



Appendices

Gateway Arts District Uses Permitted

The letter P indicates that the use is permitted in the character area. The letters SP indicate that the use is permitted with a special permit and will require a detailed site plan (DSP) process. (Applicants will be assigned a DSP and an SP for all applications within the Gateway Arts District.) The letter X indicates that the use is prohibited. The source column references the location in the Zoning Ordinance that is the basis for the use in the table. In some cases the use as it appears in the table is verbatim, in other cases the description of a use that appears in the Zoning Ordinance has been modified but is based on the Zoning Ordinance description. Where there is no reference to the Zoning Ordinance, the uses are being added via the Development District Overlay Zone and did not previously exist in the Zoning Ordinance. If the use is not listed in the table, it is prohibited.

It should be noted that this table controls the underlying uses listed in the Zoning Ordinance. Thus, some of the uses permitted in a character area might be prohibited in the underlying zone's use table as listed in the Zoning Ordinance. For example, many residential uses are prohibited in industrial zones but are now permitted in the I-2 Zone within the arts production and entertainment character area because it is consistent with the goals of the Arts District. In addition, many uses that have an adverse impact upon the character area due to scale, traffic, noise or other elements may be permitted in the underlying zones but, as listed in the table, are prohibited by the Gateway Arts Development District Overlay Zone. However, the affected properties are very limited and would not create adverse impact to their surrounding development. As a result, there are very few zoning changes to the underlying zones in the sectional map amendment section.

In general, most commercial and industrial zones now support a mix of uses of varying scale and intensity. Uses that have been added include arts production, art-related services, artistic endeavors, computers and digital arts, lifestyle uses (such as café and bakery), and dwelling styles that support artists.

Certain uses have been limited as disruptive and out of scale with the character area. For example, institutional uses will no longer be allowed within single-family neighborhoods except as an adaptive reuse of an existing institutional building. Uses incompatible with either pedestrian-orientation or family aspects of character areas have been similarly limited.

Legend:

TC	Town Center
APE	Arts Production and Entertainment
NAP	Neighborhood Arts and Production
MRC	Multifamily Residential Community
TRN	Traditional Residential Neighborhood
NC	Neighborhood Commercial
SVP	Stream Valley Park

USE	CHARACTER AREA						
	TC	APE	NAP	MRC	TRN	NC	SVP
(1) ARTS-RELATED USES:							
Private or public arts institutions for the promotion, practice, and dissemination of information related to the fine arts and handcrafts	P	P	SP	X	X	X	X
Private or public multipurpose arts center (for multiple uses including administration, community space, studio space, information dissemination, arts production, publication, classes, gallery space, and events)	P	P	SP	X	X	X	X
Art gallery	P	P	SP	X	X	X	X
Art school, including dance, photography, filmmaking, music, writing, painting, sculpting, printmaking, or glassmaking	P	P	SP	X	X	X	SP
Artist studio as a working space for use by a fine arts artist or artist collective, hand crafter, designer, or digital media producer in day to day production, which may be used for auxiliary instruction and auxiliary sales of items produced on-site:							
(i) As an accessory to an allowed use	SP	SP	SP	SP	SP	SP	X
(ii) All others	P	P	P	X	X	P	X
Craftsman or artisan primarily design and production shop that may include auxiliary sales, for small-scale production of goods including but not limited to musical instruments, papermaking, jewelry, and puppet making	P	P	P	X	SP	P	X
Rehearsal space	P	P	P	X	X	X	X
Sound stage for TV/film recording studio	X	P	SP	X	X	X	X
Arts services, including set design or construction and restoration of artworks	P	P	P	X	X	P	X
Concert hall or other performing arts space	P	P	SP	X	X	X	X
Outdoor performance sites	P	P	SP	SP	SP	SP	P
Dinner theater	P	P	SP	X	X	X	X
Performing arts ticket office or booking agency	P	X	X	X	X	X	X
Performing arts ticket office or booking agency as auxiliary use	P	P	SP	X	X	X	X
Artists' supply store	P	P	SP	X	X	P	X
Bead, jewelry supply	P	P	SP	X	X	P	X
Blueprint/GIS Mapping/architectural supply store	P	P	SP	X	X	X	X
Cafés, for table and/or bar service of tea, coffee, other beverages, and food	P	P	SP	X	X	P	X
Card shop	P	P	SP	X	X	P	X
Ceramic supply	P	P	SP	X	X	X	X
Costume rental	P	P	SP	X	X	X	X
Digital services, e.g., web, sound, or graphic design and editing	P	P	SP	X	X	P	X
Ice cream shop	P	P	SP	X	X	P	X
Fabric, knitting or rug making supply store	P	P	SP	X	X	P	X
Fashion design studio	P	P	SP	X	X	P	X
Mail box service	P	P	SP	X	X	P	X
Musical recording or musical instruments store	P	P	SP	X	X	P	X
Paper and supplies store	P	P	SP	X	X	P	X
Picture framing shop	P	P	SP	X	X	P	X
Live/work unit	P	P	P	X	SP	P	X

USE	CHARACTER AREA						
	TC	APE	NAP	MRC	TRN	NC	SVP
(2) COMMERCIAL:							
Distillery for the production of fuel alcohol	X	X	X	X	X	X	X
Limited professional uses in multifamily projects	P	P	SP	P	X	P	X
(A) Eating or Drinking Establishments:							
Drive-in restaurant	X	X	X	X	X	X	X
Fast-food restaurant	SP	SP	X	X	X	SP	X
Other than a drive-in or fast-food restaurant (which may include incidental carry-out service, except where specifically prohibited):							
(i) Permitting no entertainment other than music, and no patron dancing with hours that do not extend beyond 11 P.M.:							
(a) On properties of five acres or greater.	X	X	X	X	X	X	P
(b) All others	P	P	SP	X	X	P	X
(ii) Permitting live entertainment ¹ or patron dancing with hours of operation that extend beyond 11:00 p.m. and not within 60 feet of single-family residentially zoned property.	P	P	SP	X	X	X	X
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:							
Bus maintenance accessory to a private school, educational institution, church, or other place of worship	X	X	X	X	X	X	X
Boat fuel sales at the waterfront	X	X	X	X	X	X	X
Boat sales, rental, service, and repair, including outdoor storage of boats and boat trailers	X	X	X	X	X	X	SP
Boat storage yard	X	X	X	X	X	X	SP
Car wash	X	X	X	X	X	X	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))	X	X	X	X	X	X	X
Incidental automobile service in a parking garage	X	X	X	X	X	X	X
Vehicle lubrication or tune-up facility, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage	X	X	X	X	X	X	X
Vehicle, mobile home, or camping trailer repair and service station	X	X	X	X	X	X	X
Vehicle, mobile home, or camping trailer sales or rental lot, including outdoor display of vehicles	X	X	X	X	X	X	X
Vehicle or camping trailer rental (in the C-M Zone, subject to Section 27-417(a),(b)(2), and (c))	X	X	X	X	X	X	X
Vehicle or camping trailer storage yard	X	X	X	X	X	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	X	X	X	X	X	X	X
Vehicle towing station	X	X	X	X	X	X	X
Mobile or modular home sales lot, which may include the storage of mobile homes or modular home components for sale	X	X	X	X	X	X	X

¹No adult, x-rated, nude, or semi-nude venues of any type, including but not limited to film, digital, hologram and similar technology, live performance, or exhibition.

USE	CHARACTER AREA						
	TC	APE	NAP	MRC	TRN	NC	SVP
(C) Offices:							
Bank, savings and loan association, or other savings or lending institution:							
(i) With drive through	SP	SP	X	X	X	SP	X
(ii) All others	P	P	SP	SP	X	P	SP
Office accessory to an allowed use	P	P	P	P	P	P	P
Office (except as otherwise provided)	P	SP	SP	X	X	P	X
Office of a certified massage therapist	P	P	P	P	P	P	X
Office of a medical practitioner or medical clinic (which may include an accessory private spa)	P	SP	X	SP	SP	P	X
Real estate subdivision sales office:							
(i) As a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P
(ii) As an accessory use in a dwelling	P	P	P	P	P	P	SP
(iii) All others	X	X	X	X	X	X	X
Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	P	P	P	P	P	P	X
Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance of the dwelling or project	P	P	P	P	X	P	X
Insurance sales office as an accessory use in a dwelling	P	P	P	P	P	P	X
Multifamily dwelling management company (must manage the project within which it is located)	P	P	P	P	X	P	X
Temporary trailer for office space accessory to an existing group residential facility, which services more than eight persons, in accordance with Sections 27-260 and 27-261	X	X	X	X	X	X	X
(D) Services:							
Acupuncturist	P	P	SP	SP	SP	P	X
Alternative health practitioners, licensed	P	P	SP	SP	SP	P	X
Ambulance service, private	X	P	SP	X	X	X	X
Animal hospital, veterinary office, animal training, kennel:							
(i) On properties of five acres or greater	X	X	X	X	X	X	P
(ii) All others	P	P	SP	X	X	P	X
Barber or beauty shop	P	P	SP	X	X	P	X
Bicycle repair shop:							
(i) Nonmotorized only	P	P	SP	X	X	P	P
(ii) All others	X	SP	X	X	X	X	X
Blacksmith shop	X	P	P	X	X	X	X
Blueprinting, photostating, or other photocopying establishment	P	P	SP	X	X	P	X
Carpet or rug shampooing establishment	X	P	SP	X	X	X	X
Catering establishment	P	P	SP	X	X	P	X
Computer system hardware assembly and maintenance shop	X	P	SP	X	X	X	X
Data processing	P	P	SP	X	X	P	X
Dry cleaning or laundry pickup station	P	P	SP	X	X	P	X

USE	CHARACTER AREA						
	TC	APE	NAP	MRC	TRN	NC	SVP
Dry cleaning store or plant:							
(i) Retail, gross floor area under 3,000 square feet	P	P	SP	X	X	P	X
(ii) Retail, unrestricted	X	X	X	X	X	X	X
(iii) Wholesale (may include retail service)	X	X	X	X	X	X	X
Electrical or electronic equipment, appliances, radio or television, computer repair shop	P	P	SP	X	X	P	X
Employment agency	P	X	X	X	X	P	X
Fortune telling	P	X	X	X	X	X	X
Funeral parlor, undertaking establishment	X	SP	X	X	X	X	X
Household appliance or furniture repair shop	P	P	P	X	X	P	X
Key or locksmith shop	P	P	P	X	X	P	X
Laboratory	P	P	P	X	X	X	X
Laundromat:							
(i) Accessory to an allowed use	P	SP	X	P	X	P	X
(ii) All others	P	X	X	X	X	P	X
Laundry store or plant:							
(i) Retail, gross floor area under 3,000 square feet	P	P	SP	X	X	P	X
(ii) Retail, unrestricted	X	X	X	X	X	X	X
(iii) Wholesale (may include retail service)	X	X	X	X	X	X	X
Lawn mower repair shop:							
(i) Nonmotorized only	X	P	SP	X	X	P	X
(ii) All others, provided all repairs are performed within a wholly enclosed building	X	P	SP	X	X	X	X
Limousine service	X	X	X	X	X	X	X
Machine shop accessory to an allowed use	X	P	P	X	X	X	X
Massage establishment	SP	SP	SP	SP	SP	SP	X
Methadone treatment center	X	X	X	X	X	X	X
Model studio	P	P	P	X	X	X	X
Monument and headstone sales establishment	P	P	SP	X	X	X	X
Newspaper publishing establishment	X	P	SP	X	X	X	X
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	X	X	X	X	P	X
Photographic processing plant	P	P	SP	X	X	X	X
Photography studio or darkroom:							
(i) As an accessory use solely by the resident of a one-family detached dwelling and located within such dwelling	P	P	P	P	P	P	P
(ii) All others	P	P	SP	X	X	P	X
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 square feet of gross floor area	P	P	SP	X	X	P	X
(ii) Unrestricted in size with no carryout service	X	X	X	X	X	X	X
Printing shop:							
(i) Not exceeding 2,000 square feet of gross floor area	P	P	P	X	X	P	X
(ii) All others	X	P	SP	X	X	X	X

USE	CHARACTER AREA						
	TC	APE	NAP	MRC	TRN	NC	SVP
Research and Development	P	P	P	X	X	X	X
Sauna or steam bath	P	X	X	X	X	SP	X
Septic tank service	X	X	X	X	X	X	X
Sewage dump station for camping trailers or boats	X	X	X	X	X	X	X
Shoe repair shop	P	P	P	X	X	P	X
Tailor or dressmaking shop	P	P	P	X	X	P	X
Taxidermy	X	P	SP	X	X	X	X
Travel bureau	P	X	X	X	X	P	X
Upholstery shop	P	P	SP	X	X	SP	X
Watch or jewelry repair shop	P	P	P	X	X	P	X
Welding shop:							
(i) Accessory to an allowed use	X	P	P	X	X	X	X
(ii) All others	X	P	SP	X	X	X	X
(E) Trade (Generally Retail):							
Adult book store	X	X	X	X	X	X	X
Antique shop	P	P	SP	X	X	P	X
Arts, crafts, and hobby supply store	P	P	SP	X	X	P	X
Bait shop	X	X	X	X	X	X	P
Bakery, primarily retail sales with or without production on-site	P	P	SP	X	X	P	X
Bakery products, wholesale (may include retail sales)	X	P	SP	X	X	X	X
Bicycle (sales) shop:							
(i) Nonmotorized only	P	P	SP	X	X	P	P
(ii) All others	X	SP	X	X	X	X	X
Book (except adult bookstore) or camera store	P	P	SP	X	X	P	X
Bottled gas sales:							
(i) Accessory to an allowed use	X	P	SP	X	X	X	X
(ii) All others	X	X	X	X	X	X	X
Building supply store:							
(i) Wholly enclosed, except for nursery stock	X	P	SP	X	X	SP	X
(ii) With outdoor storage on not more than 50 percent of the lot, provided it is enclosed by a slightly opaque wall or fence at least eight feet high	X	X	X	X	X	X	X
Bulk retailing	X	X	X	X	X	X	X
Buying of items within guest rooms and vehicles, pursuant to Section 27-115(a)(2)	X	X	X	X	X	X	X
Carpet or floor covering store	P	P	SP	X	X	P	X
Clothing, dry goods, millinery, or shoe store	P	P	SP	X	X	P	X
Computer store	P	X	X	X	X	X	X
Confectioner (not exceeding 40,000 square feet of gross floor area):							
(i) Retail	P	X	X	X	X	P	X
(ii) Wholesale (may include accessory retail sales)	X	P	SP	X	X	X	X
Department or variety store, excluding pawnshops	P	X	X	X	X	X	X
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	X	X	X	X	X	X

USE	CHARACTER AREA						
	TC	APE	NAP	MRC	TRN	NC	SVP
Drug store	P	X	X	X	X	P	X
Electrical supply store	P	P	SP	X	X	X	X
Farm implement, supplies, or feed sales; farm implement repair	X	X	X	X	X	X	X
Firewood sales as a temporary use in accordance with Sections 27-260 and 27-261	X	X	X	X	X	P	P
Farmers' market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261	P	SP	SP	SP	SP	P	P
Florist shop	P	P	SP	X	X	P	X
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:							
(i) Not exceeding 3,000 square feet of gross floor area or occupying more than ten percent of the site, whichever is larger	P	P	SP	X	X	P	P
(ii) All others	P	P	SP	X	X	P	X
Food or beverage goods preparation for wholesale sales	X	P	SP	X	X	X	X
Food or beverage store:							
(i) Not exceeding 3,000 square feet of gross floor area	P	P	SP	X	X	P	P
(ii) Not exceeding 25,000 square feet of gross floor area	P	SP	X	X	X	P	X
(iii) All others	SP	X	X	X	X	SP	X
Garden supplies store, floricultural or horticultural nursery, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees	X	P	SP	X	X	X	P
Garden center, nursery, or greenhouse for primarily retail sales with under 15,000 square feet total gross sales area	P	P	SP	X	X	P	X
Gift, jewelry, music, souvenir, or other specialty store not specifically listed	P	P	SP	X	X	P	X
Hardware store (may include electrical or plumbing supplies)	P	P	SP	X	X	P	X
Home furnishing store (such as interior decorations, electronics, housewares, household accessories, or textiles)	P	SP	X	X	X	P	X
Household appliance or furniture store	P	SP	X	X	X	SP	X
Ice vending machine (not exceeding eight-ton capacity)	X	P	SP	X	X	X	X
Landscaping contractor's business							
(i) On properties of five acres or greater	X	X	X	X	X	X	P
(ii) All others	X	P	SP	X	X	X	X
Lawn mower (sales) store	X	SP	X	X	X	P	X
Newspaper, magazine, or tobacco shop	P	P	SP	X	X	P	X
Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees:							
(i) On properties of five acres or greater	X	SP	SP	X	X	X	P
(ii) All others	X	P	SP	X	X	P	X
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 six feet from main building (subject to Section 27-388)	P	P	SP	X	X	P	X

USE	CHARACTER AREA						
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(ii) More than six feet from main buildings (subject to Section 27-388)	X	X	X	X	X	X	X
Outdoor display of merchandise for sale or outdoor customer seating that does not obstruct the seven-foot wide path of sidewalk across the frontage of the property	P	P	SP	X	X	P	X
Paint or wall covering store	P	P	SP	X	X	P	X
Pawnshop	X	X	X	X	X	X	X
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	P	X	X	X	X	P	X
Pet feed and supply store	P	SP	SP	X	X	P	X
Retail shop or store (not listed) similar to one permitted (P)	P	P	SP	X	X	P	X
Retail sales as accessory to production	P	P	P	X	X	P	X
Sales events sponsored by bona fide nonprofit groups or organizations, in accordance with Sections 27-260 and 27-261	P	P	P	SP	SP	P	P
Sales from guest rooms and vehicles, in accordance with Section 27-115(a)(2)	X	X	X	X	X	X	X
Seafood market:							
(i) Containing less than 3,000 square feet of gross retail space	P	P	SP	X	X	P	X
(ii) Containing less than 7,000 square feet of gross retail space	P	P	SP	X	X	P	X
(iii) Unrestricted in size	X	X	X	X	X	X	X
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	SP	X	X	P	P
Septic tank sales	X	X	X	X	X	X	X
Sporting goods shop for the sales and rental of nonmotorized athletic equipment, which may include marine equipment and supplies	P	P	X	X	X	P	P
(i) Under 8,000 square feet in area	P	P	SP	X	X	P	P
(ii) All others	P	SP	SP	X	X	X	X
Stationery or office supply store which may include the sale of furniture or business machines	P	P	SP	X	X	P	X
Swimming pool or spa sales and service:							
(i) Excluding outdoor display	X	P	SP	X	X	X	X
(ii) Including outdoor display, provided it is enclosed by a six-foot high fence (subject to Section 27-388)	X	X	X	X	X	X	X
Toy store	P	P	SP	X	X	P	X
Video electronics, games, tapes, or digital discs store	P	P	SP	X	X	P	X
Wayside stand:							
(i) As a temporary use, subject to Sections 27-260 and 27-261	P	P	SP	X	X	P	P
(ii) All others	X	X	X	X	X	X	X
(3) INDUSTRIAL:							
(A) Chemical and Allied Manufacturing:							
Abrasive and asbestos products	X	X	X	X	X	X	X
Acids and caustics	X	X	X	X	X	X	X
Carbon black	X	X	X	X	X	X	X
Celluloid or pyroxylin	X	X	X	X	X	X	X

USE	CHARACTER AREA						
	TC	APE	NAP	MRC	TRN	NC	SVP
Cosmetics, medicinal, pharmaceutical, and toilet article products, fabrication	X	X	X	X	X	X	X
Distillery for the production of fuel alcohol, which may include bulk storage	X	X	X	X	X	X	X
Drugs, compounding	X	X	X	X	X	X	X
Dyestuffs	X	X	X	X	X	X	X
Fertilizers	X	X	X	X	X	X	X
Gum and wood chemicals, which may include distilling	X	X	X	X	X	X	X
Ink:							
(i) Paste inks	X	X	X	X	X	X	X
(ii) All other inks	X	X	X	X	X	X	X
Organic and inorganic chemicals (except as specified):							
(i) Blending and mixing	X	X	X	X	X	X	X
(ii) Breaking bulk	X	X	X	X	X	X	X
Paints, varnishes, lacquers, enamels, and shellacs	X	X	X	X	X	X	X
Pesticides and insecticides	X	X	X	X	X	X	X
Plastics and synthetic fibers	X	X	X	X	X	X	X
Soaps, cleaners, polishes, sanitation preparations, bleaches, and detergents	X	X	X	X	X	X	X
Soaps and toiletries, handcrafted	X	P	P	X	X	X	X
(B) Fabrication of Wood, Metal, Paper, Plastic, and Glass Products from Materials Produced Elsewhere:							
Armament control and sighting systems	X	X	X	X	X	X	X
Communications equipment, computers, telephones, electronic equipment, radios, sound systems, or televisions (which may include parts for these items)	X	P	P	X	X	X	X
Containers:							
(i) Paper or plastic	X	P	P	X	X	X	X
(ii) Glass, metal, or wood or other materials	X	P	P	X	X	X	X
Electrical lighting fixtures	X	P	P	X	X	X	X
Engines, generators, turbines, or miscellaneous machinery	X	X	X	X	X	X	X
Furniture, cabinets, fixtures, or interior decorating components	X	P	P	X	X	X	X
Hardware (except as otherwise specified)	X	P	SP	X	X	X	X
Heavy armament	X	X	X	X	X	X	X
Household appliances:							
(i) Small electrical household appliances, including televisions but excluding refrigerators and similar large appliances	X	P	SP	X	X	X	X
(ii) All others	X	X	X	X	X	X	X
Motorized vehicles, aircraft, construction, farm, or railroad equipment, ships or boats (which may include the parts for these items)	X	X	X	X	X	X	X
Nonmotorized vehicles, aircraft, construction, farm, or railroad equipment, ships or boats (which may include the parts for these items):							
(i) Handcrafted vehicles or water-going craft	X	P	P	X	X	X	X
(ii) All others	X	X	X	X	X	X	X

USE	CHARACTER AREA						
	TC	APE	NAP	MRC	TRN	NC	SVP
Office supplies and equipment	X	P	SP	X	X	X	X
Plumbing, air conditioning, carpentry, electrical heating, and lighting supplies and equipment (except where otherwise specified):							
(i) Plastic	X	P	SP	X	X	X	X
(ii) Other materials	X	P	SP	X	X	X	X
Spas and swimming pools	X	X	X	X	X	X	X
Structural components of buildings (except as otherwise specified)	X	P	SP	X	X	X	X
Vending machines	X	P	SP	X	X	X	X
(C) Manufacturing and Processing of Lumber, Wood, and Related Products:							
Logging camps or contractors	X	X	X	X	X	X	X
Mobile or manufactured homes	X	X	X	X	X	X	X
Modular buildings	X	X	X	X	X	X	X
Sawmills or planing mills	X	X	X	X	X	X	X
Veneer and plywood	X	P	SP	X	X	X	X
Wood preserving	X	P	SP	X	X	X	X
(D) Manufacturing of Scientific, Specialized, and Technical Instruments and Equipment:							
Engineering, computer, drafting, laboratory, office, research, and scientific instruments, devices, equipment and supplies	X	P	P	X	X	X	X
Optical, dental, medical, ophthalmic, orthopedic, and prosthetic devices and supplies	X	P	P	X	X	X	X
Photographic equipment and supplies	X	P	P	X	X	X	X
Timing, light, mixing, safety, temperature, or weight control devices	X	P	P	X	X	X	X
Watches, clocks, measuring, or time-keeping devices	X	P	P	X	X	X	X
(E) Metal Production:							
Blast furnace	X	X	X	X	X	X	X
Foundry:							
(i) Nonferrous metals	X	SP	X	X	X	X	X
(ii) Nonornamental ferrous	X	SP	X	X	X	X	X
(iii) Ornamental metals	X	P	SP	X	X	X	X
Recycling of nonferrous metals	X	SP	X	X	X	X	X
Rolling mill	X	SP	X	X	X	X	X
Smelting	X	SP	X	X	X	X	X
(F) Miscellaneous Industrial, Manufacturing, and Related Uses:							
Brushes, brooms, combs, or lamp shades manufacturing	X	P	P	X	X	X	X
Cigarettes, cigars, or other tobacco products (chewing or smoking) manufacturing	X	X	X	X	X	X	X
Consolidated storage, in accordance with Section 27-475.04	X	SP	SP	X	X	X	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:							

USE	CHARACTER AREA						
	TC	APE	NAP	MRC	TRN	NC	SVP
(i) With storage of materials or equipment:							
(a) Indoors	X	P	SP	X	X	X	X
(b) Outdoors	X	X	X	X	X	X	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	X	P	SP	X	X	X	X
(iii) Including the retail sale of parts and supplies as an accessory use	X	X	X	X	X	X	X
Contractors' plant or storage yard:							
(i) Those involving the operation or storage of heavy equipment over 17,000 pounds gross vehicle weight	X	X	X	X	X	X	X
(ii) All others	X	X	X	X	X	X	X
Explosives, fireworks, or gunpowder manufacturing	X	X	X	X	X	X	X
Gelatin manufacturing	X	X	X	X	X	X	X
Glue or size manufacturing	X	X	X	X	X	X	X
Heavy motorized equipment, motor vehicle, truck, boat, camping trailer, or trailer storage yard	X	X	X	X	X	X	X
Jewelry manufacturing	X	P	P	X	X	X	X
Junkyard	X	X	X	X	X	X	X
Machine shop	X	P	P	X	X	X	X
Matches manufacturing	X	X	X	X	X	X	X
Motion picture or broadcasting equipment manufacturing and production	X	P	P	X	X	X	X
Musical instruments, athletic goods, notions, novelties, sporting goods manufacturing	X	P	P	X	X	X	X
Pens, artist or drafting supplies, clerical equipment, business machines, or pencils manufacturing	X	P	P	X	X	X	X
Plastic products manufacturing, except as otherwise specified	X	X	X	X	X	X	X
Precious metalware manufacturing and plating	X	P	SP	X	X	X	X
Recycling plant, except as otherwise specified	X	SP	X	X	X	X	X
Storage building accessory to:							
(i) A permitted use	X	P	SP	X	X	X	X
(ii) A special permit use	X	SP	SP	X	X	X	X
Storage yard, except as otherwise specified	X	X	X	X	X	X	X
Tobacco packing, processing, and treatment	X	X	X	X	X	X	X
Transfer station	X	X	X	X	X	X	X
Trash removal services	X	X	X	X	X	X	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	SP	X	X	X	X	X
Vehicle salvage yard	X	X	X	X	X	X	X
Warehousing:							
(i) Subject to Section 27-471(g)	X	SP	X	X	X	X	X
(ii) All others	X	SP	X	X	X	X	X
Waste material separation and processing facility, in accordance with Section 27-475.05	X	X	X	X	X	X	X

USE	CHARACTER AREA						
	TC	APE	NAP	MRC	TRN	NC	SVP
(G) Petroleum, Gas, and Related Products:							
Asphalt mixtures	X	X	X	X	X	X	X
Breaking bulk for home consumption or portable appliances	X	X	X	X	X	X	X
Distribution for home consumption	X	P	SP	X	X	X	X
Gasoline or gasohol bulk storage (other than gas station or vehicle repair and service station)	X	X	X	X	X	X	X
Gasohol fabrication	X	X	X	X	X	X	X
Liquid gas storage	X	X	X	X	X	X	X
Refinery	X	X	X	X	X	X	X
Tank farm, except as otherwise specified	X	X	X	X	X	X	X
(H) Printing, Publishing, Paper, and Related Industries:							
Bookbinder manufacturing	X	X	X	X	X	X	X
Bookbinding	X	P	P	X	X	X	X
Paper or paper board products (except containers) manufacturing	X	P	SP	X	X	X	X
Paper recycling collection center (only for collection, storage, and shipping)	X	X	X	X	X	X	X
Printing and engraving (which may include all processes)	X	P	SP	X	X	X	X
Publishing	X	P	SP	X	X	X	X
Pulp making	X	X	X	X	X	X	X
(I) Processing of Food and Kindred Products for Human Consumption:							
Bakery products manufacturing	X	P	SP	X	X	X	X
Beverage bottling (all containers):							
(i) Alcoholic	P	P	SP	X	X	X	X
(ii) Nonalcoholic	P	P	SP	X	X	X	X
Brewery, distillery, winery	P	P	SP	X	X	X	X
Cereals, grains, or spice processing	X	X	X	X	X	X	X
Coffee roasting							
(i) As auxiliary to coffee shop	P	P	SP	X	X	P	X
(ii) All others	X	P	SP	X	X	X	X
Confectionery products manufacturing	X	P	SP	X	X	X	X
Drying and dehydrating of food products	X	P	SP	X	X	X	X
Freezing of food products	X	X	X	X	X	X	X
Oil and fat manufacturing (edible)	X	X	X	X	X	X	X
Packaging, packing, and canning of food products	X	P	SP	X	X	X	X
Pickling	X	P	SP	X	X	X	X
Reduction plant	X	X	X	X	X	X	X
Sauce, seasoning, and dressing manufacturing	X	P	SP	X	X	X	X
Slaughterhouse	X	X	X	X	X	X	X
Smoking and curing	X	X	X	X	X	X	X
Sugar refinery	X	X	X	X	X	X	X
Syrup and flavor extract manufacturing	X	X	X	X	X	X	X
(J) Rubber and Synthetic Rubber Products:							
Fabrication of rubber products	X	X	X	X	X	X	X
Recycling of rubber products	X	X	X	X	X	X	X

USE	CHARACTER AREA						
	TC	APE	NAP	MRC	TRN	NC	SVP
Rubber manufacturing	X	X	X	X	X	X	X
Rubberizing of wearing apparel or household items	X	X	X	X	X	X	X
Synthetic rubber (and similar products) manufacturing	X	X	X	X	X	X	X
Tire or tube manufacturing	X	X	X	X	X	X	X
Tire recapping	X	X	X	X	X	X	X
(K) Stone, Clay, Glass, and Cement Products:							
Cement manufacturing	X	X	X	X	X	X	X
Concrete batching or cement mixing plant	X	X	X	X	X	X	X
Cutting of nonstructural stone	X	P	P	X	X	X	X
Glass blowing and molding	X	P	P	X	X	X	X
Manufacturing of ornamental products made of clay, concrete, glass plaster, porcelain, or stone	X	P	P	X	X	X	X
Manufacturing or cutting of structural products made of clay, concrete, glass, stone, or similar materials	X	P	SP	X	X	X	X
(L) Textile Products:							
Fabrication of finished goods	X	P	P	X	X	X	X
Felt manufacturing	X	P	P	X	X	X	X
Fiber or thread manufacturing	X	P	P	X	X	X	X
Finishing of textile goods	X	P	P	X	X	X	X
Knitting	X	P	P	X	X	X	X
Lace (and similar products) manufacturing	X	P	P	X	X	X	X
Recycling of textiles	X	P	P	X	X	X	X
Synthetics manufacturing	X	SP	X	X	X	X	X
Weaving	X	P	P	X	X	X	X
(M) Wholesale Trade:							
Apparel, garments, or related products	X	P	SP	X	X	X	X
Automotive or motorized equipment (parts and accessories only)	X	X	X	X	X	X	X
Bakery products, wholesale	X	P	SP	X	X	X	X
Bulk raw materials	X	X	X	X	X	X	X
Chemical and related products (except as otherwise specified)	X	X	X	X	X	X	X
Electronic, glass, metal, paper, rubber, or wood products	X	P	SP	X	X	X	X
Food or kindred products	X	P	SP	X	X	X	X
Garden supplies or nursery stock							
(i) On properties of five acres or greater	X	X	X	X	X	X	P
(ii) All others	X	P	SP	X	X	X	X
Livestock	X	X	X	X	X	X	X
Ornamental products made of china, clay, concrete, glass, or stone	X	P	P	X	X	X	X
Petroleum products for home distribution	X	X	X	X	X	X	X
Structural products made of clay, concrete, or stone, with:							
(i) Indoor storage, only	X	P	P	X	X	X	X
(ii) Outdoor storage	X	X	X	X	X	X	X
Textile products	X	P	P	X	X	X	X
Tobacco and related products	X	X	X	X	X	X	X

USE	CHARACTER AREA						
	TC	APE	NAP	MRC	TRN	NC	SVP
Wholesaling or distribution of materials (products) not used or produced on the premise:							
(i) Subject to Section 27-471(g)	X	X	X	X	X	X	X
(ii) All others	X	X	X	X	X	X	X
Wholesaling or distribution of materials (products) used or produced on the premises	X	P	P	X	X	X	X
Wholesaling or distribution use not listed	X	SP	X	X	X	X	X
(4) INSTITUTIONAL/EDUCATIONAL							
Adaptive reuse of a building previously occupied by an institutional or public use under 25,000 square feet in gross floor area for an institutional or arts-related use, where not otherwise allowed	SP	SP	SP	SP	SP	SP	SP
Adult day care center	P	X	X	SP	X	X	X
Adult rehabilitation center	P	X	X	SP	X	X	X
Assisted living facility, subject to the requirements of Section 27-464.04	P	X	X	SP	X	X	X
Chancery, on a lot having a net area of at least 15 acres	X	X	X	X	X	X	X
Church or similar place of worship, convent, or monastery	X	X	X	X	X	SP	SP
Community center or similar nonprofit social use; not publicly owned or operated	SP	SP	SP	SP	SP	SP	X
Day care center for children							
(A) On properties of five acres or greater	X	X	X	X	X	X	P
(B) All others	SP	SP	SP	SP	SP	P	X
Eleemosynary or philanthropic institution	SP	X	X	X	X	SP	SP
Family day care							
(A) On properties of five acres or greater	X	X	X	X	X	X	P
(B) All others	SP	SP	SP	SP	SP	P	X
Health campus	SP	X	X	X	X	SP	X
Hospital (may include a private spa)	P	X	X	X	X	SP	X
Medical/residential campus	SP	X	X	X	X	SP	X
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P
Nursing or care home (may include a private spa)	P	X	X	SP	X	X	X
School, Private:							
(A) Driving school, automobile only	P	X	X	X	X	P	X
(B) For artistic or technical instruction and practice (may include a studio)							
(i) On properties of five acres or less	X	X	X	X	X	P	P
(ii) All others	P	P	SP	X	X	P	X
(C) Tutoring establishment							
(i) On properties of five acres or greater	X	X	X	X	X	X	P
(ii) All others	P	P	P	X	X	P	X
(D) Private college or university	P	P	SP	X	X	P	X
(E) Business	P	X	X	X	X	P	X
(F) Institution of higher learning (may include a private spa)	P	P	SP	X	X	P	X
(G) Scientific	P	P	SP	X	X	P	X

USE	CHARACTER AREA						
	TC	APE	NAP	MRC	TRN	NC	SVP
(H) Trade	P	P	SP	X	X	P	X
(I) In accordance with Section 27-475.06.01, Section 27-463, or Section 27-443	P	P	SP	X	X	P	X
(J) All others	P	P	SP	X	X	P	
Small group child care center							
(A) On properties of five acres or greater	X	X	X	X	X	X	P
(B) All others	P	X	X	SP	SP	P	X
(5) MISCELLANEOUS							
Accessory structures and uses, except as otherwise provided	X	X	X	P	P	X	P
Adaptive reuse of a historic site or surplus public school, when not otherwise allowed	SP	SP	SP	SP	SP	SP	SP
Animals, not customarily household pets	X	X	X	X	X	X	X
Auction house	P	P	SP	X	X	P	X
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	SP	SP	SP	SP	SP	SP	SP
Carpentry, cabinet making, or other woodworking shop							
(A) A maximum of 15,000 square feet in gross floor area	X	P	P	X	X	X	X
(B) All others	X	P	SP	X	X	X	X
Cemetery or crematory	X	X	X	X	X	X	X
Collection of recyclable materials:							
(A) As a temporary use, in accordance with Sections 27-260 and 27-261	P	P	SP	X	X	P	X
(B) All others	X	SP	X	X	X	X	X
Commercial recreational development	X	X	X	X	X	X	X
Consolidated storage	X	SP	SP	X	X	X	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	X	P	SP	X	X	X	X
(B) All others	X	X	X	X	X	X	X
Contractor's office (must include sanitary facilities), construction yard or shed, or storage building (in connection with a construction project) as a temporary use	P	P	P	P	P	P	P
Hardware fabrication and manufacturing of products from material produced elsewhere	X	P	P	X	X	X	X
Home occupations for residents, when not otherwise allowed	P	P	P	P	P	P	P
Ice vending machine for block ice	X	SP	X	X	X	SP	X
Increase in height of accessory building (not to exceed the height of the main structure), used for:							
(A) Servant, household help living quarters	X	P	P	X	P	X	X
(B) Agricultural purposes on a lot having a net area of less than five acres	X	X	X	X	X	X	X

USE	CHARACTER AREA						
	TC	APE	NAP	MRC	TRN	NC	SVP
(C) Agricultural purposes on a lot having a net area of at least five acres	X	X	X	X	X	X	X
(D) Office	X	P	P	X	X	X	X
(E) Artist Studio	P	P	P	P	P	P	X
Mobile home, with use for which amusement taxes collected, as a temporary use	P	P	P	X	X	P	P
Recycling collection center as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	SP	X	X	P	X
Recycling collection center, paper only (limited to collection, storage, and shipping):	X	X	X	X	X	X	X
Rental business for items permitted to be sold (except as otherwise specified)	SP	P	SP	X	X	SP	X
Sign, in accordance with Part 12:							
(A) Outdoor advertising (billboard)	X	X	X	X	X	X	X
(B) All others	P	P	P	P	P	P	P
Sign shop	P	P	P	X	X	P	X
Storage, wholly enclosed, accessory to an allowed use	P	P	P	P	P	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	P	X	X	P	P
Temporary structures and uses not otherwise allowed	SP	X	X	SP	X	SP	SP
Trash removal services	X	X	X	X	X	X	X
Wholesaling, distribution, and related storage	X	P	SP	X	X	X	X
Wholesaling of products incidental to the retail sales of the products on the premises	X	P	SP	X	X	X	X
(6) PUBLIC:							
Community building, except as otherwise provided	P	SP	X	P	SP	P	P
Library	P	SP	SP	P	X	P	SP
Post Office	P	SP	X	X	X	P	X
Public building and use, except as otherwise prohibited	SP	SP	SP	SP	SP	SP	SP
Sanitary landfill or rubble fill	X	X	X	X	X	X	X
Voluntary fire, ambulance, or rescue squad services	P	P	SP	X	X	P	X
(7) 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	SP	X	X	X	SP	X
(B) All others	SP	X	X	X	X	X	X
Amusement center	SP	X	X	X	X	X	X
Amusement park, as a temporary use	X	X	X	X	X	X	SP
Archery range, privately owned and commercially operated on land leased from, and owned by, a public agency	X	X	X	X	X	X	P
Arena or stadium (which may include a private spa):							
(A) On properties of five acres or greater	SP	X	X	X	X	X	P

USE	CHARACTER AREA						
	TC	APE	NAP	MRC	TRN	NC	SVP
(B) All others	SP	X	X	X	X	X	X
Athletic field	X	X	X	SP	X	X	P
Auditorium:							
(A) On not less than five acres with no greater than 10 percent impermeable surface	P	P	SP	SP	X	X	P
(B) All others	P	P	SP	SP	X	X	X
Beach	X	SP	X	X	X	X	P
Billiard or pool parlor	P	P	SP	X	X	X	X
Boathouse (private) as an accessory use	X	X	X	X	X	X	SP
Boat ramp	X	X	X	X	X	X	P
Bowling alley	SP	P	SP	X	X	X	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	P	SP	X	X	X	P
(B) All others	P	P	SP	X	X	X	P
Club or lodge (private) except as otherwise provided	SP	X	X	X	X	SP	X
Commercial recreational attractions	SP	SP	SP	X	X	X	SP
Commercial recreational facilities (privately owned) on land leased from a public agency, except as otherwise allowed	SP	SP	SP	X	X	X	P
Community building or similar nonprofit social use, not publicly owned or operated							
(A) On not less than five acres with no greater than ten percent impermeable surface	X	X	X	X	X	X	SP
(B) All others	SP	X	X	X	X	SP	X
(C) Community multipurpose facility which may include the following uses: reducing/exercise salon or health club, swimming pool, indoor, day care center for children, on properties less than five acres, park or playground (not public, associated with the day care), recreational program before and after-school, summer camp, community center or similar nonprofit social use (not publicly owned or operated)	P	X	X	X	X	X	X
Courts (indoor or outdoor) (tennis, handball, racquetball, or volleyball), not including courts accessory to a dwelling	SP	SP	X	SP	X	X	SP
Dog park	P	X	X	P	SP	X	P
Employees' recreational facilities (private, nonprofit) accessory to an allowed use	SP	SP	X	X	X	X	SP
Fishing pier	X	X	X	X	X	X	P
Go-cart track	X	X	X	X	X	X	X
Golf course or country club	X	X	X	X	X	X	SP
Golf course, miniature (indoor or outdoor)	P	SP	X	X	X	SP	P
Golf driving, archery, or baseball batting range	X	X	X	X	X	X	SP
Homes Association Recreational Use, in accordance with Section 27-445	SP	X	X	SP	SP	X	X
Marina	X	X	X	X	X	X	SP

USE	CHARACTER AREA						
	TC	APE	NAP	MRC	TRN	NC	SVP
Museum, aquarium, art gallery, cultural center, or similar facility	P	P	SP	X	X	P	P
Park or playground	P	P	SP	P	P	P	P
Performance arts center, in accordance with Sections 27-445.09, 27-464.05, or 27-475.06.04	P	P	SP	X	X	X	P
Racetrack	X	X	X	X	X	X	X
Recreational campground (in the C-M Zone subject to paragraphs (1) through (7) of Section 27-400(a))	X	X	X	X	X	X	SP
Recreational or entertainment establishment of a commercial nature, if not otherwise specified	SP	SP	X	X	X	X	SP
Recreational program, before- and after-school	P	SP	X	SP	X	P	P
Recreational use (nonprofit) not publicly owned or operated, when not otherwise allowed	SP	X	X	X	X	X	SP
Reducing/exercise salon or health club	P	X	X	X	X	SP	SP
Riding stable	X	X	X	X	X	X	SP
Rifle, pistol, or skeet shooting range	X	X	X	X	X	X	X
Sauna or steam bath	P	SP	X	SP	X	X	X
Saunas, solariums, and health clubs, noncommercial, for the sole use of residents and their guests	P	SP	X	P	X	X	X
Skating facility	X	X	X	X	X	X	SP
Skate park	SP	SP	SP	SP	SP	SP	P
Spa (private)	P	X	X	X	X	X	X
Spa (public)	P	X	X	X	X	X	X
Stable, private	X	X	X	X	X	X	P
Summer camp	P	SP	X	X	SP	X	P
Swimming pool							
(A) Indoor	P	X	X	P	P	P	SP
(B) All others	P	X	X	P	P	P	P
Tennis, basketball, handball, or similar court	SP	SP	SP	SP	SP	SP	SP
Theater:							
(A) Indoor	P	P	SP	X	X	X	X
(B) Outdoor (including drive-in)	SP	SP	X	X	X	X	SP
Zoo, not publicly owned	X	X	X	X	X	X	X
(8) RESIDENTIAL/LODGING:							
Apartment hotel	SP	X	SP	X	X	X	X
Apartment housing for elderly or handicapped families in a building other than a surplus public school building (with provisions for increased density and reduced lot size in multifamily zones)	P	X	X	P	X	P	X
Apartment housing for elderly or handicapped families in a surplus public school building	P	X	X	P	X	P	X
Apartment housing for the elderly or physically handicapped	P	X	X	P	X	P	X
Artists' residential studios	P	P	P	P	P	P	X
Boarding house	P	X	X	X	X	X	X
Congregate living facility for more than eight elderly or physically handicapped residents	P	SP	SP	P	SP	SP	X

USE	CHARACTER AREA						
	TC	APE	NAP	MRC	TRN	NC	SVP
Congregate living facility for not more than eight elderly or physically handicapped residents	SP	X	X	SP	P	P	X
Convent or monastery	X	X	X	P	X	X	X
Conversion of one-family detached dwelling to a building containing up to three dwelling units (not considered as a two-family, three-family, or multifamily dwelling)	SP	SP	X	P	SP	SP	X
Country inn	P	X	X	X	SP	P	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	P	P	P	P	P	P
Dwelling	P	X	X	X	P	P	X
Dwelling unit above the first floor within a building containing commercial, industrial, or arts-related uses	P	P	SP	X	X	P	X
Dwelling unit on the first floor:							
(A) Facing streets wider than two lanes	SP	X	X	P	P	X	X
(B) Facing streets a total of two lanes of traffic or less	P	SP	X	P	P	X	X
Dwelling unit on the first floor as an adaptation of a building from an industrial or vehicle-related use and not an arts-related use into loft units	P	P	SP	X	X	X	X
Dwelling, multifamily	P	SP	P	P	X	P	X
Dwelling, one-family attached, for the elderly	P	X	X	X	X	X	X
Dwelling, one-family detached, cluster development	P	X	X	X	P	X	X
Dwelling, one-family detached (in general)	P	X	X	X	P	X	X
Dwelling, one-family semidetached:							
(A) If allowed in the underlying zone	P	X	X	X	P	X	X
(B) All other	P	X	X	X	X	X	X
Dwelling, two-family detached:	P	X	X	X	X	X	X
(A) If allowed in the underlying zone	P	X	X	X	P	X	X
(B) All other	P	X	X	X	P	X	X
Dwelling, three-family:	P	SP	X	P	X	X	X
Dwellings, one-family triple-attached (in general)							
(A) If allowed in the underlying zone	P	X	X	X	P	X	X
(B) All other	P	X	X	X	X	X	X
Dwelling, quadruple-attached:							
(A) If allowed in the underlying zone	P	X	X	X	P	X	X
(B) All other	P	X	X	X	X	X	X
Flag lot development	SP	SP	X	SP	SP	X	X
Fraternity or sorority house	X	X	X	X	X	X	X
Granny flat, carriage house, or in-law suite, provided the owner continues to occupy the main structure ²	P	X	X	X	P	X	X
Group residential facility for mentally handicapped dependent persons in accordance with Section 27-107.01(109)(D)	P	SP	X	P	X	X	X
Guest house, as an accessory use	P	SP	X	P	X	X	X
Hotel or motel	P	P	XSP	X	X	X	X
Mobile home used as a dwelling for emergency purposes as a temporary use, in accordance with Sections 27-260 and 27-261	X	X	X	X	X	X	X
Mobile home used as a one-family detached dwelling	X	X	X	X	X	X	X

² The city of Hyattsville is exempt from this provision.

USE	CHARACTER AREA						
	TC	APE	NAP	MRC	TRN	NC	SVP
Mobile home, with use for which amusement taxes collected	P	P	P	P	P	P	P
Planned retirement community	SP	X	X	SP	X	X	X
Recreational community development, in accordance with Section 27-444	X	X	X	X	X	X	X
Rental of guest rooms (by the residents):	X	X	X	X	X	X	X
Residential Revitalization: Comprising any form of proposed multifamily, attached one-family or detached one-family dwellings, in a residential revitalization project, as shown on a detailed site plan approved in accordance with Section 27 445.09	SP	X	X	SP	X	X	X
Rooming houses	X	X	X	X	X	X	X
Tourist cabin camp	X	X	X	X	X	X	X
Tourist home	X	X	X	X	X	X	X
Townhouse, in general							
(A) If allowed in the underlying zone	P	P	P	P	P	X	X
(B) All other	P	X	X	X	X	X	X
Loft-style housing above the first floor	P	P	SP	P	X	X	X
Transitional shelter for the homeless	SP	X	X	X	X	X	X
(9) RESOURCE PRODUCTION/RECOVERY:							
Agricultural preservation development, in accordance with Section 27-445.01	X	X	X	X	X	X	P
Agricultural uses	X	X	X	X	X	X	SP
Sand and gravel wet-processing	X	X	X	X	X	X	X
Sawmill	X	X	X	X	X	X	X
Surface mining	X	X	X	X	X	X	X
(10) TRANSPORTATION/PARKING/COMMUNICATIONS/ UTILITIES:							
Airport, airpark, airfield, airstrip, heliport, helistop	SP	X	X	X	X	X	X
Antennas and related equipment buildings and enclosures, other than satellite dish antennas:	X	SP	X	X	X	X	X
(A) In or associated with a public building	P	P	P	P	P	P	P
(B) All others	X	SP	X	X	X	X	X
Broadcasting studio (without tower)	P	P	SP	X	X	P	X
Bus station or terminal	P	X	X	X	X	X	X
Farm vehicles and farm machinery used on farm premises	X	X	X	X	X	X	SP
Monopoles and related equipment buildings and enclosures	X	SP	X	X	X	X	X
Motor freight receiving or shipping (loading) facilities	X	X	X	X	X	X	X
Parking lot or garage, or loading area as an accessory to a permitted use	P	P	P	P	P	P	SP
Parking lot used in accordance with Part 11 to serve a use in an adjacent Commercial, Industrial, or M-X-T Zone	SP	SP	SP	X	X	SP	SP
Parking lot, required, serving adjacent Commercial or Industrial Zone	SP	SP	SP	X	X	X	X
Parking of mobile home, except as otherwise specified	X	X	X	X	X	X	X
Parking of a mobile home in a public right-of-way	X	X	X	X	X	X	X
Parking of vehicles accessory to an allowed use	P	P	P	P	P	P	P

USE	CHARACTER AREA						
	TC	APE	NAP	MRC	TRN	NC	SVP
Parking of vehicles owned or used by the occupants of the premises or their bona fide guests:							
(A) Boats and boat trailers	X	P	P	X	P	P	X
(B) Buses, on the same lot with, and accessory to, the principal use, such as a school or church	P	P	P	X	X	P	P
(C) Camping trailer (unoccupied)							
(i) Not more than one	X	P	SP	X	P	P	X
(ii) Unlimited number	X	X	X	X	X	X	X
(D) Not more than one commercial vehicle:							
(i) Commercial vehicles not exceeding a manufacturer's gross vehicle weight specification of 8,500 pounds; containing no advertising other than a firm name or similar designation not more than 4 inches high; and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, or vehicles with dual rear wheels	P	P	P	X	X	P	P
(ii) All others	X	P	SP	X	X	P	X
(F) Private passenger vehicles	P	P	P	P	P	P	P
Public utility uses or structures							
(A) Underground pipelines and electric power and telephone lines; structures commonly known as telephone poles; and railroad tracks (but not a yard) and passenger stations	P	P	P	P	P	P	P
(B) Antennas, monopoles, and related equipment buildings for mobile telephone transmission or other telecommunications, excluding satellite dish antenna:							
(i) In accordance with Section 27-445.04	SP	SP	SP	SP	SP	SP	X
(ii) All others	SP	SP	SP	X	X	SP	SP
Satellite dish antenna, in accordance with Section 27-424.02, 27-451.01, or 27-468.01:							
(A) Up to ten feet in diameter, to serve only one dwelling unit	P	P	P	P	P	P	X
(B) More than ten feet in diameter, to serve only one dwelling unit	X	SP	X	X	X	X	X
(C) All others	X	SP	SP	X	X	X	X
Storage of any motor vehicle which is wrecked, dismantled or not currently licensed, except where specifically allowed	X	X	X	X	X	X	X
Taxicab dispatching station:							
(A) Without cab storage, repair, or servicing	P	P	SP	X	X	P	X
(B) With cab storage	X	X	X	X	X	X	X
(C) With cab repair or servicing within a wholly enclosed building	X	X	X	X	X	X	X
Taxicab stand	P	P	SP	X	X	P	X
Telegraph or messenger service	P	P	SP	X	X	P	X
Towers or poles (electronic, public utility when not otherwise permitted, radio, or television, transmitting or receiving)	SP	SP	SP	X	X	SP	SP
Trucking operations, except as otherwise specified	X	X	X	X	X	X	X

The Secretary of the Interior’s Standards for Preservation, Restoration, and Rehabilitation

The Mount Rainier M-U-TC Design Review Committee should adhere to *The Secretary of the Interior’s Standards for Rehabilitation, Preservation, and Restoration* when considering the appropriateness of proposed changes to historic buildings in historic districts. The Secretary of the Interior’s Standards for the Treatment of Historic Properties are common sense principles in non-technical language. They were developed to help protect our nation’s irreplaceable cultural resources by promoting consistent preservation practices.

The standards may be applied to all properties listed in the National Register of Historic Places: buildings, sites, structures, objects, and districts.

The standards are a series of concepts about maintaining, repairing and replacing historic materials, as well as designing new additions or making alterations. They cannot, in and of themselves, be used to make decisions about which features of a historic property should be preserved and which might be changed. But once an appropriate treatment is selected, the standards provide philosophical consistency to the work.

Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property’s historic character.

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property’s form as it has evolved over time. (Protection and stabilization have now been consolidated under this treatment.)

Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.

Standards for Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those

portions or features which convey its historical, cultural, or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form

and integrity of the historic property and its environment would be unimpaired.

Standards for Preservation

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Standards for Restoration

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and

physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Historic Preservation Definitions

Alter or Alteration: A change in the exterior appearance of a building or structure or its site, other than demolition, for which a permit is required; these terms may also apply to changes in any interior space that has been specifically designated as historic.

Character-Defining Feature: The form, materials, and details of those architectural features identified as important to a building's historic character and significance and whose retention will preserve that character and significance.

1. The character of a historic building may be defined by exterior features such as façades, roofs, porches, and windows, and exterior materials such as masonry, wood, glass, and metal.
2. The character of a historic building may be defined by its structural features such as bearing walls, floor and roof framing, or structural materials such as brick, steel, and wood.
3. The character of a historic interior may be defined by features such as room configurations, spatial relationships, stairs, trim, and decoration, and by materials such as partitions, woodwork, plaster, and finishes.
4. The site and setting of a historic property may be defined by features such as views to and from the property, landscaping, walls, fencing, and materials such as brick, stone and vegetation.

Compatible: Possessing characteristics that allow for a harmonious relationship. Compatibility does not require the matching or replication of attributes, and may involve a relationship of dissimilar things that are juxtaposed to produce an agreeable effect.

Contributing Building, Structure, or Site: A building, structure, or site located within a historic district that reflects the district's historic, architectural and/or cultural significance, and its sense of time, place, and historical development.

The following considerations apply when:

1. Determining whether a property meets the definition of a contributing building, structure, or site; and
2. Determining whether a property or site can be subject to compatible alterations and additions or be replaced in whole or in part through compatible new development:
 - a. A building, structure or site has been identified as contributing to a district by virtue of its integrity of location, design, setting, materials, workmanship, feeling, and association.
 - b. An archeological site adds to the archeological values for which a property is significant because it was present during the period of significance and is capable of yielding information about the period.

Demolish or Demolition: The razing or destruction of an entire principal or secondary façade—or a significant part of it—or the removal of more than 50 percent of the interior structural elements, principal façades, roofs, major character defining features, etc., of a building or structure. For the purposes of these standards and guidelines, the relocation of a structure in whole or in part shall be considered demolition.

Demolition by Neglect: Failure to maintain, repair, or secure a historic building or structure in a historic district that results in avoidable deterioration of an exterior feature of the building or structure, or loss of the structural integrity of the building or structure.

Design: Either of the following, depending upon context:

1. The sum of elements that create the physical form, plan, space, structure, and architectural style of a property.

2. Exterior architectural features including height, appearance, texture, color, and nature of materials.

Elevation: The exterior wall of a building or structure (also see “secondary elevation”).

Façade: The primary building elevation that possesses significant architectural composition or features such as the entrance (also see “principal façade”).

Historic Building or Property: A general reference to a structure or piece of land either listed in the county’s Inventory of Historic Resources as a historic site, historic resource, or as a contributing building within a designated historic district.

Historic District: A defined area included in the Prince George’s County Inventory of Historic Resources as a locally designated historic district, or a defined area listed in the National Register of Historic Places as a historic district, or both; a historic district listed only in the National Register of Historic Places is not subject to the regulations and benefits associated with a locally designated historic district.

Historic Preservation Commission (HPC): The Prince George’s County Historic Preservation Commission was established pursuant to the Prince George’s County Historic Preservation Ordinance (Subtitle 29 of the Prince George’s County Code). The HPC is the body charged with implementing the Historic Preservation Ordinance through adopted policies, procedures and guidelines.

Historic Preservation Organization(s): Membership organizations that include among their purposes the promotion of historic preservation in Prince George’s County, as expressed in the organization’s articles of incorporation, articles of association, charter, or bylaws.

Historic Preservation Section or HPS: The professional staff of the Prince George’s County Planning Department, M-NCPPC, that provides technical support to the Prince George’s County Planning Board and the Prince George’s County Historic Preservation Commission.

Historic Site: A designated building, site, structure, object, or feature, and its associated property, listed

in the Prince George’s County Inventory of Historic Resources.

Incompatible: Existing or new development, building, or site characterized by clashing or conflicting qualities that lead to an incongruous, discordant, or disagreeable relationship. Diversity, variety, or a contrast of qualities does not necessarily imply incompatibility as long as harmonious relationships are maintained.

Integrity: Authenticity of a property’s historic, architectural, and cultural identity, evidenced by the survival of physical characteristics that existed during the period of significance associated with a building, site, structure, object, or feature.

Materials: As a quality of integrity, the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

National Historic Landmark (NHL): A building, site, structure, object, or district that possesses exceptional value and quality in illustrating or interpreting the heritage of the United States, as designated by the Secretary of the Interior pursuant to the Historic Sites Act of 1935 (16 U.S.C. §461–467) and the National Historic Preservation Act.

National Historic Preservation Act: The National Historic Preservation Act of 1966, as amended (80 Stat. 915 et seq.; 16 U.S.C. 470 et seq.).

National Register of Historic Places (National Register or NRHP): The nation’s official record of buildings, sites, structures, objects, and districts that are significant to American history, architecture, archeology, engineering, and culture, as maintained by the Secretary of the Interior pursuant to § 101 of the National Historic Preservation Act.

Non-contributing Building, Structure, or Site: A building, structure, or site that does not reflect the historic, architectural, or cultural significance of the historic district within which it is located.

The following considerations apply when:

1. Determining whether a property meets the definition of a non-contributing building, structure, or site; and

2. Determining whether a property or site can be subject to compatible alterations and additions or be replaced in whole or in part through compatible new development:
 - a. A building, structure or site has been identified as non-contributing to a district by virtue of irretrievable loss of integrity of location, design, setting, materials, workmanship, feeling, and association, or a building structure or site within a district that was constructed outside of the identified period of significance for the district.
 - b. An archeological site does not contribute to the archeological values for which a district is significant if it postdates the district's period of significance, does not relate to its documented significance, or is no longer capable of yielding important information about the period due to disturbance or other changes.

Period of Significance: The span of time in which a historic property attained the significance for which it has been determined to meet established criteria for historic site or historic districts designation.

Prince George's County Inventory of Historic Resources: The official list of those historic properties subject to provisions of Subtitle 29, The Prince George's County Historic Preservation Ordinance. The Inventory of Historic Resources is maintained by the county's Historic Preservation Commission and its staff in accordance with the requirements of Subtitle 29.

Principal Façade: A building elevation that faces a street or public open space, or any other major building elevation that possesses significant architectural composition or features. For example, a mid-block rowhouse has a single principal façade (the front), while a corner rowhouse has two principal façades (the front and side). On a freestanding building, based on the level of architectural detail, all elevations may be considered principal façades.

Raze: The destruction or removal of a structure in its entirety (also see "demolition").

Rehabilitate or Rehabilitation: The process of returning a property to a state of utility, through repairs or alterations, which makes possible an efficient

contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

Replacement-in-Kind: Replacement of an architectural feature with a feature of the same material that replicates the feature in proportion, appearance, texture, design, detail, and dimensions.

Restore or Restoration: The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time, either through the removal of features from other periods, or the reconstruction of missing features, or both.

Secondary Elevation: A wall of a building that does not face a street or public open space, and that does not possess significant architectural composition or features. Typically, the rear or alley side of a rowhouse is considered a secondary elevation. The sides and rear of a freestanding building may or may not be considered secondary elevations, depending on their function and architectural detail.

Secretary's Standards: *The Secretary of the Interior's Standards* (36 CFR § 67.7, as amended) are a set of technical statements and guidelines developed and promulgated by the National Park Service (Department of the Interior) to address a range of issues affecting historic properties.

Special Merit: A plan or building having significant benefits to the city or to the community by virtue of exemplary architecture, specific features of land planning, or social or other benefits having a high priority for community services.

State Historic Preservation Officer (SHPO): An individual designated by a governor to administer a state's federally and locally mandated historic preservation responsibilities and programs; the administrative head of a State Historic Preservation Office.

Structure: Anything constructed, including a building, which requires fixed location on the ground, or is attached to something having a fixed location on the ground.

M-U-TC Building and Property Inventory



The M-U-TC Building and Property Inventory lists the number of stories, the built square footage, lot square footage, current use, year built, and repair/rehabilitation and development recommendations for each building and/or property within the M-U-TC boundary area.

M-U-TC Building and Property Inventory—Upper 34th Street

Notes:
 DS = design standards
 HA = historically appropriate
 HP = historic preservation

ADDRESS	PHOTOGRAPH	NUMBER OF STORIES	BUILDING SQUARE FOOTAGE	LOT SQUARE FOOTAGE	CURRENT USE	YEAR BUILT	REPAIR/REHABILITATION AND DEVELOPMENT RECOMMENDATIONS
4010 34th Street		1	1,049	7,667	Commercial	1910	Provide new storefront, doors windows. Provide HA/DS lighting, signage and/or sign band; repair, point brick as required. Remove incompatible front addition and repair existing wood frame building in the medium term.
4008 34th Street		1	1,950	3,964	Commercial	1910	Restore clerestory windows above storefront. Repair existing or provide new HA storefront, doors windows. Provide HA/DS lighting, signage and/or sign band. Repair or replace cornice, coping. Repair and point brick as required.
4006 34th Street		1	2,184	3,790	Commercial	1910	Restore clerestory windows above storefront. Repair existing or provide new HA storefront, doors windows; provide HA/DS lighting, signage and/or sign band. Repair or replace cornice, coping. Repair and point brick as required.
4000–4002 34th Street		1	4,392	12,937	Commercial	1910	Restore clerestory windows above storefront. Provide new HA storefront, doors, and windows. Provide HA/DS lighting. Relocate/redesign awning/signage and/or sign band. Repair and point brick as required.

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M-U-TC Building and Property Inventory—Upper 34th Street

ADDRESS	PHOTOGRAPH	NUMBER OF STORIES	BUILDING SQUARE FOOTAGE	LOT SQUARE FOOTAGE	CURRENT USE	YEAR BUILT	REPAIR/REHABILITATION AND DEVELOPMENT RECOMMENDATIONS
3840–3456 34th Street		2	9,760	5,489	Commercial	1927	Provide new HA storefront, doors, and windows. Provide HA/DS lighting, signage and/or sign band. Repair/replace cornice, coping. Replace second floor windows with HA windows. Repair and point brick as required.
3838 34th Street		3	1,568	3,790	Residential	1980	Repair wood elements and porch. Repair gutters and downspouts as required. Repair siding. Replace windows and doors with HA elements.
3830 34th Street		3	2,737	6,011	Commercial	1910	Repair wood elements. Repair gutters and downspouts as required. Repair siding. Replace windows and doors with HA elements. Replace storefront with DS and HA elements. Remove and replace all non-contributing elements (bay finishes, doors, etc.) with HA elements.
3828 34th Street		3	1,152	6,098	Residential/ Institutional	1922	Repair wood elements. Repair gutters and downspouts as required. Repair siding. Replace windows and doors with HA elements. Replace storefront with DS elements.

M-U-TC Building and Property Inventory—Upper 34th Street

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ADDRESS	PHOTOGRAPH	NUMBER OF STORIES	BUILDING SQUARE FOOTAGE	LOT SQUARE FOOTAGE	CURRENT USE	YEAR BUILT	REPAIR/REHABILITATION AND DEVELOPMENT RECOMMENDATIONS
3824 34th Street		3	3,107	5,271	Commercial/ Institutional	1913	Repair wood elements. Repair gutters and downspouts as required. Remove non-contributing elements at façade. Replace windows and doors with HA elements. Replace storefront with DS elements.
3820–3824 34th Street		2	6,624/ 1,540	9,017/ 3,006	Commercial/ Institutional	1920/ 1940	Restore façade. Replace windows and doors with HA elements; provide DS consistent signage if any; repair and point brick as required.
Vacant Lot between 3817 and 3827 34th Street		N/A	0	4,748	Vacant Land	N/A	Provide DS fencing at perimeter. Two to three-story development is possible in the long term.
3827 34th Street		2	3,150	6,142	Commercial/ Apartments	1939	Repair or replace windows and doors with HA elements. Repair brick/stone. Repair trim bands. Replace/restore HA awning at entry and cornice at entry. Repair coping. Two- to three-story future compatible addition or replacement building possible in the long term.

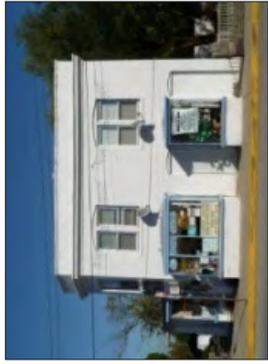
M-U-TC Building and Property Inventory—Upper 34th Street

Notes:
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ADDRESS	PHOTOGRAPH	NUMBER OF STORIES	BUILDING SQUARE FOOTAGE	LOT SQUARE FOOTAGE	CURRENT USE	YEAR BUILT	REPAIR/REHABILITATION AND DEVELOPMENT RECOMMENDATIONS
3829 34th Street		3	2,530	6,839	Commercial	1920	Add new historically-compatible front addition to expand interior retail space. Remove existing ramp and install more functional new one. Remove vinyl siding. Provide historically compatible signage. Repair wood elements.
3833 34th Street		2	3,666	6,665	Commercial	1920	Provide DS consistent signage, lighting in the short term; Two to three-story development possible in the long term.
3837 34th Street		3	1,890	6,186	Residential	1905	Repair wood elements. Replace windows and doors as required with HA elements. Replace gutters and down spouts as required.
3841 34th Street		N/A	0	5,619	Vacant Land/ Parking Lot	N/A	Provide DS fencing at perimeter. May be a shared parking location in the short term. Two to three-story development possible in the long term.

Notes:
 DS = design standards
 HA = historically appropriate
 HP = historic preservation

M-U-TC Building and Property Inventory—Upper 34th Street

ADDRESS	PHOTOGRAPH	NUMBER OF STORIES	BUILDING SQUARE FOOTAGE	LOT SQUARE FOOTAGE	CURRENT USE	YEAR BUILT	REPAIR/REHABILITATION AND DEVELOPMENT RECOMMENDATIONS
3401 Bunker Hill Road		2	4,720	8,712	Commercial	1912	Provide new HA storefront, doors, and windows. Provide HA/DS lighting, signage and/or sign band. Repair and point brick as required in the short term. Remove incompatible front addition and repair existing wood frame/masonry building in the medium term. Re-install HA porch, roof, and window elements.
3400 Bunker Hill Road		2	1,356	3,572	Residential	Unknown	Repair wood elements. Replace windows and doors as required with HA elements.
4001 34th Street		1	1,482	2,047	Commercial	1910	Paint and provide DS consistent signage. Repair storefront elements. Provide consistent awning design; Provide outdoor displays if possible. Repair brick. See notes at 4009 34th Street for restoration and/or replication of bayfront elements if existing or proposed.
4005 34th Street		1	1,300	1,612	Commercial	1915	Paint and provide DS consistent signage. Repair storefront elements. Provide consistent awning design. Provide outdoor displays if possible. Repair brick. See notes at 4009 34th Street for restoration and/or replication of bayfront elements if existing or proposed.

M-U-TC Building and Property Inventory—Upper 34th Street

Notes:
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 HP = historic preservation

ADDRESS	PHOTOGRAPH	NUMBER OF STORIES	BUILDING SQUARE FOOTAGE	LOT SQUARE FOOTAGE	CURRENT USE	YEAR BUILT	REPAIR/REHABILITATION AND DEVELOPMENT RECOMMENDATIONS
4007 34th Street		1	1,300	1,612	Commercial	1915	Paint and provide DS consistent signage. See notes at 4009 34th Street for restoration and/or replication of bayfront elements if existing or proposed.
4009 34th Street		1	1,300	1,612	Commercial	1937	Building should serve as a model for the "restoration" of bayfront elements. Paint and provide DS consistent signage.
3303 Bunker Hill Road		N/A	0	6,098	Vacant Land/ Parking Lot	N/A	Parking for recently rehabilitated/ constructed arts venue (should remain).
3305 - 3309 Bunker Hill Road		2	3,360 16,798	4,661/ 8,756	Commercial Art	1959/ 1964	Recently rehabilitated arts venue with no short term recommendations.

M-U-TC Building and Property Inventory—Upper 34th Street

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3321 Bunker Hill Road		2	3,566	4,095	Commercial/ Residential	1905	Repair masonry, wood elements. Replace windows/doors as required with HA elements. Two- to three-story development possible in the long term.

M-U-TC Building and Property Inventory—Rhode Island Avenue

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ADDRESS	PHOTOGRAPH	NUMBER OF STORIES	BUILDING SQUARE FOOTAGE	LOT SQUARE FOOTAGE	CURRENT USE	YEAR BUILT	REPAIR/REHABILITATION AND DEVELOPMENT RECOMMENDATIONS
3703-3705 Eastern Avenue		N/A	0	4,748/ 4,356	Vacant Land/ Parking Lot	N/A	Provide perimeter DS fencing along the perimeter in the short term. Three- to four-story development possible in the short to medium term.
3701 Eastern Avenue		2	864	4,792	Commercial/ Funeral Home	1917	Provide DS fencing along the perimeter in the short term. Repair deteriorated wood elements. Confirm historic integrity/contributing nature. Three- to four-story development possible in the short to medium term.
3200 Rhode Island Avenue		2	6,560	5,837	Commercial/ Vacant Funeral Home	1920	Provide DS fencing along the perimeter in the short term. Three- to four-story development possible in the short to medium term with up to five-stories at the corner of the intersection of Rhode Island Avenue and Eastern Avenue.
3204 Rhode Island Avenue		N/A	0	4,356	Vacant Land/ Parking Lot	N/A	Provide DS fencing along the perimeter in the short term. Three- to four-story development possible in the short to medium term.

M-U-TC Building and Property Inventory—Rhode Island Avenue

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ADDRESS	PHOTOGRAPH	NUMBER OF STORIES	BUILDING SQUARE FOOTAGE	LOT SQUARE FOOTAGE	CURRENT USE	YEAR BUILT	REPAIR/REHABILITATION AND DEVELOPMENT RECOMMENDATIONS
3208 Rhode Island Avenue		N/A	0	8,756	Vacant Land/ Parking Lot	N/A	Provide DS fencing along the perimeter in the short term. Three- to four-story development possible in the short to medium term.
3210 Rhode Island Avenue		2	8,910	4,356	Commercial	1940	Repair/replace windows as required; repair parapet cap; provide compatible (period) doors; provide DS signage, lighting and/or awning in the short term; three- to four-story compatible development (additions or replacements) possible in the short to medium term.
3212 Rhode Island Avenue		N/A	0	8,494	Vacant Land/ Parking Lot	N/A	Provide DS fencing along the perimeter in the short term. Three- to four-story development possible in the short to medium term.
Vacant Lot between 3212 and 3220 Rhode Island Avenue		N/A	0	2,483	Vacant Land/ Parking Lot	N/A	Provide DS fencing along the perimeter in the short term. Three- to four-story development possible in the short to medium term.

M-U-TC Building and Property Inventory—Rhode Island Avenue

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ADDRESS	PHOTOGRAPH	NUMBER OF STORIES	BUILDING SQUARE FOOTAGE	LOT SQUARE FOOTAGE	CURRENT USE	YEAR BUILT	REPAIR/REHABILITATION AND DEVELOPMENT RECOMMENDATIONS
3220 Rhode Island Avenue		1	520	5,401	Commercial/ Vacant Gas Station	1934	Immediate stabilization required. Research/document original condition: roof and steel beam at porte cochere. Repair clay tile roof. Brick restoration required. Window and door replacement restoration required. Repair frieze. Adjacent development should be carefully analyzed. Storm drain needs to added at alley entry and regraded as necessary.
3301 Rhode Island Ave		1	4,280	4,835	Commercial	1950	Provide DS signage and lighting. Provide awning. Paint or remove vertical aluminum siding at roof. Compatible addition to three- to four-stories or new development at three- to four-stories possible in the long term.
3249 Rhode Island Ave		1	7,600	9,148	Commercial	1940	Recently rehabilitated. Provide DS lighting. Historically compatible one-story roof top development that is set back is possible in the long term.
3239 Rhode Island Ave		2	8,000	9,148	Commercial	1965	Repair or replace storefront elements. Establish consistent signage location. Provide awning and repair or replace upper level windows. Remove closed grille. Provide DS lighting. Remove siding. One-story roof top or three- to four-story replacement development possible in the long term.

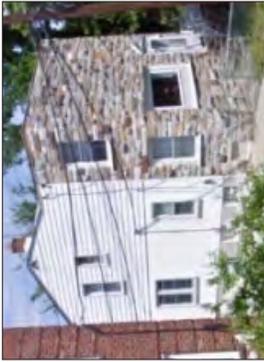
M-U-TC Building and Property Inventory—Rhode Island Avenue

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ADDRESS	PHOTOGRAPH	NUMBER OF STORIES	BUILDING SQUARE FOOTAGE	LOT SQUARE FOOTAGE	CURRENT USE	YEAR BUILT	REPAIR/REHABILITATION AND DEVELOPMENT RECOMMENDATIONS
3233-3237 Rhode Island Ave		2	7,000	7,797	Commercial	1940	Repair or replace storefront elements. Establish consistent signage location. Provide awning and repair or replace upper level windows. Remove closed grille. Provide DS lighting. Remove siding. One-story roof top addition or three to four-story replacement development possible in the long term.
3231 Rhode Island Ave		1	2,010	6,403	Commercial	1920	Repair or replace storefront elements. Establish consistent signage location. Provide awning. Remove closed grille. Provide DS lighting. Two-story roof top or three- to four-story replacement development possible in the long term.
3225 Rhode Island Avenue		2	2,400	2,657	Commercial	1925	Point brick. Replace coping, gutters and down spouts. Locate coordinated sign band. Replace awning to one compatible with DS. Provide period compatible (brushed natural) aluminum storefront system. Provide DS exterior lighting. One-story addition/development possible in the long term.
3221 Rhode Island Avenue		1	816	2,352	Commercial	1920	Point brick. Replace coping, gutters and down spouts. Locate coordinated sign band. Replace awning to one compatible with DS. Provide period compatible (brushed natural) aluminum storefront system. Provide DS exterior lighting. One- to two-story addition/development possible in the long term.

M-U-TC Building and Property Inventory—Rhode Island Avenue

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3201 Rhode Island Avenue		3	34,133	13,634	Commercial/ Apartments	1938	Replace vinyl windows with uniform wood/metal. Point brick. Replace coping, gutters and down spouts. Locate coordinated sign band. Repair/restore brushed aluminum awning or introduce a consistent awning. Remove grilles. Provide exterior lighting. Provide new storefronts of brushed/natural aluminum. Provide proper drainage at rear.
3206 Otis Street		2	1,554	2,744	Commercial/ Residential	1929	Provide DS fencing. Repair deteriorated wood elements. Replacement windows should be to DS (wood); Confirm historic integrity/contributing nature.
3623 Eastern Avenue		2	1,623	6,752	Institutional	1930	Provide DS fencing. Repair deteriorated wood elements. Confirm historic integrity/contributing nature; Two to three-story development possible in the long term.

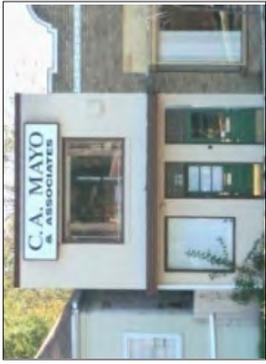
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M-U-TC Building and Property Inventory—Civic Core

ADDRESS	PHOTOGRAPH	NUMBER OF STORIES	BUILDING SQUARE FOOTAGE	LOT SQUARE FOOTAGE	CURRENT USE	YEAR BUILT	REPAIR/REHABILITATION AND DEVELOPMENT RECOMMENDATIONS
3311 Rhode Island Avenue		4	68,441	39,901	Commercial/ Apartments	2005	Consistent signage, wayfinding and lighting required.
3721 34th Street		N/A	0	5,489	Vacant Land/ Church Parking Lot	N/A	Shared parking lot in the short term. Two- to three-story development possible in the long term.
3723 34th Street		1	3,600	5,489	Institutional	1948	Two- to three-story development possible in the long term.
3401 Perry Street		1	1,875	3,746	Institutional/ Store Front	1930	Repair storefront elements. Provide coordinated signage. Point brick. Restore or repair awning. Provide lighting.

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M-U-TC Building and Property Inventory—Civic Core

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3403 Perry Street		2	2,006	2,134	Commercial	1900	If it is a commercial structure provide consistent signage. Paint and repair deteriorated wood or masonry elements.; Replace windows and doors as required with HA elements. Two- to three-story replacement building/complex possible in the medium to long term.
3407 Perry Street		2	1,176	5,576	Commercial	1918	If it is a commercial structure provide consistent signage. Paint and repair deteriorated wood or masonry elements. Replace windows and doors as required with HA elements. Two- to three-story replacement building or complex possible in the medium to long term.
3409 Perry Street		2	2,372	5,881	Residential	1920	If it is a commercial structure provide consistent signage. Paint and repair deteriorated wood or masonry elements; replace windows and doors as required with HA elements. Remove incompatible front addition and install redesigned compliant front addition. Two- to three-story replacement building or complex possible in the medium to long term.
3411 Perry Street		N/A	0	5,358	Commercial	N/A	If it is a commercial structure provide consistent signage. Paint and repair deteriorated wood or masonry elements. Replace windows and doors as required with HA elements. Two- to three-story replacement building or complex possible in the medium to long term.

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M-U-TC Building and Property Inventory—Civic Core

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3415 Perry Street		3	2,276	6,360	Commercial	1930	If it is a commercial structure provide consistent signage. Paint and repair deteriorated wood or masonry elements. Replace windows and doors as required with HA elements. Two- to three-story replacement building or complex possible in the medium to long term.
3501 Perry Street		2	3,328	6,229	Commercial	1910	If it is a commercial structure provide consistent signage. Paint and repair deteriorated wood or masonry elements. Replace windows and doors as required with HA elements. Two- to three-story replacement building or complex possible in the medium to long term.
3503 Perry Street		N/A	0	6,229	Vacant/Parking Lot	N/A	If it is a commercial structure provide consistent signage. Paint and repair deteriorated wood or masonry elements. Replace windows and doors as required with HA elements. Two- to three-story replacement building or complex possible in the medium to long term.
3505 Perry Street		1	3,966	6,229	Commercial/Medial	1964	If it is a commercial structure provide consistent signage. Paint and repair deteriorated wood or masonry elements. Replace windows and doors as required with HA elements. Two- to three-story replacement building or complex possible in the medium to long term.

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M-U-TC Building and Property Inventory—Civic Core

ADDRESS	PHOTOGRAPH	NUMBER OF STORIES	BUILDING SQUARE FOOTAGE	LOT SQUARE FOOTAGE	CURRENT USE	YEAR BUILT	REPAIR/REHABILITATION AND DEVELOPMENT RECOMMENDATIONS
Bus Transit Plaza Area		N/A	0	2,528	Vacant/Bus Stop	N/A	Remove transit related activities this area and relocate. Redevelop as park or open space for civic core.
Bus Transit Plaza		N/A	0	392	Bus Transit Plaza	N/A	Remove transit related activities this area and relocate. Redevelop as park or open space for civic core.
1 Municipal Place		3	2,901	3,006	Public/City Hall		Coordinate façade and entry with new park or open space elements. Coordinate entry, lighting and wayfinding with future civic core additions and open space elements. Additions or development possible in the medium to long term.
3405 Rhode Island Avenue		N/A	4,088	2,614	Commercial/Civic	1902	Redesign Rhode Island Avenue façade. As a restoration project, research and restore original façade elements. As an alternate, redesign or provide compatible addition due to current lack of integrity. Additions or development possible in the near term.

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M-U-TC Building and Property Inventory—Civic Core

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3409 Rhode Island Avenue		2	4,040	5,619	Public Library	1915	Confirm the contributing nature of the library site. In the short term, provide DS compatible awning and signage. Replace windows and doors with historically appropriate (HA) storefront framing. Repair or replace planter if not HA. Provide DS consistent lighting. Compatible two to three-story addition possible in the medium term.
3228 Rhode Island Avenue		N/A	0	6,534	Vacant/Parking Lot	N/A	Repair wall as required and provide DS consistent fence at upper level of wall as screen in the short term. Potential location for three to four-story infill parking lot at the rear of the site in the medium term.
3424 Rhode Island Avenue		N/A	0	6,142	Vacant/Parking Lot	N/A	Repair wall as required and provide DS consistent fence at upper level of wall as screen in the short term. Potential location for three to four-story infill parking lot at the rear of the site in the medium term.
3416 Rhode Island Avenue		2	2,300	2,483	Commercial	1935	Provide new storefront, doors, and windows. Provide HA/DS lighting, signage and/or sign band. Remove defunct signage. Replace second floor windows with HA windows. Point brick as required. Replace gutters and downspout.

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M-U-TC Building and Property Inventory—Civic Core

ADDRESS	PHOTOGRAPH	NUMBER OF STORIES	BUILDING SQUARE FOOTAGE	LOT SQUARE FOOTAGE	CURRENT USE	YEAR BUILT	REPAIR/REHABILITATION AND DEVELOPMENT RECOMMENDATIONS
3414 Rhode Island Avenue		2	2,392	2,091	Commercial/ Residential	1927	Remove siding. Expose brick if existing; repair trim work and freize. Confirm historicity of bays. If bays original, require HA elements at street level. If bays are not original, require compatible elements at street level. Replace windows and doors with HA elements; provide DS consistent signage and lighting.
3402–3412 Rhode Island Avenue		2	6,004	4,879	Commercial	1935	Provide new storefront, doors, and windows. Provide HA/DS lighting, signage, and sign band. Repair or replace cornice and coping. Replace second floor windows with HA. Repair and point brick as required.
3801 34th Street		2	2,016	2,396	Commercial	1900	Repair and refurbish windows, doors, and brickwork. Provide DS consistent signage.
3805 34th Street		N/A	0	871	Vacant Land	N/A	Compatible infill development site with a maximum height of three-stories.

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3807–3809 34th Street		2	1,900	1,220	Commercial	1905	Repair or refurbish bays. Paint and repair trim elements. Provide DS consistent signage and lighting. Remove incompatible elements, modern bow front, siding (expose brick if existing); repair and replace cornices and trim bands as required; no compatible additions recommended.
3813–3815 34th Street		2	2,264	1,655	Commercial	1910	Repair and refurbish bays; paint and repair trim elements; provide DS consistent signage and lighting; remove incompatible elements, modern bow front, siding (expose brick if existing); repair and replace cornices and trim bands as required; no compatible additions recommended.
3817 34th Street		2	2,737	1,742	Commercial	1915	Repair and refurbish bays; paint and repair trim elements; provide DS consistent signage and lighting; Remove incompatible elements such as the modern bow front, siding etc. (expose brick if existing). Repair and replace cornices and trim bands as required.
Vacant lot between 3812 and 3820 34th Street		N/A	0	5,787	Vacant/Parking Lot		Potential opportunity for shared parking lot.

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3802-3812 34th Street		1	6,481	17,860	Commercial	1910	Provide DS consistent signage, lighting and awning. Repair storefront as required. Two to three-story compatible addition or replacement building possible.
3800 34th Street		2	3,024	1,699	Commercial (Vacant)	1922	Repair or replace windows and doors with HA elements. Repair brick and stone. Repair trim bands. Replace or restore HA cornice at entry.
3316 Perry Street		3	1,916	6,011	Commercial	1902	Repair wood elements. Replace windows and doors as required with HA elements. Compatible replacement building possible in the long term.
3314 Perry Street		2	1,819	3,398	Residential	1902	Repair wood elements. Replace windows and doors as required with HA elements. Compatible replacement building possible in the long term.

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3306–3312 Perry Street		2	3,322	6,011	Commercial	1920	Repair masonry and wood elements. Replace windows and doors as required with HA elements.
3304 Perry Street		3	1,320	6,011	Residential	1922	Repair wood elements. Replace windows and doors as required with HA elements.
3300 Perry Street		3	N/A	6,011	Residential	N/A	No development recommendations for recently rehabilitated apartment building.
3803–3805 33rd Street		3	5,000	7,492	Residential	N/A	Repair wood elements. Replace windows and doors as required with HA elements.

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M-U-TC Building and Property Inventory—Civic Core

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Vacant Lot east of 3210 Perry Street		N/A	0	7,797	Vacant	N/A	May be utilized as a community park or as two- to three-story infill residential development.
Vacant Lot east of 3208 Perry Street		N/A	0	4,182	Vacant Land	N/A	May be utilized as a community park or as two- to three-story infill residential development.
3300 Rhode Island Avenue		3	11,849	5,881	Commercial/ Vacant Apartment Building	1936	Repair or replace windows and doors with consistent brushed aluminum (or historically accurate) metal windows. Clean, point and repair brick. Repair stone cap. Resolve front drainage issues. Locate a sign band area. Provide lighting. One-story roof top addition or development is possible in the long term.
3308 Rhode Island Avenue		2	2,200	1,481	Commercial	1925	Repair or restore stucco. Replace gutters and downspouts; repair clay tile roofing. Locate coordinated sign band or awning element. Replace windows and doors with historically accurate elements One-story roof top addition/development possible in the long term.

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3310 Rhode Island Avenue		1	1,650	1,525	Commercial	1966	Document façades. Replace original cornice and trim at entry. Repair stairs and replace windows and doors with historically accurate elements. Addition and development are possible in the long term.

Acknowledgments

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SPECIAL THANKS TO:

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Mount Rainier Design Review Board
Mount Rainier Business Association
Bunker Hill Fire Station
Gateway CDC
Neighborhood Design Center
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*Former employee



The Maryland-National Capital Park and Planning Commission
www.mncppc.org/pgco