved before January 15, 2002, without a special exception may continue in effect and be revised or amended, and such a store shall not be considered a nonconforming use. No permits for new food or beverage operations in such a store may be approved without a Special Exception.
(CB-2-2002)
- 41** Provided:
(A) The property in the C-O Zone is within a Special Taxing District and adjoins or lies across a public right-of-way from land in the R-H Zone with an existing planned retirement community.
(B) The Planning Board approves a Detailed Site Plan, in accordance with Part 3, Division 9, and makes the following findings:
(1) The site plan meets all Special Exception requirements in Section 27-395; and
(2) The proposed project will serve, in a high quality, well-designed retirement community, the needs of a retirement-aged population while not adversely affecting the character of the surrounding neighborhood.
(CB-22-2002)
- 42** Provided the use is an expansion of an existing vehicle sales lot onto surplus land owned by a State agency, but is not in use as a street or right-of-way. The subsequent conveyance of the State land shall not result in the use becoming nonconforming.
(CB-29-2002)
- 43** All such uses with permits validly issued or applied for as of July 1, 2002, including those on properties rezoned from C-S-C to M-U-I, are deemed permitted uses, are not nonconforming, and may be altered, enlarged, or extended.
(CB-55-2002)

- 44** Permitted use without requirement for a Special Exception provided:
- (A) The property is located within one thousand (1,000) feet of an existing mass transit rail station operated by the Washington Metropolitan Area Transit Authority (WMATA) and within the boundaries of a TDOZ approved prior to 1990;
 - (B) Permits may not be issued for the commercial parking lot until the Planning Board approves a Detailed Site Plan in accordance with Part 3, Division 9, of this Subtitle;
 - (C) The Planning Board shall find that the site plan meets the requirements of any applicable TDOZ Development Plan; and
 - (D) All commercial parking lot operations on the property shall cease by September 1, 2008.
- 45** A Class 3 fill in existence as of October 7, 2003 that is operating pursuant to any validly issued grading permit, and is not in violation, shall be permitted to continue in operation as a matter of right, but is limited to the fill area established by any previously issued grading permit, not to exceed two renewals of the permit. Those fill operations that are in violation on October 7, 2003 have until December 31, 2003 to comply, or their permit is void. (CB-8-2003; CB-8-7-2003)
- 46** Multifamily condominium or rental units are permitted provided:
- (A) The use is located on one or more lots of less than twelve (12) acres in size;
 - (B) The property is located within a Center or a Corridor designated by the General Plan;
 - (C) The adjoining properties are developed with institutional, commercial office, and residential uses;
 - (D) Development of the site is subject to the regulations of the R-18 Zone for this use; and
 - (E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. The site plan shall include architectural review in order to ensure compatibility with the existing neighborhood. (CB-75-2003; CB-69-2004)
- 47** Provided:
- (A) The community is located on a minimum of five (5) acres and a maximum of eleven (11) acres;
 - (B) The property is located within a Center or a Corridor designated by the General Plan;
 - (C) The property upon which the community is located shall be located adjacent to property, also zoned C-O, which includes medical offices, an assisted living facility, adult day care center, and/or other facility designed for senior citizens, but in no event shall the use be deemed nonconforming if the adjacent C-O property is no longer occupied by one of the aforementioned uses;
 - (D) Each multifamily building shall consist of at least three (3) stories, and shall be served by an elevator;
 - (E) The community shall include a clubhouse consisting of at least five thousand (5,000) square feet;
 - (F) At least one (1) resident of each household shall be at least fifty-five (55) years old and no permanent resident of the retirement community shall be under eighteen (18) years old;
 - (G) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9 of this Subtitle;
 - (H) Covenants setting forth the minimum age of the residents shall be submitted with the Detailed Site Plan application. The covenants shall run to the benefit of the Maryland-National Capital Park and Planning Commission; and
 - (I) Development of the community is subject to the regulations of the R-18C Zone for multifamily dwellings. (CB-85-2003)

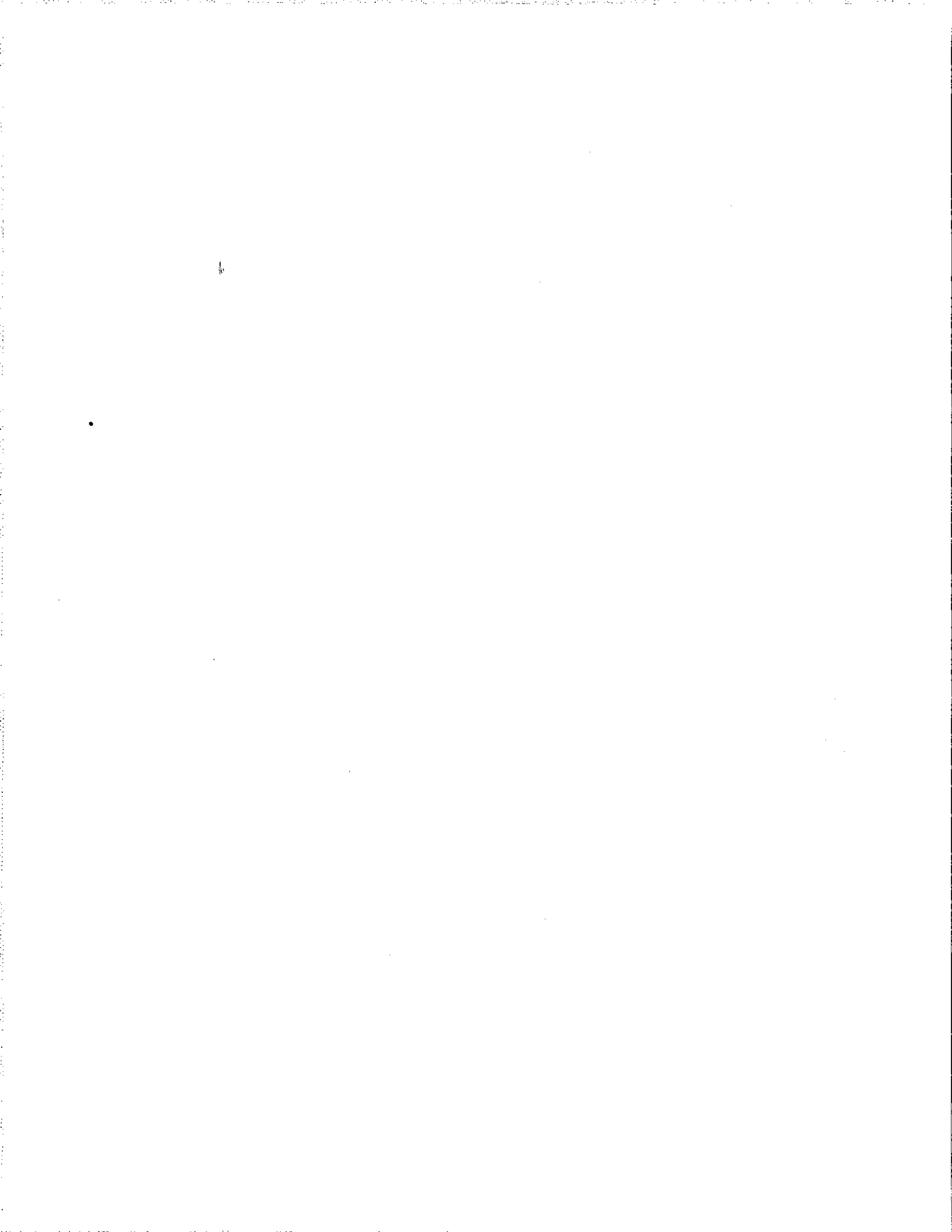
- 48** Provided:
- (A) The use is an adaptive reuse of a furniture warehouse store, which has or had a valid use and occupancy permit prior to January 1, 2004, and is in an existing shopping center that is located on a parcel(s) containing not less than five (5) or more than eleven (11) acres;
 - (B) The use is located in a building of at least sixty-five thousand (65,000) square feet and was constructed after 1980 with a minimum of 16-foot ceilings; and
 - (C) A Detailed Site Plan must be approved in accordance with Part 3, Division 9, of this Subtitle. The site plan should address, but not be limited to, ingress and egress, truck traffic and parking on the site, and screening for any on-site truck storage.
(CB-5-2004)
- 49** Provided the use is located on a lot or parcel with not more than one-half (1/2) acre and is located within one-half (1/2) mile of an existing cemetery.
(CB-22-2004)
- 50** Multifamily condominium units are permitted provided:
- (A) The multifamily dwellings shall be located on a parcel(s) containing at least six (6) acres;
 - (B) The property is contiguous to an existing mass transit rail station operated by Washington Metropolitan Area Transit Authority (WMATA);
 - (C) The bedroom percentages for multifamily dwellings as set forth in Section 27-419 shall not be applicable;
 - (D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;
 - (E) Regulations concerning the height of structure, lot size and coverage, frontage, setbacks, density, and other requirements of the C-S-C Zone shall not apply. All such requirements shall be established and shown on the Detailed Site Plan;
 - (F) Density regulations shall be in accordance with the R-10 Zone for multifamily dwellings;
 - (G) The Detailed Site Plan shall include architectural review in order to ensure high quality design and construction materials; and
 - (H) Covenants setting forth that appropriate condominium fees are necessary to provide adequate maintenance of required landscaping to ensure the aesthetics of the property shall be submitted with the Detailed Site Plan application. The covenants shall run to the benefit of the local citizens' association.
(CB-28-2004)
- Subject to the following conditions:
- (A) The hours of operation shall be limited to 7:00 P.M. to 11:00 P.M.
 - (B) The establishment shall be located at least one thousand (1,000) feet from any school, or any other building or use providing live adult-oriented performances and at least three hundred (300) feet from any residential zone or from land used for residential purposes in any zone.
 - (C) Any establishment providing live adult-oriented performances lawfully established, operating and has a validly issued use and occupancy permit prior to the effective date of these conditions must conform to the permitted use and location requirements on or before November 30, 2007.
(CB-49-2005)
- 52** This provision shall not apply to property which is located within the Developed Tier for which any portion of same:
- (A) Has an approved Preliminary Plan of subdivision for property which is split-zoned I-3 and R-R, and is located on and inside the Capital Beltway at an existing interchange with said Beltway, or
 - (B) Is the subject of any future Preliminary Plan of subdivision or Detailed Site Plan for an integrated shopping center developed pursuant to CB-65-2003; or
 - (C) Is the subject of a building permit issued for said use prior to September 1, 2005. All such uses on property meeting the above criteria shall be deemed permitted uses and shall not be considered nonconforming.
(CB-19-2005)

53 Condominium residential dwellings may be permitted in the C-S-C Zone within the Developed Tier on property that is the location of an existing hotel, if located along the Capital Beltway and within one (1) mile of a WMATA station, subject to an approved Detailed Site Plan as provided in Part 3, Division 9. The use is permitted only if:

- (A) The units are part of a mixed-use development of commercial and retail/commercial;
- (B) The minimum percentage of any single use is ten percent (10%) for either residential, commercial, or retail of the gross square footage of floor area; and
- (C) The density, bulk, height, and other regulations are as required for townhouses in the R-T Zone and for multi-family units in the R-18 Zone. (CB-97-2005)

54 Provided:

- (A) The use does not exceed 3,000 square feet of gross floor area;
- (B) Outdoor storage and outdoor fabrication of signs are prohibited;
- (C) The occupant of the premises shall be allowed to park no more than two (2) commercial vehicles each of which does not exceed a manufacturer's gross vehicle weight of 8,500 pounds; and
- (D) The use employs digital, graphic design, or other technological equipment to produce the signage. (CB-14-2008)



ATTACHMENT C-6

DDOZ Table of Uses Permitted – Industrial Zones

No use shall be allowed in the Industrial Zones, except as provided for in the Table of Uses or in Subsection (c) of this Section. The table shows the uses within the commercial zones as allowed by Section 27-641 and as allowed by the DDOZ per Section 27-548.22 of the Zoning Ordinance. In the table, the following applies:

- (1) The letter "p" indicates that the use is permitted in the zone indicated.
- (2.1) The letters "SE" indicate that the use is permitted, subject to the approval of a Special Exception in accordance with Part 4 of this Subtitle.
- (2.2) The asterisk letter "*p" indicates that the use is permitted but subject to the general special exception standards in Section 27-317 (a)(1), (4), (5) and (6) and conforms to the recommendations of the sector plan.
- (3) The letters "PA" indicate that the use is permitted, subject to the following:
 - (A) There shall be no entrances to the use directly from outside the building;
 - (B) No signs or other evidence indicating the existence of the use shall be visible from outside the building, other than a business identification sign lettered on a window. The sign shall not exceed six (6) square feet in area; and
 - (C) The use is secondary to the primary use of the building.
- (4) The letters "PB" indicate that the use is permitted, subject to the following:
 - (A) The use shall be related to, dependent on, and secondary to a primary use on the premises;
 - (B) The use shall be located on the same record lot as the primary use;
 - (C) The use shall not be located within a building not occupied by the primary use; and
 - (D) The floor area of any building (and the land area occupied by any structure other than a building) devoted to the use shall not exceed an area equal to forty-five percent (45%) of the gross floor area of the building within which the primary use is located, unless otherwise provided.
- (5) The letters "SP" indicate the use is permitted, subject to the approval of a Special Permit, in accordance with Section 27-239.02.
- (6) The letters "NA" indicate that the language is not applicable.
- (7) The letter "X" or a blank (unless otherwise clear from the context) indicates that the use is prohibited.
- (8) All uses not listed are prohibited.
- (9) The word "manufacture" includes the words "fabricate," "assemble," and "repair."

**Marlboro Pike Development District Overlay Zone (DDOZ)
TABLE OF USES – INDUSTRIAL ZONES**

| USE | Low- Intensity Business Park Character Area | | ZONE | |
|--|---|-------------|------|--|
| | I-1 ³³ | I-1 in DDOZ | | |
| (1) COMMERCIAL: | | | | |
| (A) Eating or Drinking Establishments: | | | | |
| (i) Accessory to, and within the same building or group of attached buildings as, any permitted use except a hotel or motel (CB-37-1988) | P | | P | |
| (ii) Within a hotel (CB-97-2004) | SE ^{5,10} | | x | |
| (iii) Within a motel | SE ⁵ | | x | |
| (iv) Within an office building: | | | | |
| (aa) Fast-food restaurant | P | | P | |
| (bb) Other than fast-food restaurant | P | | P | |
| (v) Within an industrial park: | | | | |
| (aa) Of at least 100 acres, fast food restaurant | SE | | X | |
| (bb) Of at least 100 acres, all others | SE | | X | |
| (cc) Of between 25 and 100 acres, excluding a fast-food restaurant (CB-10-2003) | SE | | X | |
| (dd) Of less than 25 acres, except as provided above | SE | | X | |
| (ee) Approved with a hotel component (CB-92-2001) | X | | X | |
| (ff) Of between 25 and 100 acres, including a fast-food restaurant (CB-97-2004) | SE ¹⁰ | | X | |
| (vi) Other than fast-food restaurant on property abutting a minimum of 20 acres of C-S-C zoned land | P | | X | |

| USE | Low- Intensity Business Park Character Area | | ZONE | |
|---|---|-----------------|------|--|
| | I-1 ³³ | I-1 in DDOZ | | |
| (vii) Within an existing retail center with net leasable building space of less than 26,000 square feet (CB-93-2001) | P ⁴¹ | P ⁴¹ | | |
| (viii) All others (CB-21-1987; CB-34-1987; CB-57-1994; CB-37-1998) | SE | X | | |
| (B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service: | | | | |
| Car wash (CB-92-2001) | P | X | | |
| Commercial Fuel Depot (CB-68-2006) | P ⁵¹ | X | | |
| Gas station (CB-1-1989; CB-57-1994; CB-40-1998; CB-97-2004) | SE ¹⁰ | X | | |
| Incidental automobile service in parking garage ³ | P | X | | |
| Mobile or modular home sales lot, which may include the storage of mobile homes or modular home components for sale | P | X | | |
| Vehicle, boat, or camping trailer sales, or boat or camping trailer rental lot, including outdoor display of the vehicles (CB-37-1988; CB-58-1993; CB-75-1998; CB-33-2002; CB-39-2004) | P | X | | |
| Vehicle, boat, mobile home, or camping trailer repair and service station, and the sales of parts and tires which may include: | | | | |
| (i) Installation of parts within a wholly enclosed building | P | X | | |
| (ii) Incidental retail sales of gasoline, subject to Section 27-358(a)(1),(2), (4),(5),(6),(7),(8), and (10) | PB | X | | |
| Vehicle lubrication or tune-up facility, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage (CB-43-1987) | P | P | | |
| Vehicle rental lot, excluding boats or camping trailers, including outdoor display of the vehicles (CB-58-1993) | P | X | | |
| Vehicle sales or rental lot, including outdoor display of the vehicles (CB-73-1997) | X | X | | |

| Low- Intensity Business Park Character Area | | ZONE | |
|---|--|-------------------|-------------|
| USE | | I-1 ³³ | I-1 in DDOZ |
| Vehicle towing station (CB-12-1991; CB-75-1998; CB-39-2004) | | P | X |
| (C) Offices: | | | |
| Bank, savings and loan association, or other savings or lending institution: | | P | P |
| (i) With drive through | | P | P |
| (ii) All others (CB-1-1994) | | | |
| Other offices: | | | |
| (i) Accessory to a permitted use | | P | P |
| (ii) Medical practitioner's office | | P | X |
| (iii) Medical practitioner's office less than 3 stories in height and not exceeding 33% of net tract area in a development comprising a gross tract area of at least 25 acres | | X | X |
| (iv) Offices less than 3 stories in height and not exceeding 33% of net tract area in a development comprising a gross tract area of at least 25 acres | | X | X |
| (v) Trailer for office space accessory to an existing industrial use in accordance with Sections 27-260 and 27-261 (CB-75-1998; CB-39-2004) | | X | X |
| (vi) All other offices (CB-3-1989; CB-24-1993; CB-75-1998) | | P | P |
| Real estate subdivision sales office: | | | |
| (i) As a temporary use, in accordance with Sections 27-260 and 27-261 | | P | P |
| (ii) All others | | P | P |
| (D) Services: | | | |
| Animal hospital, animal training, kennel | | P | P |
| Barber or beauty shop | | P | P |
| Bicycle repair shop | | P | P |
| Blacksmith shop | | P | P |

| USE | Low- Intensity Business Park Character Area | | ZONE | |
|---|---|-------------|------|--|
| | I-1 ³³ | I-1 in DDOZ | | |
| Blueprinting, photostating, or other photocopying establishment (CB-66-1996; CB-75-1998; CB-39-2004) | P ³⁴ | P | | |
| Carpet or rug shampooing establishment | P | P | | |
| Catering establishment | P | P | | |
| Data processing (CB-66-1996) | P ³⁴ | P | | |
| Dry cleaning or laundry pickup | P | P | | |
| Dry cleaning plant | P | P | | |
| Electrical or electronic equipment, radio or television, computer repair shop (CB-3-1989; CB-66-1996) | P ³⁴ | P | | |
| Farm implement repair | P | P | | |
| Household appliance or furniture repair shop: | P | P | | |
| (i) Furniture and small appliances only | P | P | | |
| (ii) All others | P | P | | |
| Key or locksmith shop | P | P | | |
| Laboratory: | | | | |
| (i) Accessory to allowed use | P ³⁴ | P | | |
| (ii) Medical or dental | P ³⁴ | P | | |
| (iii) Research, development, or testing | P ³⁴ | P | | |
| (iv) All others (CB-3-1989; CB-66-1996) | P | P | | |
| Laundromat | P | X | | |
| Laundry plant | P | P | | |
| Lawn mower repair shop | P | X | | |
| Massage establishment | SE | X | | |

| Low- Intensity Business Park Character Area | | ZONE | |
|---|--|-------------------------|--------------------|
| USE | | I-1³³ | I-1 in DDOZ |
| Methadone Treatment Center (CB-103-1993) | | SE | X |
| Photographic processing plant (CB-66-1996) | | P ³⁴ | P |
| Photography studio (may include darkroom) | | P | P |
| Printing shop (CB-66-1996) | | P ³⁴ | P |
| Research and Development (CB-3-1989) | | X | X |
| Septic tank service | | P | X |
| Shoe repair shop | | P | P |
| Tailor or dressmaking shop (may include incidental dyeing and pressing) | | P | P |
| Taxidermist | | P | P |
| Upholstery shop | | P | P |
| (E) Trade (Generally Retail): | | | |
| Adult book store (CB-53-1996; CB-75-1998; CB-39-2004) | | X | X |
| Arts, crafts, and hobby supply store (CB-18-1997) | | P | X |
| Bicycle (sales) shop | | P | P |
| Bottled gas sales (retail) | | P | X |
| Building supply store (CB-3-1989) | | P | P |
| Buying of items within guest rooms and vehicles, pursuant to Section 27-115(a)(2) | | X | X |
| Carpet or floor covering store | | P | P |
| Clothing, dry goods, millinery, or shoe store (CB-89-1986) | | SE | X |

| Low- Intensity Business Park Character Area | | ZONE | |
|---|--|-------------------------|--------------------|
| USE | | I-1³³ | I-1 in DDOZ |
| Department or variety stores (CB-21-1994; CB-97-2004) | | P ¹⁰ | X |
| (i) Not exceeding 13,000 square feet | | X | X |
| (ii) All others | | X | X |
| Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1) | | SE ¹⁰ | X |
| Drug store (CB-91-1986; CB-97-2004) | | P | P |
| Electrical supply store (CB-3-1989) | | P | X |
| Farm implement or feed sales | | P | X |
| Farmer's market or flea market, in accordance with Sections 27-260 and 27-261 (CB-63-1998) | | P | X |
| Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-66-1996) | | P ³⁴ | X |
| Food or beverage store | | P ⁴³ | NA |
| (i) Within an existing retail center with net leasable building space of less than 26,000 square feet | | SE ¹⁰ | X |
| (ii) All others (CB-92-2001; CB-93-2001; CB-97-2004) | | P | P |
| Hardware store (may include electrical or plumbing supplies) | | P | P |
| Home furnishing store (such as interior decorations, electronics, housewares, household accessories, or textiles) (CB-89-1990) | | P | P |
| Household appliance or furniture store | | P | P |
| Lawn mower (sales) store | | P | P |
| Nursery and garden center (CB-3-1989) | | P | P |

| Low- Intensity Business Park Character Area | | ZONE | |
|--|--|-------------------|-------------|
| USE | | I-1 ³³ | I-1 in DDOZ |
| Paint or wall covering store (CB-3-1989) | | P | P |
| Pawnshop (CB-28-1997) | | X | X |
| Pet feed and supply store (CB-2-1991) | | P | P |
| Plumbing supply store (CB-3-1989) | | P | P |
| Retail sales of products: | | | |
| (i) Provided the retail sales are incidental to the manufacturing of the products on the premises and the retail sales area does not exceed 15% of the gross floor area of the building, or 5,000 square feet, whichever is less | | X | X |
| (ii) Provided the retail sales are incidental to the manufacturing of the products on the premises, except where permitted by (i) above | | PB | PB |
| (iii) Provided the retail sales are incidental to the warehousing, wholesaling, or distribution of the products on the premises (CB-122-1986; CB-3-1989) | | PB | PB |
| Sales events sponsored by bona fide nonprofit groups or organizations, in accordance with Sections 27-260 and 27-261 (CB-26-1997) | | P | P |
| Seafood market (CB-49-1987) | | SE | X |
| Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261 | | P | P |
| Septic tank sales | | P | X |
| Stationery or office supply store, which may include the sale of office furniture and business machines | | P | P |
| Swimming pool or spa sales and service (which may include outdoor display, provided it is enclosed by a 6-foot high fence) | | P | P |
| Wayside stand: | | | |

| Low- Intensity Business Park Character Area | | ZONE | |
|---|--|-------------------|-------------|
| | | I-1 ³³ | I-1 in DDOZ |
| USE | | | |
| (i) As a temporary use, subject to Sections 27-260 and 27-261 | | P | P |
| (ii) All others | | P | X |
| Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception). (CB-65-2003; CB-19-2005) | | P ⁴⁷ | X |
| Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone. (CB-65-2003) | | X | X |
| (2) INDUSTRIAL: | | | |
| (A) Chemical and Allied Manufacturing: | | | |
| Abrasive and asbestos products | | X | X |
| Acids and caustics | | X | X |
| Carbon black | | X | X |
| Celluloid or pyroxylin | | X | X |
| Cosmetics, medicinal, pharmaceutical, and toilet article products, fabrication (CB-66-1996) | | P ³⁴ | P |
| Distillery for the production of fuel alcohol, which may include bulk storage (CB-75-1998; CB-39-2004) | | SE | X |
| Drugs, compounding (CB-66-1996) | | P ³⁴ | P |
| Dyestuffs | | X | X |
| Fertilizers | | X | X |
| Gum and wood chemicals, which may include distilling | | X | X |
| Ink: | | | |
| (i) Paste inks (CB-75-1998; CB-39-2004) | | P | P |
| (ii) All other inks | | X | X |

| Low- Intensity Business Park Character Area | | ZONE | |
|--|-------------------------|--------------------|--|
| USE | I-1³³ | I-1 in DDOZ | |
| Organic and inorganic chemicals (except as specified): | | | |
| (i) Blending and mixing (CB-75-1998; CB-39-2004) | X | X | |
| (ii) Breaking bulk | P | P | |
| Paints, varnishes, lacquers, enamels, and shellacs (CB-75-1998; CB-39-2004) | X | X | |
| Pesticides and insecticides | X | X | |
| Plastics and synthetic fibers (CB-75-1998; CB-39-2004) | X | X | |
| Soaps, cleaners, polishes, sanitation preparations, bleaches, and detergents | X | X | |
| (B) Fabrication of Wood, Metal, Paper, Plastic, and Glass Products from Materials Produced Elsewhere: | | | |
| Armament control and sighting systems | P | P | |
| Communications equipment, computers, telephones, electronic equipment, radios, sound systems, or televisions (which may include parts for these items) (CB-66-1996) | P ³⁴ | P | |
| Containers: | | | |
| (i) Paper or plastic | SE | *P | |
| (ii) Glass, metal, or wood or other materials (CB-75-1998; CB-39-2004) | SE | *P | |
| Electrical lighting fixtures | P | P | |
| Engines, generators, turbines, or miscellaneous machinery (CB-75-1998; CB-39-2004) | X | X | |
| Furniture, cabinets, fixtures, or interior decorating components | P | P | |
| Hardware (except as otherwise specified) | P | P | |
| Heavy armament (CB-75-1998; CB-39-2004) | SE | *P | |

| Low- Intensity Business Park Character Area | | ZONE | |
|--|--|-------------------------|--------------------|
| USE | | I-1³³ | I-1 in DDOZ |
| Household appliances: | | | |
| (i) Small electrical household appliances, including televisions but excluding refrigerators and similar large appliances | | P | P |
| (ii) All others | | P | P |
| Motorized and nonmotorized vehicles, aircraft, construction, farm, or railroad equipment, ships or boats (which may include the parts for these items) | | X | X |
| Office supplies and equipment (CB-66-1996) | | P ³⁴ | P |
| Plumbing, air conditioning, carpentry, electrical heating, and lighting supplies and equipment (except where otherwise specified): | | | |
| (i) Plastic | | P | P |
| (ii) Other materials | | P | P |
| Spas and swimming pools | | P | P |
| Structural components of buildings (except as otherwise specified) | | P | P |
| Vending machines | | P | P |
| (C) Manufacturing and Processing of Lumber, Wood, and Related Products: | | | |
| Logging camps or contractors (CB-75-1998; CB-39-2004) | | X | X |
| Mobile or manufactured homes (CB-75-1998; CB-39-2004) | | X | X |
| Modular buildings (CB-75-1998; CB-39-2004) | | X | X |
| Sawmills or planing mills (CB-75-1998; CB-39-2004) | | X | X |
| Veneer and plywood (CB-75-1998; CB-39-2004) | | X | X |
| Wood preserving (CB-75-1998; CB-39-2004) | | X | X |

| Low- Intensity Business Park Character Area | | ZONE | |
|--|--|-------------------------|--------------------|
| USE | | I-1³³ | I-1 in DDOZ |
| (D) Manufacturing of Scientific, Specialized, and Technical Instruments and Equipment: | | | |
| Engineering, computer, drafting, laboratory, office, research, and scientific instruments, devices, equipment and supplies (CB-66-1996) | | P ³⁴ | P |
| Optical, dental, medical, ophthalmic, orthopedic, and prosthetic devices and supplies (CB-66-1996) | | P ³⁴ | P |
| Photographic equipment and supplies (CB-66-1996) | | P ³⁴ | P |
| Timing, light, mixing, safety, temperature, or weight control devices (CB-66-1996) | | P ³⁴ | P |
| Watches, clocks, measuring, or time-keeping devices (CB-66-1996) | | P ³⁴ | P |
| (E) Metal Production: | | | |
| Blast furnace | | X | X |
| Foundry: | | X | X |
| (i) Nonferrous metals (CB-75-1998; CB-39-2004) | | X | X |
| (ii) Nonornamental ferrous | | X | X |
| (iii) Ornamental metals (CB-75-1998; CB-39-2004) | | X | X |
| Recycling of nonferrous metals (CB-75-1998; CB-39-2004) | | SE | *P |
| Rolling mill | | X | X |
| Smelting | | X | X |

| Low- Intensity Business Park Character Area | | ZONE | |
|---|--|-------------------|-------------|
| USE | | I-1 ³³ | I-1 in DDOZ |
| (F) Miscellaneous Industrial, Manufacturing, and Related Uses: | | | |
| Brushes, brooms, combs, or lamp shades manufacturing | | P | P |
| Cigarettes, cigars, or other tobacco products (chewing or smoking) manufacturing (CB-75-1998; CB-39-2004) | | X | X |
| Consolidated Storage, in accordance with Section 27-475.04 (CB-32-1988; CB-75-1998; CB-45-1999; CB-39-2004) | | P | P |
| 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: | | | |
| (i) With storage of materials or equipment: | | | |
| (aa) Indoors | | P | P |
| (bb) Outdoors (CB-75-1998; CB-39-2004) | | P | X |
| (ii) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry (and the like) parts for installation off site | | P | P |
| (iii) Including the retail sale of parts and supplies as an accessory use (CB-89-1985; CB-75-1998) | | P | P |
| Contractors' plant or storage yard: | | | |
| (i) Those involving the operation or storage of heavy equipment over 17,000 pounds gross vehicle weight | | P | X |
| (ii) All others (CB-89-1985; CB-1-1994) | | P | X |
| Explosives, fireworks, or gunpowder manufacturing | | X | X |
| Gelatin manufacturing | | X | X |
| Glue or size manufacturing | | X | X |
| Heavy motorized equipment, motor vehicle, truck, boat, camping trailer, or trailer storage yard (CB-90-1992; CB-75-1998; CB-39-2004) | | P | X |

| USE | Low- Intensity Business Park Character Area | | ZONE | |
|---|---|-------------|------|--|
| | I-1 ³³ | I-1 in DDOZ | | |
| Jewelry manufacturing (CB-66-1996) | P ³⁴ | P | | |
| Junk yard | SE | X | | |
| Machine shop | P | P | | |
| Matches manufacturing | X | X | | |
| Motion picture or broadcasting equipment manufacturing and production | P | P | | |
| Musical instruments, athletic goods, notions, novelties, sporting goods manufacturing | P | P | | |
| Pens, artist or drafting supplies, clerical equipment, business machines, or pencils manufacturing | P | P | | |
| Plastic products manufacturing, except as otherwise specified | P | P | | |
| Precious metalware manufacturing and plating | P | P | | |
| Recycling plant, except as otherwise specified (CB-75-1998; CB-39-2004) | SE | X | | |
| Storage building accessory to: | | | | |
| (i) A permitted use | P | P | | |
| (ii) A special permit use | NA | NA | | |
| (iii) A Special Exception use (CB-90-1992; CB-1-1994) | SE | X | | |
| Storage yard, except as otherwise specified (CB-75-1998; CB-39-2004) | P | X | | |
| Tobacco packing, processing, and treatment | P | P | | |
| Transfer station (CB-71-1994) | X | X | | |
| Trash removal services (CB-82-1991; CB-75-1998; CB-39-2004) | P ²² | X | | |
| Uses which are noxious or offensive by reason of odor, dust, fumes, smoke, gas, vibration, radiation, glare, or noise, or which constitute a public hazard by fire, explosion, or other means (in the discretion of the District Council) | X | X | | |

| Low- Intensity Business Park Character Area | | ZONE | |
|--|--|-------------------|-------------|
| USE | | I-1 ³³ | I-1 in DDOZ |
| Vehicle salvage yard | | SE | X |
| Warehousing: | | | |
| (i) Subject to Section 27-471(g) | | NA | NA |
| (ii) All others (CB-90-1992) | | P | P |
| Waste material separation and processing facility, in accordance with Section 27-475.05 (CB-77-1990; CB-75-1998; CB-39-2004) | | X | X |
| (G) Petroleum, Gas, and Related Products: | | | |
| Asphalt mixing plant (CB-111-2004) | | X | X |
| Breaking bulk for home consumption or portable appliances (CB-75-1998; CB-39-2004) | | P | X |
| Distribution for home consumption (CB-75-1998; CB-39-2004) | | P | X |
| Gasoline or gasohol bulk storage (other than gas station or vehicle repair and service station) (CB-75-1998) | | SE | X |
| Gasohol fabrication (CB-75-1998; CB-39-2004) | | X | X |
| Liquid gas storage | | X | X |
| Refinery | | X | X |
| Tank farm, except as otherwise specified (CB-75-1998; CB-39-2004) | | X | X |
| (H) Printing, Publishing, Paper, and Related Industries: | | | |
| Bookbinder manufacturing | | P | P |
| Bookbinding | | P | P |
| Paper or paper board products (except containers) manufacturing | | SE | *P |
| Paper recycling collection center (only for collection, storage, and shipping) (CB-75-1998; CB-39-2004) | | P | X |

| Low- Intensity Business Park Character Area | | ZONE | |
|---|-------------------------|--------------------|----|
| USE | I-1³³ | I-1 in DDOZ | |
| Printing and engraving (which may include all processes) (CB-66-1996) | P ³⁴ | P | P |
| Publishing | P | P | P |
| Pulp making | X | X | X |
| (I) Processing of Food and Kindred Products for Human Consumption: | | | |
| Bakery products manufacturing | P | P | P |
| Beverage bottling (all containers): | | | |
| (i) Alcoholic | X | X | X |
| (ii) Nonalcoholic | P | P | P |
| Brewery, distillery, winery | X | X | X |
| Cereals, grains, or spice processing | P | P | P |
| Coffee roasting | P | P | P |
| Confectionery products manufacturing | P | P | P |
| Drying and dehydrating of food products | P | P | P |
| Freezing of food products | P | P | P |
| Oil and fat manufacturing (edible) | P | P | P |
| Packaging, packing, and canning of food products | P | P | P |
| Pickling | SE | *P | *P |
| Reduction plant | X | X | X |
| Sauce, seasoning, and dressing manufacturing | P | P | P |
| Slaughterhouse | X | X | X |
| Smoking and curing | SE | *P | *P |
| Sugar refinery | X | X | X |
| Syrup and flavor extract manufacturing | P | P | P |

| Low- Intensity Business Park Character Area | | ZONE | |
|--|--|-------------------|-------------|
| USE | | I-1 ³³ | I-1 in DDOZ |
| (J) Rubber and Synthetic Rubber Products: | | | |
| Fabrication of rubber products (CB-75-1998; CB-39-2004) | | P | P |
| Recycling of rubber products | | SE | X |
| Rubber manufacturing | | X | X |
| Rubberizing of wearing apparel or household items | | P | P |
| Synthetic rubber (and similar products) manufacturing | | X | X |
| Tire or tube manufacturing (CB-75-1998; CB-39-2004) | | X | X |
| Tire recapping (CB-75-1998; CB-39-2004) | | P | X |
| (K) Stone, Clay, Glass, and Cement Products: | | | |
| Cement manufacturing | | X | X |
| Concrete batching or cement mixing plant (CB-111-2004) | | X | X |
| Cutting of nonstructural stone (CB-75-1998; CB-39-2004) | | P | X |
| Glass blowing and molding | | P | P |
| Manufacturing of ornamental products made of clay, concrete, glass plaster, porcelain, or stone (excluding the use of a rock crusher) (CB-75-1998; CB-39-2004; CB-78-2004) | | P | P |
| Manufacturing or cutting of structural products made of clay, concrete, glass, stone, or similar materials (CB-75-1998; CB-39-2004) | | X | X |
| (L) Textile Products: | | | |
| Fabrication of finished goods | | P | P |
| Felt manufacturing | | P | P |
| Fiber or thread manufacturing | | X | X |

| Low- Intensity Business Park Character Area | | ZONE | |
|--|--|-------------------|-------------|
| USE | | I-1 ³³ | I-1 in DDOZ |
| Finishing of textile goods | | P | P |
| Knitting | | P | P |
| Lace (and similar products) manufacturing | | P | P |
| Recycling of textiles (CB-75-1998; CB-39-2004) | | SE | X |
| Synthetics manufacturing | | X | X |
| Weaving | | P | P |
| (M) Wholesale Trade:⁹ | | | |
| Apparel, garments, or related products | | P | P |
| Automotive or motorized equipment (parts and accessories only) | | P | P |
| Bakery products, wholesale | | P | P |
| Bulk raw materials | | P | P |
| Chemical and related products (except as otherwise specified) | | P | P |
| Electronic, glass, metal, paper, rubber, or wood products | | P | P |
| Food or kindred products | | P | P |
| Garden supplies or nursery stock | | P | P |
| Livestock (CB-75-1998; CB-39-2004) | | X | X |
| Ornamental products made of china, clay, concrete, glass, or stone | | P | P |
| Petroleum products for home distribution | | P | X |
| Structural products made of clay, concrete, or stone, with: | | | |
| (i) Indoor storage, only | | P | P |
| (ii) Outdoor storage (CB-75-1998; CB-39-2004) | | X | X |
| Textile products | | P | P |

| USE | Low- Intensity Business Park Character Area | | ZONE | |
|---|---|----------------|------|--|
| | I-1 ³³ | I-1 in DDOZ | | |
| Tobacco and related products | P | P | | |
| Wholesaling or distribution of materials (products) not used or produced on the premise: | | | | |
| (i) Subject to Section 27-471(g) | | | | |
| (ii) All others (CB-90-1992) | NA | NA | | |
| Wholesaling or distribution of materials (products) used or produced on the premises (CB-90-1992) | P | P | | |
| Wholesaling or distribution use not listed (CB-90-1992) | SE | *P | | |
| (3) INSTITUTIONAL/EDUCATIONAL: | | | | |
| Adult day care center (CB-44-1987; CB-66-1996) | P ^{12,34} | X | | |
| Adult rehabilitation center (CB-108-1987; CB-75-1998; CB-39-2004) | X | X | | |
| Church or similar place of worship, convent, or monastery (CB-23-1988; CB-99-1993; CB-84-1996) | P | P ^A | | |
| Church or similar place of worship, convent, or monastery in the Route 202 Corridor Study Area, unless constructed pursuant to a Conceptual Site Plan approved by the Planning Board prior to June 1, 1997 (CB-72-1997) | X | NA | | |
| Community building | P | X | | |
| Day care center for children: | | | | |
| (A) In accordance with Section 27-475.02 ¹⁴ | P ³⁴ | X | | |
| (B) All others (CB-23-1988; CB-66-1996) | SE | X | | |

| Low- Intensity Business Park Character Area | | ZONE | |
|---|--|-------------------|-------------|
| USE | | I-1 ³³ | I-1 in DDOZ |
| School, private: | | | |
| (A) Business | | P ³⁴ | X |
| (B) Driving | | P | X |
| (C) Institution of higher learning (may include a private spa) | | X | X |
| (D) School or studio for artistic or technical instruction and practice | | P ³⁴ | X |
| (E) Scientific | | P ³⁴ | X |
| (F) Trade | | P ³⁴ | X |
| (G) Private college or university | | P ³⁶ | X |
| (H) In accordance with Section 27-475.06.01 ²⁸ | | P ³⁴ | X |
| (I) All others (CB-26-1985; CB-33-1986; CB-23-1988; CB-14-1994, CB-113-1994; CB-66-1996; CB-93-1996; CB-94-2000) | | SE | X |
| (4) MISCELLANEOUS: | | | |
| Accessory structures and uses (CB-66-1996) | | P ³⁴ | P |
| Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987) | | SE | *P |
| Any use allowed in the C-S-C Zone (except those permitted by Special Exception), when located within an office building or hotel, provided not more than 15% of the gross floor area of the building shall be devoted to such uses and not more than 3,000 square feet shall be allotted to any one use; except hotels may include auditoriums or showrooms unlimited in size | | X | X |
| Auction house (CB-55-1988) | | P | P |
| Buildings and uses, serving public health purposes, on land owned by Prince George's County, Maryland, upon which hospitals or health centers are located, except if otherwise allowed as a Permitted(P) use ¹⁵ (CB-55-1988; CB-66-1996) | | P ³⁴ | X |

| Low- Intensity Business Park Character Area | | ZONE | |
|--|--|-------------------|-------------|
| USE | | I-1 ³³ | I-1 in DDOZ |
| Cemetery, crematory: | | | |
| (A) Cemetery, accessory to a church, convent, or monastery ²¹ | | P | X |
| (B) All others (CB-11-1991; CB-27-1995) | | SE | *P |
| Collection of recyclable materials: | | | |
| (A) As a temporary use, in accordance with Sections 27-260 and 27-261 (CB-75-1998; CB-39-2004) | | P | P |
| (B) All others | | P | X |
| Commercial uses not listed | | X | X |
| Contractor's office (must include sanitary facilities), construction yard, 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 | P |
| (B) All others | | P | P |
| Ice vending machine for block ice | | P | P |
| MARC Planned Community, in accordance with Section 27-475.06.05 (CB-21-2006) | | P | X |
| Metro Planned Community, in accordance with Section 27-475.06.03 (CB-35-1998) | | X | X |
| Mobile home, with a use for which amusement taxes are collected ² | | P | X |
| Rental business for items permitted to be sold (except as otherwise specified) | | P | P |
| Sign making shop | | P | P |
| Signs, in accordance with Part 12: | | | |
| (A) Outdoor advertising sign (billboard) | | X | X |
| (B) All others (CB-45-1988; CB-24-1991; CB-66-1996) | | P ³⁴ | P |
| Welding shop | | P | P |

| USE | Low- Intensity Business Park Character Area | | ZONE | |
|---|---|-------------|------|---|
| | I-1 ³³ | I-1 in DDOZ | | |
| Where not otherwise specifically permitted, any use allowed in the I-1 Zone (excluding those permitted by Special Exception) (CB-92-2004) | X | X | | |
| Where not otherwise specifically permitted, any use allowed by Special Exception in the I-1 Zone (CB-92-2004) | X | | | |
| (5) PUBLIC/QUASI PUBLIC: | | | | |
| Ambulance service, private | P | | | P |
| Library | P | | | X |
| Post office | P | | | P |
| Public buildings and uses | P | | | P |
| Sanitary landfill, rubble fill, or Class 3 fill ^{19, 46} (CB-15-1990; CB-8-2003; CB-87-2003) | SE | | | X |
| Voluntary fire, ambulance, or rescue station ¹ | P | | | X |
| (6) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL: | | | | |
| Amusement Center (CB-8-2007) | P ⁵² | | | X |
| Amusement park | SE | | | X |
| Athletic field, with or without seating for spectators | P | | | P |
| Auditorium | P | | | X |
| Billiard or pool parlor | P | | | X |
| Bowling alley | P | | | X |
| Carnival, circus, fair, or similar use, not exceeding 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: | | | | |
| (A) On a parking lot | P | | | X |
| (B) All others | P | | | X |
| Club or lodge, private | P | | | X |

| Low- Intensity Business Park Character Area | | ZONE | |
|--|--|-------------------|-------------|
| USE | | I-1 ³³ | I-1 in DDOZ |
| Commercial recreational attractions | | X | X |
| Employees recreational facilities (private, nonprofit), accessory to an allowed use (CB-66-1996) | | P ³⁴ | P |
| Golf course or country club (CB-66-1996) | | P ³⁴ | X |
| Golf driving, archery, or baseball batting range (CB-130-1993) | | P | X |
| Miniature golf course | | P | X |
| Museum, aquarium, art gallery, cultural center, or similar facility (CB-66-1996) | | P ³⁴ | X |
| Park or playground | | P | X |
| Performance arts center, in accordance with Section 27-475.06.04 (CB-12-2001) | | SP | X |
| Reducing/exercise salon or health club (CB-3-1989; CB-66-1996) | | P ³⁴ | X |
| Riding stable | | P | X |
| Rifle, pistol, or skeet shooting range: | | | |
| (A) Indoor ²⁰ | | P | P |
| (B) Outdoor (CB-4-1991) | | SE | X |
| Sauna or steam bath | | PA | X |
| Skating rink: | | | |
| (A) Indoor | | P | X |
| (B) Outdoor | | SE | X |
| Spa, community (CB-66-1996) | | P ³⁴ | X |
| Spa, private, accessory to an allowed dwelling unit (CB-66-1996) | | P ³⁴ | P |

| Low- Intensity Business Park Character Area | | ZONE | |
|---|--|-------------------|-------------|
| USE | | I-1 ³³ | I-1 in DDOZ |
| Spa, public: | | | X |
| (A) Accessory to a reducing/exercise salon, health club, or summer camp | | P | X |
| (B) Accessory to a commercial swimming pool | | P ³⁴ | X |
| (C) Accessory to a hotel or motel (in the I-1 and I-2 Zones, included on the approved Special Exception site plan for the hotel) | | SE | X |
| (D) All others (CB-3-1989; CB-66-1996) | | SE | X |
| Summer camp | | P | X |
| Swimming pool (which may include a community or public spa) | | P | X |
| Tennis, basketball, handball or similar court: | | | |
| (A) Enclosed by a wall or fence at least 6 feet high | | P | X |
| (B) All others | | P | X |
| Theater: | | | |
| (A) Indoor | | P ³⁴ | X |
| (B) Outdoor (including drive-in) (CB-66-1996) | | SE | X |
| (7) RESIDENTIAL/LODGING: | | | |
| Artists' residential studios, in accordance with Section 27-475.06.04 (CB-12-2001) | | SP | X |
| Dwelling: | | | |
| (A) If legally erected prior to the date upon which the property was classified in the I-1, I-2, or U-L-I Zone, or legally erected in the I-1, I-2, or U-L-I Zone under prior regulations | | P | P |
| (B) If legally erected prior to the date upon which the property was classified in the I-3 or I-4 Zone | | X | X |
| (C) All others (CB-1-1994) | | X | X |

| USE | Low- Intensity Business Park Character Area | | ZONE | |
|--|---|-------------|------|--|
| | I-1 ³³ | I-1 in DDOZ | | |
| Dwelling unit within a building, containing commercial or industrial uses not exceeding 3 units per building, with 1 unit permitted at ground floor level for a resident manager, caretaker, or night watchman (and family) and all other units located above the ground floor | P | X | | |
| Hotel or motel (which may include public spas, swimming pools, or tennis courts, provided they are enclosed by a fence or wall at least 6 feet high): | | | | |
| (A) In an industrial park having a gross tract area of at least 25 acres (CB-97-2004) | SE ¹⁰ | X | | |
| (B) All others | SE | X | | |
| Planned retirement community (CB-89-1999) | X | X | | |
| (8) RESOURCE PRODUCTION/RECOVERY: | | | | |
| Agricultural uses | P | P | | |
| Concrete recycling facility (CB-78-2004) | SE | X | | |
| Sand and gravel wet-processing (CB-75-1998; CB-39-2004) | SE | X | | |
| Surface mining | SE | X | | |
| (9) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES: | | | | |
| Airport, airpark, airfield, heliport | SE | X | | |
| Airstrip or heliport | SE | X | | |
| Antennas and related equipment buildings and enclosures, other than satellite dish antennas, in accordance with Section 27-475.06.02 (CB-65-2000) | P | P | | |
| Broadcasting studio (without tower) (CB-66-1996) | P ³⁴ | P | | |
| Bus station or terminal | P | X | | |

| Low- Intensity Business Park Character Area | | ZONE | |
|---|--|-------------------------|--------------------|
| USE | | I-1³³ | I-1 in DDOZ |
| Monopoles and related equipment buildings and enclosures, in accordance with Section 27-475.06.02 (CB-65-2000) | | P | X |
| Motor freight receiving or shipping (loading) facilities: | | | |
| (A) When accessory to, in conjunction with, as an integral part of, under the same ownership or leasehold interest as, and solely serving another allowed use on the property | | P ³⁴ | P |
| (B) All others | | X ²³ | X ²³ |
| (CB-90-1992; CB-66-1996) | | | |
| Moving and Storage Operation | | P ^{26,48} | P ^{26,48} |
| (CB-70-2004) | | | |
| Parking lot or garage, commercial | | P | P |
| (CB-43-2002) | | | |
| Parking lot or garage, or loading area, in accordance with Part 11 | | P ³⁴ | P |
| (CB-66-1996) | | | |
| Parking of mobile home except as otherwise specified | | X | X |
| Parking of mobile home in a public right-of-way ⁴ | | X | X |
| Parking of vehicles accessory to an allowed use | | P ³⁴ | P |
| (CB-66-1996) | | | |
| Public utility uses or structures: | | | |
| (A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards | | P ³⁴ | P |
| (CB-66-1996) | | | |
| (B) Railroad yards, roundhouses, car barns, and freight stations | | X | X |
| (C) Other public utility uses or structures (including major transmission and distribution lines and structures) | | P | P |
| (CB-25-1987; CB-61-1988; CB-65-2000) | | | |
| Satellite dish antenna, in accordance with Section 27-468.01: | | | |
| (A) Up to 10 feet in diameter, to serve only 1 dwelling unit | | P | P |
| (B) Over 10 feet in diameter, to serve only 1 dwelling unit | | SE | X |

| Low- Intensity Business Park Character Area | | ZONE | |
|---|--|--------------------|--------------------|
| USE | | I-1 ³³ | I-1 in DDOZ |
| (C) All others | | P | P |
| Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically allowed ^a (CB-4-1987) | | X | X |
| Taxicab dispatching station: | | | |
| (A) Without cab storage repair, or servicing | | P | P |
| (B) With cab storage | | P | P |
| (C) With cab repair or servicing within a wholly enclosed building (CB-50-1987) | | P | P |
| Taxicab stand | | P | P |
| Telegraph or messenger service (CB-66-1996) | | P ³⁴ | P |
| Towers or poles (electronic, radio, or television, transmitting or receiving): | | | |
| (A) Nonprofit, noncommercial purposes, with no height restrictions | | P | P |
| (B) Freestanding, for commercial purposes, up to 175 feet above ground level | | P | P |
| (C) Attached to a roof, for commercial purposes, with the total combined height of the building, tower, or monopole and antenna not exceeding 250 feet above ground level | | P | P |
| (D) All others (CB-8-1990; CB-123-1994; CB-103-1997; CB-65-2000) | | SE | X |
| Trucking operations, except as otherwise specified (CB-90-1992; CB-5-1994; CB-75-1998; CB-13-2000; CB-39-2004) | | X ^{26,40} | X ^{25,40} |

DDOZ FOOTNOTE A - Provided that prior to approval of a site plan, preliminary subdivision plan, building permit or use and occupancy permit an authorized representative of the church executes an affidavit acknowledging the property location within the flight path for Andrews Air Force Base in an Accident Potential Zone as defined by the 2007 Air Installation Compatible Use Zone Study for Andrews Air Force Base, as updated.

1 Provided the site is either:

- (A) In the proximity of an area designated as a fire or rescue station on an approved Functional Master Plan of Fire and Rescue Stations;
- (B) In a location which the Fire Chief has indicated (in writing) is appropriate; or
- (C) Occupied by a station that was in use immediately prior to July 1, 1982.

The following activities are considered to be ancillary uses permitted within the hall/assembly area of a voluntary fire, ambulance, or rescue station: bingo (with an approved license from the Department of Environmental Resources), weddings, dinners, community events, organization functions, and private events (with no advance or at the door ticket sales).

All events must comply with County or State regulations, and events requiring a specific license must obtain such license to be considered a permitted ancillary use. All events must be organized by the voluntary fire, ambulance, or rescue corporation or company and/or a community group from within the immediate vicinity of the station. For weddings, receptions, and dinners, the event may be organized by an individual in conjunction with the voluntary fire, ambulance, or rescue corporation or company and/or a community group within the immediate vicinity of the station. A permitted ancillary use does not include the leasing of the station facility for use by a promoter. Private events may not have advance or at the door ticket sales. All events must end by 10:00 p.m., Sunday through Thursday (except that bingo events must end by 11:00 p.m.), and by midnight on Friday and Saturday, with all patrons off the site within thirty (30) minutes after closing.
(CB-70-2008)

2 Provided:

- (A) The mobile home is located on a lot having property consisting of five (5) acres or more;
- (B) The use of the mobile home is in connection with another use on the property for which the County levies or collects an amusement tax;
- (C) The occupants of the mobile home are employed by, or reasonably connected with, the other use; and
- (D) The mobile home shall not be located on the property for more than one hundred twenty (120) cumulative days per calendar year, except mobile homes used in connection with pari-mutuel racetracks where the use shall not exceed two hundred eighteen (218) cumulative days per calendar year.

3 Provided:

- (A) The service shall be limited to supplying gasoline, oil, water, tire pressure, and washing;
- (B) Only automobiles parking in the parking garage shall be served;
- (C) No signs visible from outside the structure shall indicate the presence of the service facilities; and
- (D) The garage shall be wholly enclosed.

4 Except in an emergency. In this case, the parking shall be subject to the traffic and parking regulations applicable to the right-of-way.

5 Approved as an accessory use with approval of the Special Exception for the hotel or motel.

6 Not exceeding fifteen percent (15%) of the gross floor area, in combination with allowed C-S-C Zone uses, but not a fast-food restaurant within a hotel.
(CB-34-1987)

7 Office building requires a Special Exception to be approved, in accordance with Part IV.

8 This shall not apply to:

- (A) Storage accessory (and related) to an allowed use; or
- (B) One (1) such vehicle stored in a wholly enclosed garage.

9 In the I-3 Zone, subject to Section 27-471(c) and (g).

- 10** Permitted use without requirement for Special Exception provided:
- (A) The use is located within an industrial park which is adjacent to a Beltway interchange constructed after June, 2002;
 - (B) The parcel(s) is the subject of a Preliminary Plan of Subdivision that was approved pursuant to Subtitle 24 of this Code prior to June 30, 2004;
 - (C) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;
 - (D) The acreage of lots (used for commercial purposes) shall not exceed twenty-five percent (25%) of the acreage of lots used for industrial purposes in the industrial park;
 - (E) No more than two (2) fast-food restaurants shall be allowed in the industrial park;
 - (F) Motels are prohibited; and
 - (G) Hotel amenities shall include at a minimum a swimming pool, fitness center, room service, concierge service, parking, and restaurant(s) located within the building. (CB-97-2004)
- 11** Provided the establishment is not a fast-food restaurant. (CB-21-1987)
- 12** Located only on or abutting a lot or group of lots containing an office building or group of office buildings having a gross floor area of at least fifty thousand (50,000) square feet. (CB-44-1987)
- 13** This does not provide for accessory antennas or overhead distribution lines. (CB-25-1987)
- 14** In a publicly-owned recreational facility, a school, a church, or a public building, a day care center shall only be permitted as an accessory use. A church must provide its tax-exempt identification number when applying for a Detailed Site Plan or a building or use and occupancy permit for an accessory day care center for children. (CB-23-1988; CB-98-1988; CB-44-1989)
- 15** Provided the health center is located on a minimum of twenty-five (25) acres. (CB-55-1988)
- 16** Provided:
- (A) The whip antenna does not extend more than fifteen (15) feet above the height of the structure to which it is attached and does not support lights or signs unless required for aircraft warning or other safety reasons;
 - (B) The equipment building does not exceed five hundred sixty (560) square feet of gross floor area or twelve (12) feet in height;
 - (C) The equipment building matches the construction material and color(s) of an existing building when it is attached thereto; and
 - (D) The equipment building is constructed of brick and designed to coordinate with the design of any existing main building on the same lot or on an adjoining lot when constructed as a freestanding building. (CB-61-1988; CB-81-1993)
- 17** Subject to Detailed Site Plan approval, in accordance with Part 3, Division 9, of this Subtitle. (CB-3-1989)
- 18** Limited to twenty percent (20%) of the gross floor area of the building within which it is located, but not to exceed a maximum of five thousand (5,000) square feet. (CB-3-1989)

- 19 A sanitary landfill, rubble fill, or Class 3 fill may include a rock crusher only if it is approved as part of the Special Exception. (CB-15-1990; CB-8-2003; CB-87-2003)
- 20 Provided there is no discernible noise from the exterior of the building. (CB-4-1991)
- 21 Provided both uses were existing as of January 1, 1991. (CB-11-1991)
- 22 In accordance with Section 27-475.06. (CB-82-1991)
- 23 Except as provided for in Section 27-467.01. (CB-90-1992)
- 24 Provided the vehicle rental lot is located within one-half (1/2) mile of a mass transit facility. (CB-58-1993)
- 25 The gross floor area shall not exceed 25% of the gross floor area of the building within which this accessory use is located. (CB-1-1994)
- 26 Moving and storage operations that have less than one hundred thousand (100,000) square feet of gross floor area, have hours of operation between 7:30 A.M. and 5:30 P.M., and are located in a building that was existing on August 31, 1994, are permitted by right. (CB-5-1994)
- 27 On a lot of no less than ten (10) or more than twenty (20) acres, located within five hundred (500) feet of property in the M-A-C or C-S-C Zones, said lot having frontage on at least two (2) public streets, and a store containing at least one hundred thousand (100,000) square feet of sales and service floor area (excluding mezzanines) under one roof, of which no more than a total of twenty percent (20%) of sales and service floor area may be dedicated to the sale and/or display of building materials, including, among other things, building supplies, plumbing supplies, electrical supplies, and hardware, either individually or in the aggregate; or the use is located on a lot or parcel that is between ten (10) and twenty (20) acres in size; said lot or parcel is located within five hundred (500) feet of property in the M-A-C Zone and has frontage on at least two public streets; the store has no more than twenty-five thousand (25,000) square feet gross floor area; the store fills medical prescriptions and sells medical supplies and nonprescription medicines, in addition to general merchandise; and except for medical prescriptions, medical supplies, and nonprescription medicines, the store has no more than fifty percent (50%) of its gross floor area devoted to the sale of a single type of merchandise, such as food or specialty items. (CB-21-1994; CB-11-2003)
- 28 The Board of Appeals may grant variances from the requirements of Section 27-475.06.01(a)(1). (CB-14-1994)

- 29** Provided:
- (A) The minimum seating capacity is one hundred (100);
 - (B) More than fifty percent (50%) of its revenue is derived from the sale of food;
 - (C) The primary operation is limited to the sale of food and beverages for consumption on the premises; however, ancillary carry out is permitted;
 - (D) Not more than one such establishment providing cafeteria style service exclusively shall be permitted within the industrial park;
 - (E) For establishments to be open to the public before 11:00 A.M., the exact time of opening shall be determined at the time of Detailed Site Plan approval; and
 - (F) The establishment is not a fast food restaurant.
(CB-57-1994)
- 30** A fast food restaurant may be permitted by Special Exception provided the following criteria are met:
- (A) Not more than one fast food restaurant shall be permitted within the industrial park;
 - (B) The design of the fast food restaurant shall be architecturally compatible with surrounding buildings and uses; and
 - (C) The fast food restaurant is part of an assemblage of at least two (2) other eating and drinking establishments arranged so as to create, in combination, a unified development scheme.
(CB-57-1994)
- 31** Reserved.
- 32** In accordance with the provisions of Part 16.
(CB-53-1996)
- 33** Approval of a Special Exception is required for any use in the I-1 or I-2 Zones if any portion of the lot on which the use is proposed is within the subject area of a pending Transit District Overlay Zoning Map Amendment that has been initiated by resolution of the District Council. This provision does not apply to uses or buildings in existence as of July 1, 1996, or uses set forth in Section 27-473(b)(1)(A)(i),(A)(iv), and (C), and (b)(5).
(CB-66-1996)
- 34** Notwithstanding the language in Footnote 33, a Special Exception is not required if any portion of the lot is within the subject area of a pending Transit District Overlay Zoning Map Amendment that has been initiated by resolution of the District Council, and is located at least 2,000 feet from an existing Metrorail station.
(CB-66-1996)
- 35** Provided:
- (A) The church is located in an existing freestanding building not exceeding two stories in heights;
 - (B) If the building in which the church is located contains other uses, a separate entry to the church must be provided for its use; and
 - (C) At the time of issuance of the initial use and occupancy permit, the church shall be located within 1,000 feet of another existing church.
(CB-84-1996)
- 36** If not conducted in an existing office building, a Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle.
(CB-93-1996)

- 37** Provided:
- (A) The vehicle sales or rental lot is subordinate in area to, and is an expansion of, an existing permitted vehicle sales or rental use located on a contiguous adjacent lot in the I-1, I-2, or I-4 Zones; and
 - (B) The two contiguous adjacent lots are owned by the same individual(s); and
 - (C) The property on which the expansion will be located is adjacent to a public roadway; and
 - (D) No structure may be erected except for paving, and with the exception of one structure not to exceed 6,000 square feet gross floor area which is architecturally compatible with the surrounding neighborhood.
- (CB-73-1997)
- 38** Reserved.
- 39** Townhouses shall comply with the design guidelines set forth in Section 27-274(a)(11) and the regulations for development set forth in Section 27-433(d).
(CB-89-1999)
- 40** A business limited to truck storage, maintenance, and repair only, with associated administrative offices, is permitted by right. Transporting of any items to or from the site is prohibited.
(CB-13-2000)
- 41** Permitted as an accessory use to a gas station located within an industrial park.
(CB-92-2001)
- 42** Permitted as an accessory use to a gas station located within an industrial park, provided the uses are located within the same building.
(CB-92-2001)
- 43** Provided:
- (A) The retail center is built and has one or more approved occupancy permits prior to October 1, 2001;
 - (B) The retail center lies on property that adjoins land in the R-18 Zone and has frontage on a road classified as an arterial on the applicable Master Plan; and
 - (C) No food or beverage store may occupy more than ten thousand (10,000) square feet or one-third (1/3) of the property's net leasable building space, whichever is less.
- (CB-93-2001)
- 44** Except for new vehicle sales lots, the use shall be located on a tract of land containing a minimum of twenty-five thousand (25,000) square feet. All such uses on property less than twenty-five thousand (25,000) square feet in existence on September 1, 2002, may not be certified as nonconforming uses and must cease operations on or before August 31, 2005.
(CB-33-2002)

- 45** The property shall lie within one-quarter (1/4) mile of an existing mass transit rail station operated by the Washington Metropolitan Area Transit Authority (WMATA). Permits may not be issued for the commercial parking structure until the Planning Board approves a Detailed Site Plan, as required in the I-3 Zone. The Planning Board shall find:
- (A) The site plan meets all I-3 Zone requirements;
 - (B) The proposed parking structure will not prevent the achievement of Transit Oriented Development goals in the neighborhood surrounding the WMATA station; and
 - (C) The location and design of the parking structure provide for ample pedestrian ways, landscaping, lighting, and other amenities, to create direct and pleasant connections between the structure and the WMATA station.
- All commercial parking lot or garage operations on the property shall cease by September 1, 2008.
(CB-43-2002)
- 46** A Class 3 fill in existence as of October 7, 2003 that is operating pursuant to any validly issued grading permit, and is not in violation, shall be permitted to continue in operation as a matter of right, but is limited to the fill area established by any previously issued grading permit, not to exceed two (2) renewals of the permit. Those fill operations that are in violation on October 7, 2003 have until December 31, 2003 to comply, or their permit is void.
(CB-8-2003; CB-87-2003)
- 47** Provided:
- (A) The property is located on and inside the Capital Beltway at an existing interchange with said Beltway;
 - (B) The site contains a minimum of eighty (80) acres that is split-zoned I-3, I-1, and R-R, with not more than twenty percent (20%) zoned R-R;
 - (C) The property is proposed for employment uses in the most recently approved applicable Master Plan;
 - (D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle; and
 - (E) The site plan shall include at least two (2) stores containing one hundred thousand (100,000) square feet or more of gross floor area.
(CB-65-2003; CB-19-2005)
- 48** Subject to the approval of a Detailed Site Plan in accordance with Part 3, Division 9, of this Subtitle.
(CB-70-2004)
- 49** Provided:
- (A) The use is located within a development with no less than fifty (50) acres included in the Preliminary Plan.
 - (B) The development adjoins properties in the I-1 and I-2 Zones and a railroad right-of-way at the time of Preliminary Plan approval.
 - (C) The development shall not be subject to the requirements of Section 27-471(f)(2) or (g).
 - (D) The development shall comply with the regulations applicable to the I-1 Zone set forth in Section 27-474, except that the setback from any residentially-zoned property shall be fifty (50) feet.
 - (E) The development shall be subject to the approval of a Detailed Site Plan, but not a Conceptual Site Plan. Noise, landscaping, buffering or uses from adjoining residential properties, and preservation and interpretation of any archeological or paleontological resources shall be addressed at the Detailed Site Plan stage.
 - (F) Outdoor storage is prohibited unless approved on a Detailed Site Plan and screened from surrounding properties.
(CB-92-2004)

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Permitted use without the requirement for a Special Exception provided:

- (A) The site on which the use is located is within an existing industrial park containing a minimum of five (5) acres;
- (B) The site is not contiguous to any land used for residential purposes;
- (C) The site abuts a railroad spur; and
- (D) The site is located within the Developed Tier as described in the General Plan. (CB-111-2004)

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Provided:

- (A) The use is limited to property that has at least one hundred and fifty (150) feet of frontage on and vehicular access to at least one (1) road classified as a collector or lower classification on the applicable Master Plan and a minimum right-of-way width of sixty (60) feet;
- (B) A Limited Detailed Site Plan shall be approved for the use in accordance with Section 27-286(a). The site plan shall address architecture, landscaping, lighting, and infrastructure which is essential to the development of the site including streets, utilities, and stormwater management facilities;
- (C) The Limited Detailed Site Plan shall demonstrate compliance with Section 27-358(a) (2),(3),(4),(5),(6),(8), and (10); and (b)(1),(2), and (3); and
- (D) Upon the abandonment of a commercial fuel depot, all structures exclusively used in the business (including underground storage tanks), except buildings, shall be removed by the owner of the property. For the purpose of this footnote, the term "abandonment" shall mean non-operation as a commercial fuel depot for a period of fourteen (14) months after the services cease. (CB-68-2006)

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Does not include the sale of alcoholic beverages or hours of operation that extend beyond 10:00 P.M. (CB-8-2007)

(c) Any lawful commercial use shall be allowed on land which was classified in the I-1 or I-2 Zone on or before October 27, 1970, that was developed as an integrated shopping center having a gross floor area of at least one hundred thousand (100,000) square feet as of that date, subject to the following:

- (1) If the use is listed in the Table of Uses (Subsection (b) of this Section) as being permitted (P), or permitted as a (PA) or (PB) use, the use shall be allowed in accordance with the provisions of this Section applicable to that use;
- (2) If the use is listed in the Table of Uses for the Commercial Zones (Section 27-461(b)) as a use permitted by Special Exception (SE) in the C-S-C Zone, the use may only be allowed in accordance with all of the provisions of this Subtitle applicable to the C-S-C Zone (including the approval of a Special Exception for the use), even though the property is classified in the I-1 or I-2 Zone, unless the use is otherwise allowed in Subsection (b) of this Section. (CB-28-1984; CB-33-1984; CB-50-1984; CB-71-1984; CB-84-1984; CB-94-1984; CB-108-1984; CB-19-1985; CB-64-1995)

