

Appendices



APPENDIX A. HISTORIC SURVEY OF PROPERTIES IN THE GATEWAY ARTS DISTRICT

The M-NCPPC's Historic Preservation and Public Facilities Planning Section maintains files on 142 "survey properties" within the Arts District. These properties are not currently included in the Inventory of Historic Resources of the 1992 *Historic Sites and Districts Plan* and have not been fully documented. This appendix includes all survey properties within the sector plan area. The survey property information is the result of consultant studies required as part of a federally mandated historic preservation review, the work of historic preservation graduate students, or gathered by historic preservation staff.

Property owners are often interested in having their properties designated as Historic Sites. The following material outlines how properties can be designated through the sector plan process:

- With additional documentation and evaluation, the survey properties listed below, as well as others about which property owners may provide documentation, could qualify to be recommended for designation as Historic Sites, historic resources, or as historic districts through the Gateway Arts District sector plan. The purpose of the evaluation is to determine whether the property meets any of the nine criteria for designation, as described in the Historic Preservation Ordinance (Subtitle 29 of the Prince George's County Code).
- Property owners or organizations interested in pursuing Historic Site or historic district designation must formally request evaluation by the Historic Preservation Commission before the close of the preliminary Gateway Arts District sector plan public hearing record.
- Once sufficient documentation is developed for properties requesting evaluation, the Historic Preservation Commission will schedule a public hearing for those properties and will make recommendations to the Planning Board regarding the designation of individual Historic Sites and/or a historic district.

The following list of survey properties within the Gateway Arts District sector plan is arranged from south to north, beginning at the District line in Mount Rainier and proceeding north to Hyattsville. Each property is identified by a Maryland Historical Trust (MHT) inventory number. All MHT inventory numbers begin with the planning area number in which the resource is located (all Gateway Arts District sector plan properties are located within Planning Area 68). The planning area number is followed by a number identifying a more specific location, such as a municipality or community. The last number identifies the individual resource. For example, Potts Hall is identified as 68-13-1; i.e., it is in Planning Area 68, Community 13 (Mount Rainier), and is Historic Property 1.

Mount Rainier

- 68-13-1 Star (Potts) Hall (3405 Rhode Island Avenue)
- 68-13-3 Cameo Theatre Building (3822 34th Street)
- 68-13-4 Unsworth-Park Building (3807 34th Street)
- 68-13-5 Miozza-Palumbo Building (3813-3815 34th Street)
- 68-13-6 Lebowitz Tailor Shop (3817 34th Street)
- 68-13-7 Klein’s Bakery (3849 49th Street)
- 68-13-9 Mikules Pharmacy (3801-3803 34th Street)
- 68-13-11 3830 34th Street
- 68-13-12 Blankenship House (3837 34th Street)
- 68-13-13 3403-3405 Perry Street
- 68-13-14 3407 Perry Street
- 68-13-15 3409 Perry Street
- 68-13-16 3300-3306 Rhode Island Avenue
- 68-13-17 Smith-Boswell Apartments (3600–3614 Rhode Island Avenue)
- 68-13-18 Bon Durant Residence (3828 34th Street)
- 68-13-19 C.K. McConkey and Sons (3824 34th Street)
- 68-13-20 Earnest House (3838–3840 34th Street)
- 68-13-21 Norton Apartment Building (3827 34th Street)
- 68-13-22 Bohrer-Norton House (3829 34th Street)
- 68-13-23 3402-3412 Rhode Island Avenue
- 68-13-24 Tilp House (3417 Rhode Island Avenue)
- 68-13-25 Will House (3603 Rhode Island Avenue)
- 68-13-26 3607 Rhode Island Avenue
- 68-13-27 3416-3418 Rhode Island Avenue
- 68-13-28 3414 Rhode Island Avenue
- 68-13-29 3415 Perry Street
- 68-13-30 4000 34th Street
- 68-13-31 4002-4004 34th Street
- 68-13-32 4006 34th Street

68-13-33	4008 34 th Street
68-13-34	4001-4003 34 th Street
68-13-35	4005 34 th Street
68-13-37	4007 34 th Street
68-13-38	4009 34 th Street
68-13-40	Rhode Island Avenue Filling Station (3210–3230 Rhode Island Avenue)
68-13-42	Bass House (3705 Rhode Island Avenue)
68-13-44	Bass-McConkey House (3615 Rhode Island Avenue)
68-13-45	Kage-McConkey House (3611 Rhode Island Avenue)
68-13-46	Keir-Guidice House (3513 Rhode Island Avenue)
68-13-47	Weckerly-Wedderburn House (3509 Rhode Island Avenue)
68-13-48	Gaver-McDonald House (3505 Rhode Island Avenue)
68-13-49	Graft-Ingram House (3501 Rhode Island Avenue)
68-13-50	Boswell Apartment Building (3413 Rhode Island Avenue)
68-13-51	Cristofane Building (3311 Rhode Island Avenue)
68-13-52	3310 Rhode Island Avenue
68-13-53	3308 Rhode Island Avenue
68-13-54	3249 Rhode Island Avenue
68-13-55	Murphy Building (3229 Rhode Island Avenue)
68-13-56	3225 Rhode Island Avenue
68-13-57	3221-3223 Rhode Island Avenue
68-13-58	3204-3208 Rhode Island Avenue
68-97	Mount Rainier Industrial area (Otis Street)

Brentwood

68-12-1	Martina Miller House (3501 Taylor Street)
68-12-2	Bakersmith House (3704 Upshur Street)
68-12-3	Zellers House (3608 Upshur Street)
68-12-4	Altemus House (4300 Pennwood Road)
68-12-5	Houser House (3507 Varnum Street)
68-12-6	Violland House (4301 41 st Street)
68-12-7	C. Lightbown House (3601 Tilden Street)
68-12-8	Pribula House (3500 Taylor Street)
68-12-9	Gigous House (3900 Rhode Island Avenue)
68-12-10	D. Magruder House (3700 Upshur Street)
68-12-11	Henning House (3606 Varnum Street)
68-12-12	Magill House (3701 Varnum Street)
68-12-13	Stickell House (3707 Varnum Street)
68-12-14	Martha Miller House (4320 41 st Street)
68-12-15	Rau House (4316 40 th Street)
68-12-16	McCafferty House (4300 40 th Street)
68-12-17	Keys-Schmidt House (3605 Upshur Street)

- 68-12-18 Bernabo House (3502 Varnum Street)
- 68-12-19 Reed House (3406 Varnum Street)
- 68-12-20 Brentwood School (3607 Tilden Street)
- 68-12-21 Brentwood U. M. Church (3608 Tilden Street)
- 68-12-22 4534 38th Avenue
- 68-12-23 3806 39th Street
- 68-12-24 4402 39th Street
- 68-12-25 4311 40th Street
- 68-98 Southeast Brentwood cluster (Bunker Hill Road)

North Brentwood

- 68-61-2 Orr House (4528 40th Street)
- 68-61-3 W. H. Thomas House (3911 Wallace Road)
- 68-61-5 Owings House (4535 41st Avenue)
- 68-61-6 Seaburn House (4529 41st Avenue)
- 68-61-7 A. A. Randall House (4504 41st Avenue)
- 68-61-8 Mason House (4501 41st Avenue)
- 68-61-13 Foursquares, 3914-3918 Webster Street
- 68-61-38 Quander House (4512 Rhode Island Avenue)

Hyattsville

- 68-10 23 Blackman House (4108 Crittenden Street)
- 68-10-24 Costinett House (4901 40th Place)
- 68-10-26 Giusta House (4204 Gallatin Street)
- 68-10-28 Baker-Dornan House (5319 42nd Avenue)
- 68-10-30 Wing Rest (4200 Decatur Street)
- 68-10-31* Wheelock House (4100 Crittenden Street)
- 68-10-32 Ervin-Perl House (4209 Jefferson Street)
- 68-10-33 Buck-Catterton House (4211 Farragut Street)
- 68-10-62 Marché House (4205 Crittenden Street)
- 68-10-79 Mohler House (5103 42nd Avenue)
- 68-41-3 Marché Florists (4800 Rhode Island Avenue)
- 68-41-4 4802 Rhode Island Avenue
- 68-41-5 Furman's Shopping Center (4806 Rhode Island Avenue)
- 68-41-6 Aman House (4821 Rhode Island Avenue)
- 68-41-7 4824 Rhode Island Avenue
- 68-41-8 Rogers' Row (5000 block Rhode Island Avenue)
- 68-41-11 4300 block of Farragut Street
- 68-41-13 Hyattsville Hardware (5121 Baltimore Avenue)

* Reviewed by the Historic Preservation Commission and recommended for designation as a Historic Site.

68-41-14	Flatiron Building (5101 Baltimore Avenue)
68-41-15	5100-5132 Baltimore Avenue
68-41-16	4327 Gallatin Street
68-41-17	Viaduct (4900 block Baltimore Avenue)
68-41-18	Texaco entrance to Viaduct
68-41-19	Dudrow Drug Store (5221 Baltimore Avenue)
68-41-20	5223 Baltimore Avenue
68-41-21	First Methodist Church Building (Baltimore Avenue)
68-41-22	Dudrow House (5301 Baltimore Avenue)
68-41-23	5303 Baltimore Avenue
68-41-24	Hot Shoppes Building (5305 Baltimore Avenue)
68-41-25	Woolworth Building (5306 Baltimore Avenue)
68-41-26	Local Paint and Hardware Building (5307 Baltimore Avenue)
68-41-27	5309 Baltimore Avenue
68-41-28	5310-5314 Baltimore Avenue
68-41-29	5323 Baltimore Avenue
68-41-30	5324 Baltimore Avenue
68-41-31	5326 Baltimore Avenue
68-41-32	Bluebird Cab (5328 Baltimore Avenue)
68-41-33	Chesapeake and Potomac Telephone Company Building (5500 Baltimore Avenue)
68-41-34	Hyattsville Bowling Center (5503 Baltimore Avenue)
68-41-35	Bergmann's Laundry Building (5504 Baltimore Avenue)
68-41-36	Davy Jones (5514 Baltimore Avenue)
68-41-37	Autoglass (5516 Baltimore Avenue)
68-41-38	Lustine Building (5600 Baltimore Avenue)
68-41-39	Lustine's (5601 Baltimore Avenue)
68-41-41	5614 Baltimore Avenue
68-41-42	Lucian's (5618 Baltimore Avenue)
68-41-43	Lustine's (5619 Baltimore Avenue)
68-41-44	Lustine's (5705 Baltimore Avenue)
68-41-45	Lustine's (5710 Baltimore Avenue)
68-41-46	5000 Rhode Island Avenue
68-41-47	Safeway Building (5609 Baltimore Avenue)
68-78	Guy Cottage (4641 42 nd Place)
68-80	Apartment House (4104 Queensbury Road)
68-81	Apartment House (4112 Queensbury Road)
68-82	Apartment House (4114 Queensbury Road)
68-83	Apartment House (6202 42 nd Avenue)

APPENDIX B: GUIDE TO ZONING CATEGORIES

Residential Zones¹

R-O-S: Reserved Open Space—Provides for permanent maintenance of certain areas of land in an undeveloped state, with the consent of the property owners; encourages preservation of large areas of trees and open space; designed to protect scenic and environmentally sensitive areas and ensure retention of land for nonintensive active or passive recreational uses; provides for very low density residential development and a limited range of public, recreational, and agricultural uses.

Minimum lot size— 20 acres*
Maximum dwelling units per net acre— 0.05

*Except for public recreational uses, for which no minimum area is required.

O-S: Open Space—Provides for areas of low-intensity residential (5 acre) development; promotes the economic use and conservation of land for agriculture, natural resource use, large lot residential estates, nonintensive recreational use.

Standard lot size— 5 acres
Maximum dwelling units per net acre— 0.20

R-A: Residential Agricultural—Provides for large lot (2 acre) residential uses while encouraging the retention of agriculture as a primary land use.

Standard lot size— 2 acres
Maximum dwelling units per net acre— 0.50

¹ Definitions:

Minimum or standard lot size: The current minimum net contiguous land area required for a lot.

Average dwelling units per acre: The number of dwelling units which may be built on a tract—including the typical mix of streets, public facility sites and areas within the 100-year floodplain—expressed as a per-acre average.

Maximum dwelling units per net acre: The number of dwelling units which may be built on the total tract—excluding streets and public facility sites, and generally excluding land within the 100-year floodplain—expressed as a per-acre average.

R-E: Residential Estate—Permits large lot estate subdivisions containing lots approximately one acre or larger.

Standard lot size—	40,000 sq. ft.
Maximum dwelling units per net acre—	1.08
Estimated average dwelling units per acre—	0.85

R-R: Rural Residential—Permits approximately one-half acre residential lots; subdivision lot sizes depend on date of recordation; allows a number of nonresidential special exception uses.

Standard lot size—	20,000 sq. ft.
	15,000 sq. ft. if recorded prior to February 1, 1970
	10,000 sq. ft. if recorded prior to July 1, 1967
Maximum dwelling units per net acre—	2.17
Estimated average dwelling units per acre—	1.85

R-80: One Family Detached Residential—Provides for variation in the size, shape, and width of subdivision lots to better utilize the natural terrain and to facilitate planning of single-family developments with lots and dwellings of various sizes and styles.

Standard lot size—	9,500 sq. ft.
Maximum dwelling units per net acre—	4.5
Estimated average dwelling units per acre—	3.4

R-55: One-Family Detached Residential—Permits small lot residential subdivisions; promotes high density, single-family detached dwellings.

Standard lot sizes—	6,500 sq. ft.
Maximum dwelling units per net acre—	6.70
Estimated average dwelling units per acre—	4.2

R-35: One-Family Semidetached, and Two-Family Detached, Residential—Provides generally for single-family attached development; allows two-family detached; Detailed Site Plan approval required for lots served by private rights-of-way.

Standard lot sizes—	3,500 sq. ft. for one family, semi-detached
	7,000 sq. ft. for two-family, detached
Maximum dwelling units per net acre—	12.44
Estimated average dwelling units per acre—	8.5

R-T: Townhouse—Permits one-family detached and attached, two-family, and three-family dwellings; promotes the maximum amount of freedom in the design of attached dwellings and their grouping and layout; Detailed Site Plan approval required for attached dwellings.

Standard lot size per attached dwelling—	1,800 sq. ft.
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Maximum dwelling units per net acre—	Three-family dwellings—9
	Two-family dwellings—8
	Other attached dwellings—6
Minimum area for development—	2 acres

R-20: One-Family Triple-Attached Residential—Permits single-family detached, semidetached and triple-attached and townhouse development. Detailed Site Plan approval required for townhouses.

Standard lot sizes—	3,200 sq. ft. for end lots
	2,000 sq. ft. for interior townhouse lots
Maximum triple-attached dwellings per net acre—	16.33
Maximum townhouses per net acre—	6.0 (same as R-T)
Estimated average triple-attached dwelling units per net acre—	11

R-30: Multifamily Low Density Residential—Provides for low density garden apartments; single-family detached; single-family attached, two-family and three-family dwellings in accordance with R-T Zone provisions; Detailed Site Plan approval required for multifamily and attached dwellings.

Standard lot size—	Garden apartments—14,000 sq. ft.
	Two-family dwellings—1,500 sq. ft.
	Other attached dwellings—1,800 sq. ft.
Maximum dwelling units per net acre—	Garden apartments—10
	Three-family dwellings—9
	Two-family dwellings—8
	Other attached dwellings—6

R-30C: Multifamily Low Density Residential Condominium—Same as R-30 above except ownership must be condominium, or development in accordance with the R-T Zone; Detailed Site Plan approval required for multifamily and attached dwellings.

Standard lot size—	Garden apartments—14,000 sq. ft.
	Two-family dwellings—1,500 sq. ft.
	Other attached dwellings—1,800 sq. ft.
Maximum dwelling units per net acre—	Garden apartments—12
	Three-family dwellings—9
	Two-family dwellings—8
	Other attached dwellings—6

R-18: Multifamily Medium Density Residential—Provides for multiple family (apartment) development of moderate density; single-family detached; single-family attached, two-family and three-family dwellings in accordance with R-T Zone provisions; Detailed Site Plan approval required for multifamily and attached dwellings.

Standard lot size—	Apartments—16,000 sq. ft. Two-family dwellings—1,500 sq. ft. Other attached dwellings—1,800 sq. ft.
Maximum dwelling units per net acre—	Garden apartments and three-family dwellings—12 Mid-rise apartments (4 or more stories with elevator)—20 Three-family dwellings—9 Two-family dwellings—8 Other attached dwellings—6

R-18C: Multifamily Medium Density Residential-Condominium—Same as above except ownership must be condominium, or development in accordance with the R-T Zone; Detailed Site Plan approval required for multifamily and attached dwellings.

Standard lot size	Apartments—1 acre Two-family dwellings—1,500 sq. ft. Other attached dwellings—1,800 sq. ft.
Maximum dwelling units per net acre—	Garden apartments—14 Mid-rise apartments (4 or more stories with elevator)—20 Three-family dwellings—9 Two-family dwellings—8 Other attached dwellings—6

R-H: Multifamily High-Rise Residential—Provides for suitable sites for high density, vertical residential development; also permits single-family detached dwellings; Detailed Site Plan approval required for multifamily dwellings.

Minimum lot size—	5 acres
Maximum dwelling units per net acre—	48.4

R-10: Multifamily High Density Residential—Provides for suitable sites for high density residential in proximity to commercial and cultural centers; also permits single-family detached dwellings. Detailed Site Plan approval required for buildings 110 feet in height or less; special exception required for buildings over 110 feet in height.

Minimum lot size—	20,000 sq. ft.
Maximum dwelling units per net acre—	48

R-10A: Multifamily, High Density Residential-Efficiency—Provides for a multifamily zone designed for the elderly, singles, and small family groups. Detailed Site Plan approval required for buildings 110 feet in height or less; special exception required for buildings over 110 feet in height.

Minimum lot size—	2 acres
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Maximum dwelling units per net acre— 48 plus one
for each 1,000 sq. ft. of indoor common area for social, recreational,
or educational purposes.

MIXED USE/PLANNED COMMUNITY ZONES

M-X-T: Mixed Use-Transportation Oriented—Provides for a variety of residential, commercial, and employment uses; mandates at least two out of the following three use categories: (1) Retail businesses; (2) Office/Research/Industrial; (3) Dwellings, hotel/motel; encourages a 24-hour functional environment; must be located near a major intersection or a major transit stop or station and will provide adequate transportation facilities for the anticipated traffic or at a location for which the applicable Master Plan recommends mixed uses similar to those permitted in the M-X-T Zone.

Lot size and dwelling types— No Restrictions
Maximum floor area ratio— 0.4 without optional method
8.0 with optional method (provision of amenities)

M-X-C: Mixed-Use Community—Provides for a comprehensively planned community with a balanced mix of residential, commercial, light manufacturing, recreational and public uses; includes a multistep review process to assure compatibility of proposed land uses with existing and proposed surrounding land uses, public facilities and public services; mandates that each development include residential uses, community use areas, neighborhood centers and an integrated public street system with a variety of street standards.

Minimum tract size— 750 gross acres
Lot size and dwelling types— No Restrictions
Maximum dwelling units per gross acre— 2
Maximum floor area ratio for commercial uses— 0.4

M-U-TC: Mixed-Use Town Center—Provides for a mix of commercial and limited residential uses which establish a safe, vibrant, 24-hour environment; designed to promote appropriate redevelopment of, and the preservation and adaptive reuse of selected buildings in, older commercial areas; establishes a flexible regulatory framework, based on community input, to encourage compatible development and redevelopment; mandates approval of a Development Plan at the time of zoning approval, that includes minimum and maximum Development Standards and Guidelines, in both written and graphic form, to guide and promote local revitalization efforts; provides for legally existing buildings to be expanded or altered, and existing uses for which valid permits have been issued to be considered permitted uses, and eliminating nonconforming building and use regulations for same.

M-U-I: Mixed-Use Infill—Promotes Smart Growth principles by encouraging the efficient use of land, public facilities and services in areas that are substantially developed. These regulations are intended to create community environments enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses in accordance with approved plans. The infill zone may only be approved for property located in a Transit District Overlay Zone or a Development District Overlay Zone.

R-P-C: Planned Community—Provides for a combination of uses permitted in all zones, to promote a large-scale community development with a full range of dwellings providing living space for a minimum of 500 families; encourages recreational, commercial, institutional, and employment facilities within the planned community; requires conformance with an Official Plan identifying zoning subcategories, that has been adopted by the Planning Board following approval of a Final Plan by the District Council at the time of rezoning, and for certain R-P-C Zones, approval of a Detailed Site Plan prior to development.

Lot size and dwelling types—	Varied
Maximum dwelling units per gross acre—	8

R-M-H: Planned Mobile Home Community—Provides for suitable sites for planned mobile home communities, including residences and related recreational, commercial, and service facilities, subject to Detailed Site Plan approval.

Minimum lot size—	4,000 sq. ft.
Maximum mobile homes per acre—	7

COMPREHENSIVE DESIGN ZONES

(These zones require three-phase development plan review, the first of which is Basic Plan approval at the time of rezoning that establishes general land use types, land use relationships, and minimum land use quantities. In zones providing for density and intensity ranges, increases in base density and intensity within the limits prescribed are allowed in return for public benefit features provided by the developer.)

R-L: Residential Low Development—Provides for low-density residential development in areas recommended by a Master Plan for alternative low-density development techniques. The zone allows a mixture of residential types and lot sizes generally corresponding to single-family development; provides for limited commercial uses necessary to serve the dominant residential uses.

Minimum tract size— Generally 100 adjoining gross acres
Low .5— Base density (dwelling units per gross acre)—.5
Maximum density—.9
Maximum mixed retirement development density—8 du/gross acre
Low 1.0— Base Density (dwelling units per gross acre)—1.0
Maximum density—1.5
Maximum mixed retirement development density—8 du/gross acre

R-S: Residential Suburban Development—A mixture of residential types within the suburban density range generally corresponding to low-density single-family development; provides for limited commercial uses necessary to serve the dominant residential uses.

Minimum tract size— Generally 25 adjoining gross acres
Suburban 1.6— Base density (dwelling units per gross acre)—1.6
Maximum density—2.6
Maximum mixed retirement development density—8 du/gross acre
Suburban 2.7— Base density (dwelling units per gross acre)—2.7
Maximum density—3.5
Maximum mixed retirement development density—8 du/gross acre

R-M: Residential Medium Development—A mixture of residential types with a medium density range; provides for limited commercial uses necessary to serve the dominant residential uses.

Minimum tract size— Generally 10 adjoining gross acres
Medium 3.6— Base density (dwelling units per gross acre)—3.6
Maximum density—5.7
Maximum mixed retirement development density—8 du/gross acre

Medium 5.8— Base density (dwelling units per gross acre)—5.8
 Maximum density—7.9
 Maximum mixed retirement development density—8 du/gross acre

R-U: Residential Urban Development—A mixture of residential types generally associated with an urban environment; provides for limited commercial uses necessary to serve the dominant residential uses.

Minimum tract size— Generally 5 adjoining gross acres
 Urban 8.0— Base density (dwelling units per gross acre)—8.0
 Maximum density—11.9
 Maximum mixed retirement development density—8 du/gross acre
 Urban 12.0— Base density (dwelling units per gross acre)—12.0
 Maximum density—16.9
 Maximum mixed retirement development density—8 du/gross acre

L-A-C: Local Activity Center—A mixture of commercial retail and service uses along with complementary residential densities within a hierarchy of centers servicing three distinct service areas: neighborhood, village, and community.

M-A-C: Major Activity Center—A mixture of uses which serve a regional

	Neighborhood	Village	Community
Minimum tract size	4 adjoining gross ac.	10 adjoining gross ac.	20 adjoining gross ac.
Base resid. density	8 du/gross resid. ac.	10 du/gross resid. ac.	10 du/gross resid. ac.
Max. resid. density	12.1 du/gross resid. ac.	15 du/gross resid. ac.	20 du/gross resid. ac.
Base comm. intensity	0.16 FAR	0.2 FAR	0.2 FAR
Max. comm. intensity	0.31 FAR	0.64 FAR	0.68 FAR
Max. mixed retirement development density	8 du/gross ac.	8 du/gross ac.	8 du/gross ac.

residential market or provide concentrated employment, arranged to allow easy pedestrian access between uses; two types of functional centers are described: Major Metro and New Town or Corridor City.

Minimum tract size— Generally 40 adjoining gross acres

	Metro Center	New Town or City Corridor Center
Base residential density	48 du/gross resid. ac.	10 du/gross resid. ac.
Max. residential density	125 du/gross resid. ac.	47.9 du/gross resid. ac.
Base commercial intensity	1.0 FAR/gross commercial ac.	0.2 FAR/gross commercial ac.
Max. commercial intensity	2.7 FAR/gross commercial ac.	0.88 FAR/gross commercial ac.
Min. residential floor area	20% of total at time of full development	20% of total at time of full development
Max. mixed retirement development density	8 du/gross ac.	8 du/gross ac.

E-I-A: Employment and Institutional Area—A concentration of nonretail employment and institutional uses and services such as medical, manufacturing, office, religious, educational, recreational, and governmental.
 Minimum tract size— Generally 5 adjoining gross acres
 Minimum open space improved by landscaping— 20% of net lot area

V-L: Village-Low—Provides for a variety of residential, commercial, recreational, and employment uses within a traditional village setting surrounded by open space; mandates the following land use area categories: (1) Village Proper; (2) Village Fringe; (3) Residential Areas; (4) Village Buffer; and (5) Recreational Areas. Land use areas are arranged to allow a sense of community with linkage via a pedestrian network to a core which contains commercial, civic, community, and residential uses; also mandates a mixture of residential types and lot sizes, including affordable housing units; includes detailed design standards and building materials requirements. This Zone may be utilized in areas recommended for permanent low density by a master plan.
 Minimum tract size— 150 contiguous gross acres
 Maximum density— 1.3 dwelling units per gross acre

V-M Village-Medium—Provides for a variety of residential, commercial, recreational, and employment uses within a traditional village setting surrounded by open space; mandates the following land use area categories: (1) Village Proper; (2) Village Fringe; (3) Residential Areas; (4) Village Buffer; and (5) Recreational Areas. Land use areas are arranged to allow a sense of community with linkage via a pedestrian network to a core which

contains commercial, civic, community, and residential uses; also mandates a mixture of residential types and lot sizes, including affordable housing units; includes detailed design standards and building materials requirements. This Zone may be utilized in areas recommended for permanent low density by a Master Plan.

Minimum tract size—	300 contiguous gross acres
Maximum density—	2.0 dwelling units per gross acre

COMMERCIAL ZONES

C-O: Commercial Office—Uses of a predominantly nonretail commercial nature, such as business, professional and medical offices, or related administrative services.

C-A: Ancillary Commercial—Certain small retail commercial uses, physician and dental offices, and similar professional offices that are strictly related to and supply necessities in frequent demand and daily needs of an area with a minimum of consumer travel; maximum size of zone: 3 net acres.

C-1: Local Commercial, Existing—All of the uses permitted in the C-S-C Zone.

C-2: General Commercial, Existing—All of the uses permitted in the C-S-C Zone, with additions and modifications.

C-C: Community Commercial, Existing—All of the uses permitted in the C-S-C Zone.

C-G: General Commercial, Existing—All of the uses permitted in the C-S-C Zone.

C-S-C: Commercial Shopping Center—Retail and service commercial activities generally located within shopping center facilities; size will vary according to trade area.

C-H: Highway Commercial, Existing—All of the uses permitted in the C-M Zone.

C-M: Commercial Miscellaneous—Varied commercial uses, including office and highway oriented uses, which may be disruptive to the compactness and homogeneity of retail shopping centers.

C-W: Commercial Waterfront—Marine activities related to tourism, vacationing, boating and sports, water-oriented recreation, together with limited employment areas which cater to marine activities along a waterfront.

C-R-C: Commercial Regional Center—Provides locations for major regional shopping malls and related uses that are consistent with the concept of an upscale mall. Minimum area for development—one hundred (100) gross continuous acres; maximum FAR—.75; maximum building height—75 ft.; maximum building coverage, excluding parking—50%; Detailed Site Plan approval required.

INDUSTRIAL ZONES

I-1: Light Industrial—Light intensity manufacturing, warehousing, and distribution uses; 10% green area required.

I-2: Heavy Industrial—Highly intensive industrial and manufacturing uses; 10% green area required.

I-3: Planned Industrial/Employment Park—Uses that will minimize detrimental effects on residential and other adjacent areas; a mixture of industrial, research, and office uses with compatible institutional, recreational, and service uses in a manner that will retain the dominant industrial/employment character of the zone; standard minimum tract size of 25 adjoining gross acres; standard minimum lot size of two acres; Conceptual and Detailed Site Plan approval required; 25% green area required; outdoor uses restricted; warehousing and wholesaling uses limited.

I-4: Limited Intensity Industrial—Limited intensity (0.3 FAR) commercial, manufacturing, warehousing, and distribution uses; development standards extended to assure limited intensity industrial and commercial development, and compatibility with surrounding zoning and uses; 25% green area required.

U-L-I: Urban Light Industrial—Designed to attract and retain a variety of small-scale light industrial uses in older, mostly developed industrial areas located close to established residential communities; establishes a flexible regulatory process with appropriate standards to promote reinvestment in, and redevelopment of, older urban industrial areas as employment centers, in a manner compatible with adjacent residential areas.

OVERLAY ZONES²

T-D-O: Transit District Overlay—Intended to ensure that development in a designated district meets the goals established in a Transit District Development Plan. Transit Districts may be designated in the vicinity of Metro stations to maximize transit ridership, serve the economic and social goals of the area, and take advantage of the unique development opportunities which mass transit provides.

D-D-O: Development District Overlay—Intended to ensure that development in a designated district meets the goals established in a Master Plan, Master Plan Amendment or Sector Plan. Development Districts may be designated for town centers, Metro areas, commercial corridors, employment centers, revitalization areas, historic areas and other special areas as identified in approved plans.

CHESAPEAKE BAY CRITICAL AREAS OVERLAY ZONES³

I-D-O: Intense Development Overlay—To conserve and enhance fish, wildlife, and plant habitats and improve the quality of runoff that enters the Chesapeake Bay, while accommodating existing residential, commercial, or industrial land uses. To promote new residential, commercial and industrial land uses with development intensity limits. Maximum residential density is the same as the underlying zone.

L-D-O: Limited Development Overlay—To maintain and/or improve the quality of runoff entering the tributaries of the Chesapeake Bay and to maintain existing areas of natural habitat, while accommodating additional low-or moderate-intensity development. Maximum residential density is the same as the underlying zone, up to 4.0 du/net acre maximum.

² These overlay zones are superimposed over other zones, and they may modify provisions of the underlying zones concerning uses allowed and standards for development. In addition, new development is generally subject to approval of a Detailed Site Plan by the Planning Board.

³ These overlay districts are superimposed over other zones. However, they do not modify provisions of the underlying zones concerning uses allowed and standards for development.

R-C-O: Resource Conservation Overlay—To provide adequate breeding, feeding and wintering habitats for wildlife, to protect the land and water resources base necessary to support resource-oriented land uses, and to conserve existing woodland and forests for water quality benefits along the tributaries of the Chesapeake Bay.
Maximum residential density—.05 du/ gross acre.

Revitalization Overlay Districts⁴

R-O-D: Revitalization Overlay District—Intended to ensure the orderly development or redevelopment of land within a designated district. Revitalization Districts provide a mechanism for the county to delegate full authority to local municipalities to approve departures from parking, landscaping and sign standards. In addition, limited authority is also delegated for the approval of variances from building setbacks, lot coverage, yards and other dimensional requirements of existing zoning.

Architectural Overlay Districts⁵

A-C-O: Architectural Conservation Overlay—Intended to ensure that development and redevelopment efforts preserve and protect the architectural or design character of neighborhoods in accordance with an approved Architectural Conservation Plan. Conservation Districts may be designated in areas where the majority of properties have been developed and they exhibit distinct, unifying elements, characteristics, design or other physical features.

⁴ These overlay zones are superimposed over other zones, and they may modify provisions of the underlying zones concerning design regulations. However, they do not modify provisions of the underlying zones concerning allowed uses. In addition, a Detailed Site Plan for Architectural Conservation shall be approved by the Planning Board prior to the issuance of a building or grading permit.

⁵ These overlay zones are superimposed over other zones, and they may modify provisions of the underlying zones concerning design regulations. However, they do not modify provisions of the underlying zones concerning allowed uses. In addition, a Detailed Site Plan for Architectural Conservation shall be approved by the Planning Board prior to the issuance of a building or grading permit.

CERTIFICATE OF ADOPTION AND APPROVAL

This Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District amends the 1994 *Approved Master Plan and Sectional Map Amendment for Planning Area 68*, the 2002 *Prince George's County Approved General Plan*, the 1982 *Master Plan of Transportation*, the 1983 *Functional Master Plan for Public School Sites*, the 1990 *Public Safety Master Plan*, the 1992 *Prince George's County Historic Sites and Districts Plan*, and the 1975 *Countywide Trails Plan* with the 1985 *Equestrian Addendum*. The Sector Plan and Sectional Map Amendment were adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by Resolution No. 04-199 on September 9, 2004, and were approved by the Prince George's County Council by Resolution No. CR-78-2004 on November 30, 2004, after a duly advertised joint public hearing held on April 13, 2004.

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

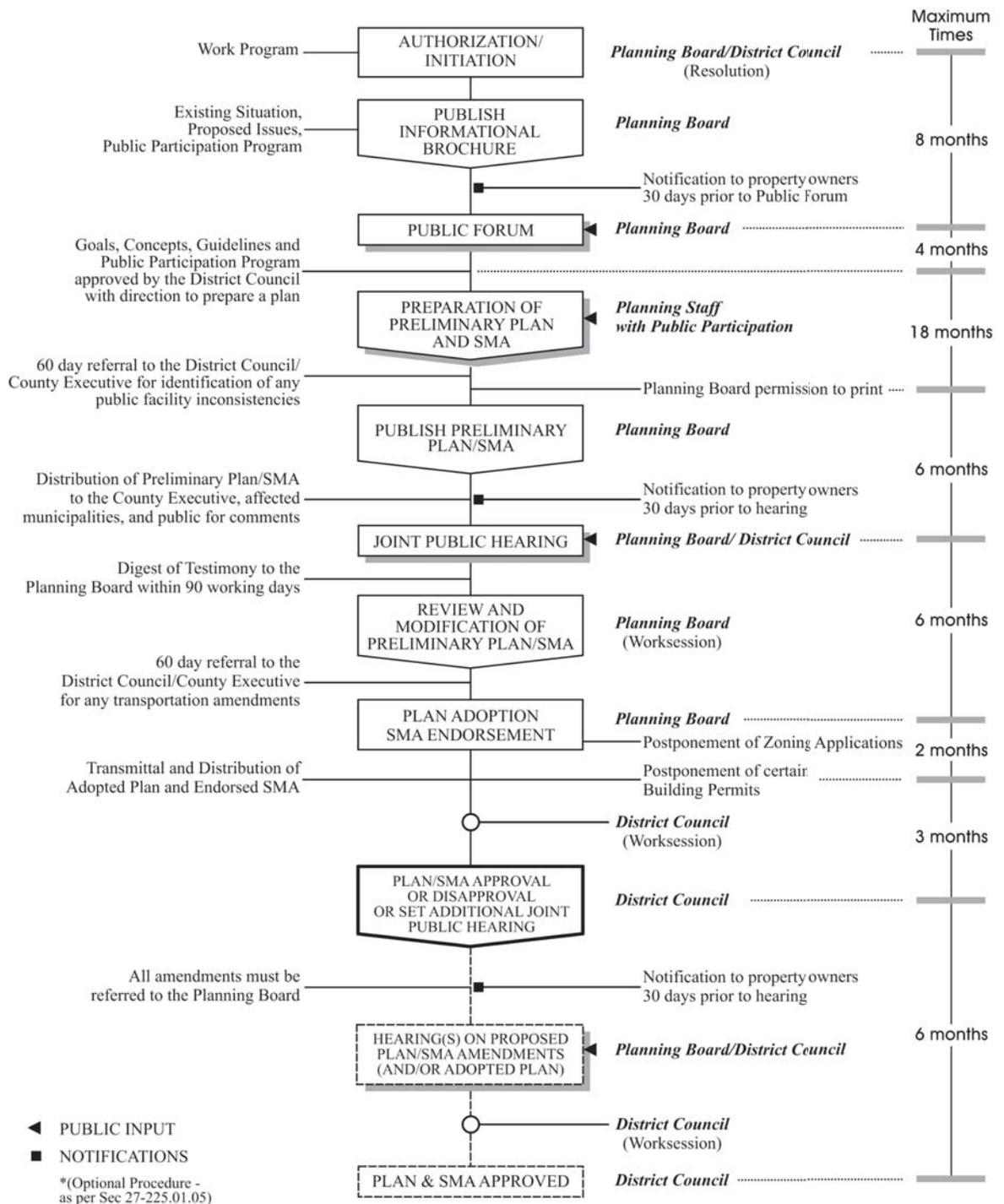

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PROCEDURAL SEQUENCE CHART

For the Concurrent Preparation of
Comprehensive Master Plans, Sector Plans and Sectional Map Amendments*



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