

X SECTIONAL MAP AMENDMENT

A. INTRODUCTION

This chapter reviews land use and zoning policies and practices in Prince George’s County and presents the sectional map amendment (SMA) to implement the vision of this sector plan. It outlines all rezoning changes, presents justifications, identifies properties rezoned for mixed-use, and provides the prior and approved zoning inventory of land area for the sector plan area. The land use recommendations in the Marlboro Pike Sector Plan are reinforced by the comprehensive rezoning proposal, also known as a sectional map amendment (SMA) (see *Figures X-1a and X-1b: Approved Land Use on pages 128–129, and Figures X-2a and X-2b: Approved Zoning on pages 130–131*), which brings the zoning of the sector plan area into conformance with the land use plan. This is critical to allow and encourage the type of development desired at these locations.

The District Council initiated the concurrent preparation of this sector plan and SMA in January 2008 via CR-3-2008. The procedure followed is in accordance with Council Bill CB-39-2005, which amended the framework for the process, whereby the District Council approves the sector plan and SMA simultaneously (originally established in CB-33-1992). The

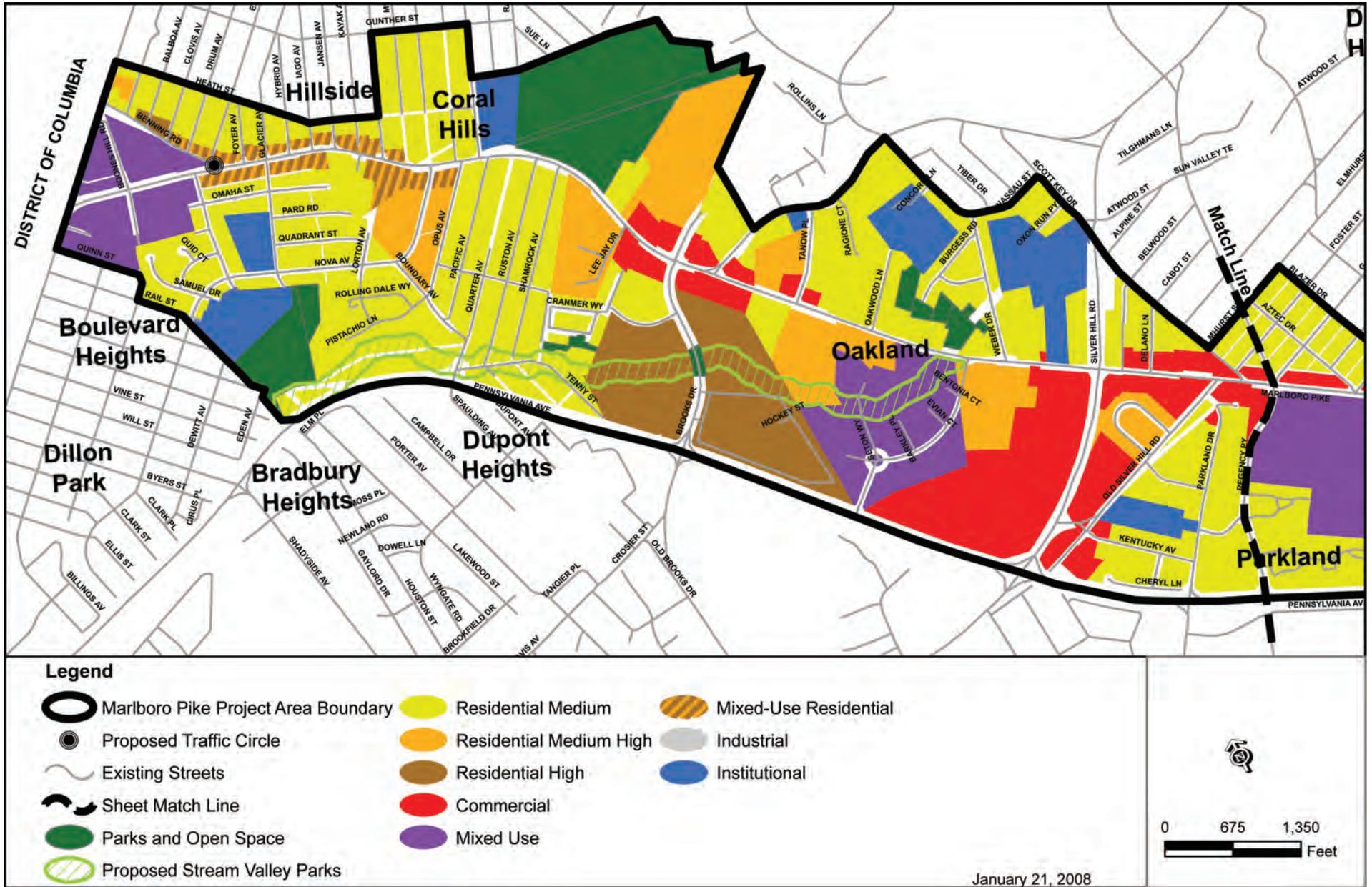
procedural sequence for this concurrent process is illustrated in Appendix A on page 295.

Comprehensive rezoning, through the SMA, is a necessary implementation step in the land use planning process. It attempts to ensure that future development will be in conformance with county land use plans and development policies, reflecting the county’s ability to accommodate development in the immediate and foreseeable future.

Approval of the SMA would result in revision of the official Zoning Map for portions of Planning Areas 75A and 75B within the sector plan boundary. Future comprehensive examinations of the zoning within the sector plan area will occur in accordance with the procedures established for sectional map amendments. The last comprehensive rezoning for the Marlboro Pike Sector Plan area took place in 1986 as part of the Approved Master Plan and Adopted Sectional Map Amendment for Suitland-District Heights and Vicinity, Planning Areas 75A and 75B (1985—master plan; 1986—sectional map amendment).

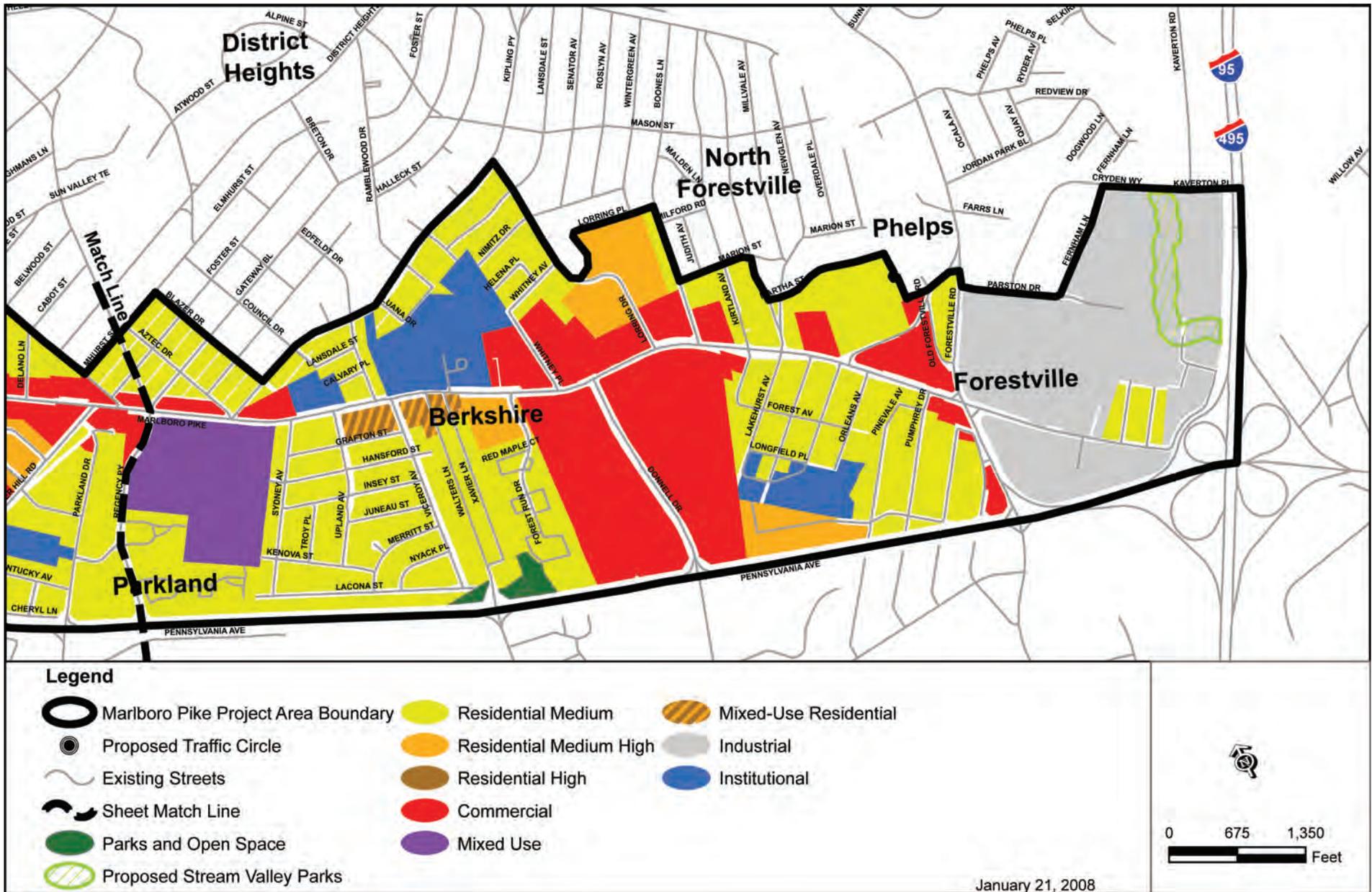
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Figure X-1a: Approved Land Use



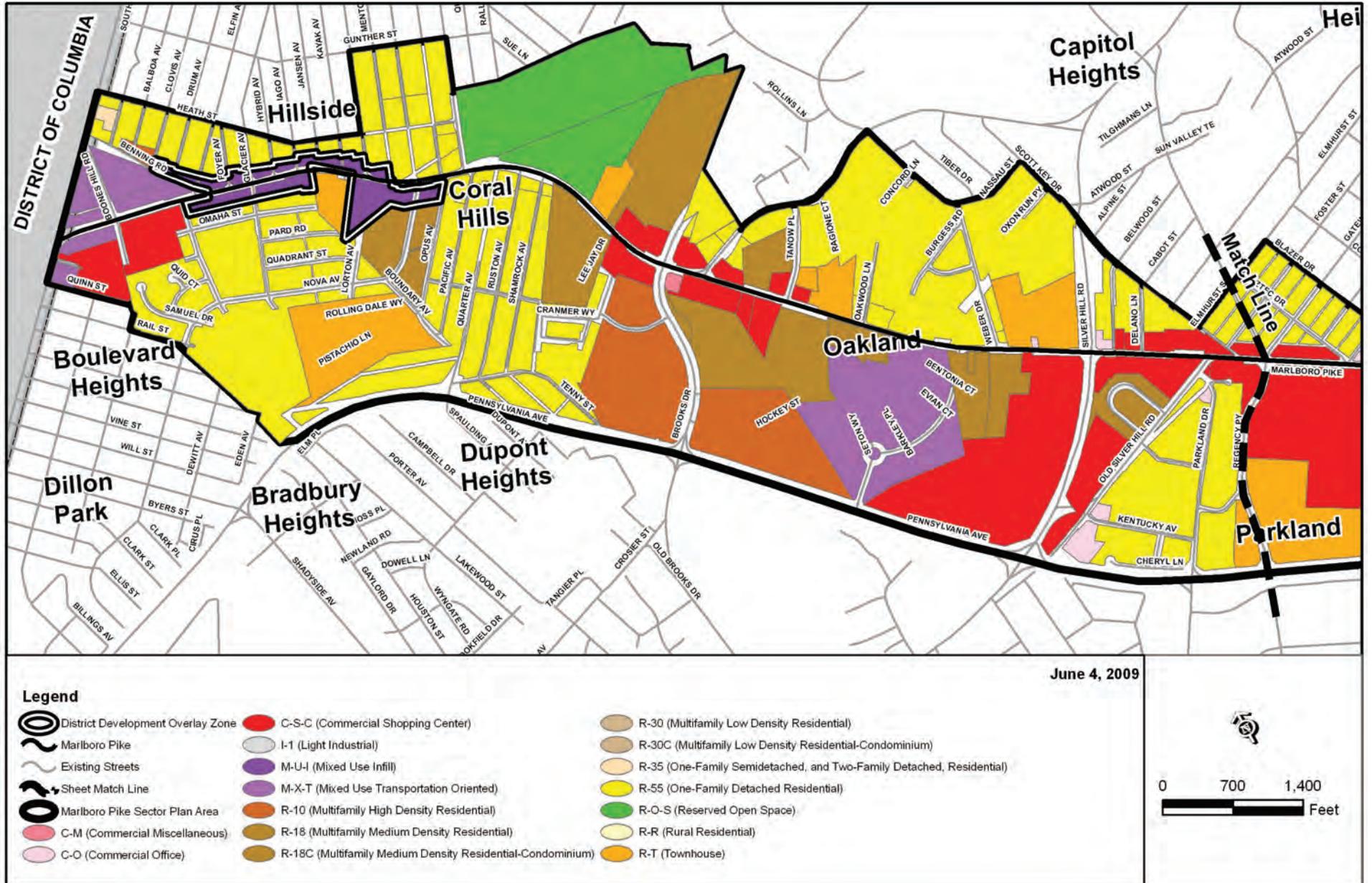
CHAPTER X—Sectional Map Amendment

Figure X-1b: Approved Land Use



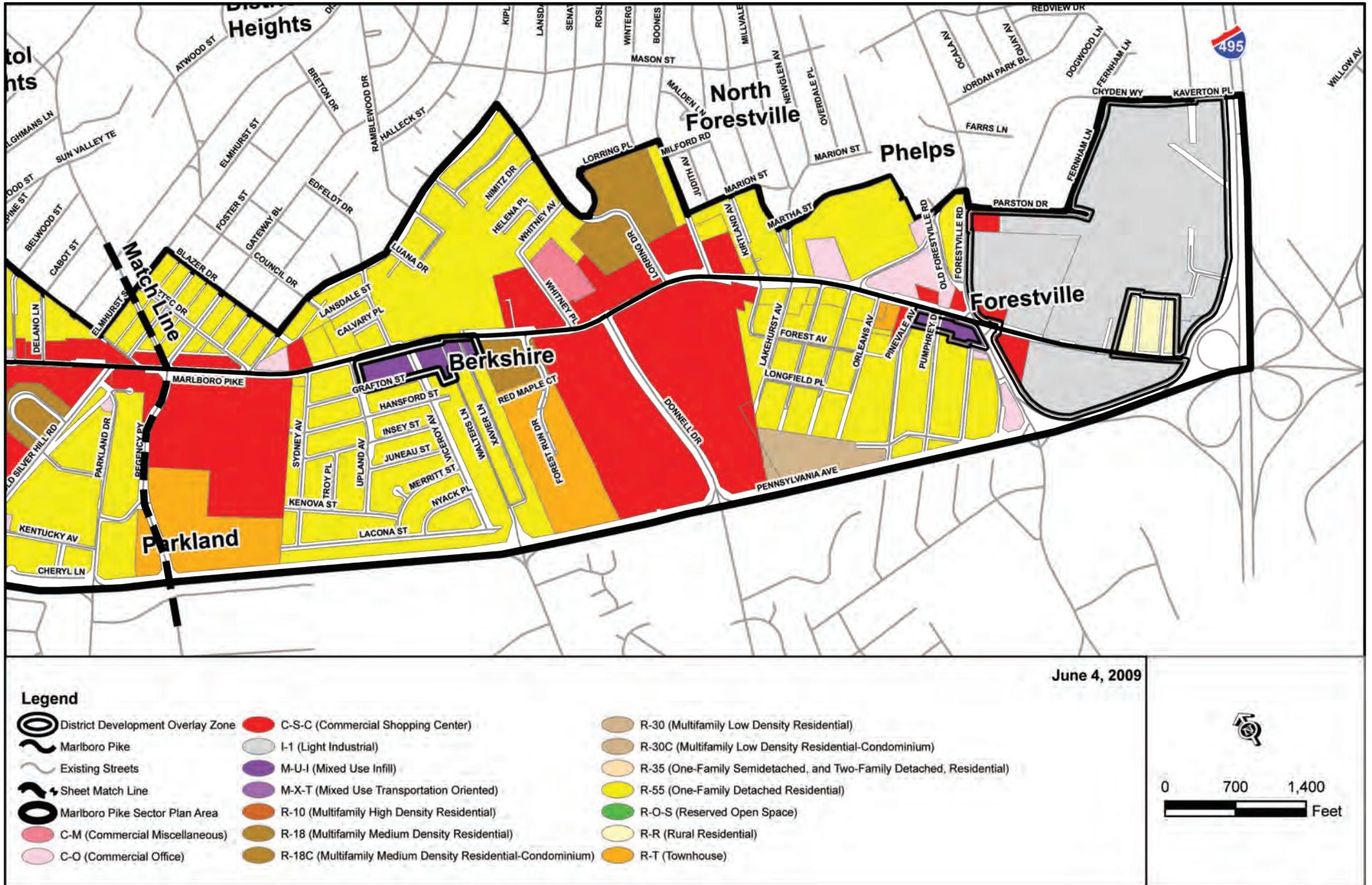
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Figure X-2a: Approved Zoning



CHAPTER X – Sectional Map Amendment

Figure X-2b: Approved Zoning



The following are comprehensive rezoning policies established by the Prince George’s County Planning Board and District Council for preparation of the Sectional Map Amendment

B. COMPREHENSIVE REZONING POLICIES

Public Land Policy

The established public land policy states that all public land should be placed in the most restrictive or dominant adjacent zone, whichever bears the closest relationship to the intended character of the area. Therefore, the zoning of public land, just as private land, should be compatible with surrounding zones and provide for appropriate and preferred future uses.

A distinction is made where large parcels of land are set aside specifically as public open space. In these cases the R-O-S (Reserved Open Space) Zone or the O-S (Open Space) Zone is applied as the most appropriate zone, depending on the size of the property.

Although federal and state government property is not subject to the requirements of the Zoning Ordinance, the comprehensive rezoning process is meant to apply a zoning category to all land, including government property. The R-O-S (Reserved Open Space) Zone is generally applied to federal and state properties, unless specific uses or intended character of the property or area should warrant another zoning category. This policy is in compliance with Section 27-113 of the Prince George’s County Zoning Ordinance, which states that any land which is conveyed in fee simple by the United States of America or by the State of Maryland shall immediately be placed in the R-O-S Zone until a zoning map amendment for the land has been approved by the District Council.

Zoning in Public Rights-Of-Way

Policies governing the zoning of public street and railroad rights-of-way (both existing and proposed) are contained in Section 27-111 of the Prince George’s County Zoning Ordinance. This proposed SMA has been prepared in accordance with that section.

Limitations on the Use of Zones

Zoning classifications proposed in the SMA are limited only by the range of zones within the Zoning Ordinance available at the time of final action by the District Council (see *Appendix B, Guide to Zoning Categories*).

However, there are certain restrictions on when these may be applied to properties (Section 27-223 of the Zoning Ordinance). Reclassification of an existing zone to a less intense zone, also known as downzoning, is prohibited where:

“(g)(1) The property has been zoned by Zoning Map Amendment within five (5) years prior to the initiation of the Sectional Map Amendment or during the period between initiation and transmittal to the District Council, and the property owner has not consented (in writing) to the zoning; or

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

In order to clarify the extent to which a given parcel of land is protected from rezoning to a less intense zone by virtue of existing physical development, the Zoning Ordinance Section 27-223(h) states that:

“The area of the ‘property’ as that word is used in Subsection (g) (2), above, is the minimum required by the Zoning Ordinance which makes the use legally existing when the Sectional Map Amendment is approved.”

The R-T Zone (Residential Townhouse)

The Zoning Ordinance Section 27-223(i) states that:

“No property may be zoned R-T if it was not classified in that zone prior to the initiation of the Sectional Map Amendment, except where the most recent Sectional Map Amendment involving the property was approved prior to 1990, unless:

“(1)The proposed development on the property to be rezoned to R-T will consist only of one-family attached metropolitan dwelling units; or

CHAPTER X—Sectional Map Amendment

“(2)The property to be rezoned to R-T is located within a mixed-use activity center designated as a ‘Transit Village’ in the applicable Area Master Plan.”

D-DOZ/M-U-I (Development District Overlay Zone/Mixed-Use Infill)

The Zoning Ordinance Section 27-223 states that:

“(j) The District Council may not classify property in the Development District Overlay Zone unless the zone is recommended in an approved Master Plan, Master Plan Amendment, or Sector Plan. The Plan shall be prepared in accordance with Part 13 and Section 27-548.24, and the Development District Overlay Zone shall be implemented by a Sectional Map Amendment.

“(k)The District Council may not classify property in the Mixed-Use Infill Zone unless the property is in the Transit District Overlay Zone or the Development District Overlay Zone and proposed development is subject to site plan review.”

Nonconforming Uses

This SMA proposes to rezone several properties to a lower zoning classification in accordance with Section 27-223 (g)(1) of the Zoning Ordinance. In the case where a non-conforming use will be created, the Zoning Ordinance allows non-conforming uses to be continued, repaired, or maintained in accordance with Section 27-240 to Section 27-246 of the Zoning Ordinance. A nonconforming use may continue if a use and occupancy permit is issued in accordance with the certification requirements of Section 27-244 and is not illegal. The following excerpts from the Zoning Ordinance pertain to nonconforming uses:

SEC. 27-107.01. DEFINITIONS

“(CB-104-1995)

“(166) Nonconforming Use:

“(A) The ‘Use’ of any ‘Building,’ ‘Structure,’ or land which is not in conformance with a requirement of the Zone in which it is located (as it specifically applies to the ‘Use’), provided that:

“(i) The requirement was adopted after the ‘Use’ was lawfully established; or

“(ii) The ‘Use’ was established after the requirement was adopted and the District Council has validated a building, use and occupancy, or sign permit issued for it in error.

“(B) The term shall include any ‘Building,’ ‘Structure,’ or land used in connection with a ‘Nonconforming Use,’ regardless of whether the ‘Building,’ ‘Structure,’ or land conforms to the physical requirements of the Zone in which it is located.”

“(CB-49-1988)...

“(45) Certified Nonconforming Use: A ‘Nonconforming Use’ for which a use and occupancy permit identifying the ‘Use’ as nonconforming has been issued.”

SEC. 27-241. CONTINUATION (NONCONFORMING USES)

“(a)Any nonconforming building, structure, or use may be continued, repaired, or maintained. It may not be altered, enlarged or extended except in accordance with this Division.

“(b)In order for a nonconforming use to continue, a use and occupancy permit must be issued identifying the use as nonconforming, and the use must be certified in accordance with Section 27-244. In addition, a nonconforming surface mining operation located within a Chesapeake Bay Critical Area Overlay Zone may only continue if it meets the criteria set forth in Section 27-410(e).

“(c)Continuous, day-to-day operation of a certified nonconforming use is required to maintain its nonconforming status. Discontinuance of day-to-day operation for a period of one hundred eighty (180) or more consecutive calendar days shall constitute abandonment of the use. No certified nonconforming use may be reestablished unless either:

“(1)The case involves reconstruction, restoration, or reestablishment in accordance with Section 27-243; or

“(2)The Planning Board determines (upon written request) that the conditions of nonoperation were beyond the control of the person who was in control of the property during the period of nonoperation. The Planning Board’s determination shall be based on satisfactory evidence presented by the person making the request.

“(d)The provisions of Subsection (c), above, do not apply to:

- “(1) Nonconforming buildings and structures occupied by conforming uses;
- “(2) Certified nonconforming surface mining operations that are not within a Chesapeake Bay Critical Area Overlay Zone; or
- “(3) Mobile home dwellings and trailer camps used in accordance with Section 27-250. (CB-72-1987; CB-57-1989; CB-7-1993; CB-5-1996).”

Conditional Zoning

The inclusion of safeguards, requirements, and conditions beyond the normal provisions of the Zoning Ordinance which can be attached to individual zoning map amendments via “conditional zoning” cannot be utilized in SMAs. In the piecemeal rezoning process, conditions are used to: (1) protect surrounding properties from potential adverse effects which might accrue from a specific zoning map amendment; and/or (2) to enhance coordinated, harmonious, and systematic development of the Regional District. When approved by the District Council, and accepted by the zoning applicant, “conditions” become part of the zoning map requirements applicable to a specific property and are as binding as any provision of the County Zoning Ordinance [see Conditional Zoning Procedures, Section 27-157(b)].

In theory, zoning actions taken as part of the comprehensive zoning (SMA) process should be compatible with other land uses without the use of conditions. However, it is not the intent of an SMA to repeal the additional requirements determined via “conditional” zoning cases that have been approved prior to the initiation of a sectional map amendment. As such, it is appropriate that, when special conditions to development of specific properties have been publicly agreed upon and have become part of the existing zoning map applicable to the site, those same conditions shall be brought forward in the SMA. This is accomplished by continuing the approved zoning with “conditions” and showing the zoning application number on the newly adopted zoning map. This would take place only when it is found that the existing zoning is compatible with the intended zoning pattern or when ordinance limitations preclude a rezoning. Similarly, findings contained in previously approved SMAs shall be brought forward in the SMA where the previous zoning category has been maintained.

Guidelines for Residential Zoning

To maintain the unique character of established residential neighborhoods, it is recommended that many existing residential zoning patterns be maintained in this SMA as the base density zoning. Comprehensive design zone applications requesting higher density zoning may be approved where compliance with the development policies of this plan can be demonstrated. Residential development proposals in centers, corridors, and mixed-use development areas should be prepared according to the policies and density recommendations for those specific areas.

Guidelines for Commercial Zoning

The comprehensive rezoning proposal will recommend the most appropriate of the “use-oriented” commercial zones listed in the Prince George’s County Zoning Ordinance. The choice of zone is determined by the commercial needs of the area, the sector plan recommendations, and the type of use and status of the development on the property and surrounding area.

Comprehensive Design Zones

Comprehensive Design Zones (CDZs) may be included in a sectional map amendment. Normally, the flexible nature of these zones requires a basic plan of development to be submitted through the zoning application process (zoning map amendment) in order to evaluate the comprehensive design proposal. It is only through approval of a basic plan, which identifies land use types, quantities, and relationships, that a CDZ can be recognized. Under this process, an application must be filed, including a basic plan; and the Planning Board must have considered and made a recommendation on the zoning application in order for the CDZ to be included within the SMA. During the comprehensive rezoning, prior to the submission of such proposals, property must be classified in a conventional zone that provides an appropriate “base density” for development. In theory, the “base density” zone allows for an acceptable level of alternative development should the owner choose not to pursue full development potential indicated by the master plan.

Under limited circumstances, CDZs may be approved in a sectional map amendment without the filing of a formal rezoning application by an applicant. The recommendations of the sector plan and the SMA zoning change, including any design guidelines or standards, may constitute the basic plan for development. In these cases, overall land use types,

quantities and relationships for the recommended development concept should be described in the SMA text, and be subject to further adjustment during the second phase of review, the comprehensive design plan, as more detailed information becomes available. (See CB-76-2006, CB-77-2006, and Sections 27-223(b), 27-225(a)(5), 27-225(b)(1), 27-226(a)(2), 27-226(f)(4), 27-478(a)(1), 27-480(g), and 27-521(a)(1) of the Zoning Ordinance.)

Mixed-Use Zones

Although there are several mixed-use zoning categories defined in the Prince George's County Zoning Ordinance, none contain an ideal combination of use, design, and administrative regulations necessary to efficiently and effectively implement the mixed-use, pedestrian and transit-oriented development pattern recommended by the 2002 *Prince George's County Approved General Plan* and recent master and sector plans, including this preliminary sector plan.

The following mixed-use zones are currently available in the Zoning Ordinance: the Development District Overlay Zone (D-DOZ), Transit District Overlay Zone (TDOZ), Mixed-Use Transportation Oriented Zone (M-X-T), Mixed-Use Infill Zone (M-U-I), Mixed-Use Town Center Zone (M-U-TC), and Comprehensive Design Zones (CDZs), including the Local Activity Center (L-A-C) and Major Activity Center (M-A-C).

In the Marlboro Pike sector plan, two mixed use zones are proposed, the Mixed-Use Infill (M-U-I) and the Mixed-Use-Transportation Oriented Zone (M-X-T) to implement the recommendations of the land use plan.

Mixed-Use Infill (M-U-I)

The primary purpose of the Mixed-Use Infill (M-U-I) Zone is to encourage residential, commercial, mixed-residential, and commercial development in established communities. Property in a Development District Overlay Zone (D-DOZ) area may be reclassified from its underlying zone to the M-U-I Zone as part of the SMA or through the property owner application process (Section 27-548.26(b)) of the Zoning Ordinance. The uses permitted in the M-U-I Zone are the same as those permitted by right or by special exception in the Commercial Shopping Center (C-S-C) Zone. However, for use category (3) Miscellaneous and use category (6) Residential/Lodging, the uses allowed are those permitted in the medium-residential density R-18 Zone, except that hotel/motel uses are permitted in the C-S-C Zone. Also, the proposed master plan's D-DOZ further amends the uses permitted in the M-U-I Zone to those uses listed as permitted and prohibited in Sections

27-441, 27-461, and 27-473 of the Zoning Ordinance and as modified in the Table of Uses of the Development District Standards Section. (*Note: Development district standards may not allow uses prohibited in the underlying zone. Uses which would normally require a special exception in the underlying zone shall be permitted uses if the development district standards so provide, subject to site plan review by the Planning Board.

Mixed-Use/Transportation Oriented Zone (M-X-T)

The Mixed Use-Transportation Oriented (M-X-T) Zone allows design flexibility and a mix of land uses with high densities and intensities, and provides for a variety of residential, commercial and employment uses. It also mandates at least two out of the following three use categories: (1) retail businesses; (2) office/research/industrial; and (3) dwellings, hotel/motel. The M-X-T Zone also encourages a 24-hour functional environment and builds on existing public infrastructure investments by limiting application of the zone to properties located near a major intersection, major transit stop/station, or at a location for which the sector plan recommends a mix of uses.

Zoning Requests

Applications that were pending and requests for rezoning were reviewed in the context of the proposed master plan land use policies.

C. COMPREHENSIVE REZONING CHANGES PROPOSED

To implement the Marlboro Pike sector plan policies and land use recommendations contained in the preceding chapters, many parcels of land must be rezoned to bring the zoning into conformance with the sector plan. A summary of the proposed zoning changes is provided below. A detailed description of the proposed changes can be found in the SMA zoning change tables and maps. The Marlboro Pike zoning changes map (*Figure X-4: Development District Overlay Zone, page 138*) identifies the location of proposed zoning changes in the Marlboro Pike sector plan area. Specific changes to existing zoning are shown and described on individual page-sized maps and their corresponding tables, which are both attached. These maps are included for illustrative purposes only.

MIXED-USE ZONING RECOMMENDATIONS

Mixed-Use Zoning can be used as a tool to help Marlboro Pike become a thriving pedestrian-scale and community-oriented place with a high

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

quality of life. The Mixed-Use Infill Zone (M-U-I) and Mixed-Use-Transportation Oriented Zone (M-X-T) will be used to implement the land use recommendations of this sector plan.

Mixed-Use Infill Zone (M-U-I)

The plan recommends the M-U-I Zone in two areas along Marlboro Pike. The first area is between Priority Area 1 (Western Gateway) and Priority Area 3 (Brook Drive Gateway). The second area is located east of Priority Area 5 (Health and Wellness Campus).

Mixed -Use-Transportation Oriented Zone (M-X-T)

The Marlboro Pike sector plan recommends the Mixed-Use-Transportation Oriented Zone (M-X-T) in two locations as shown on the future land use map. The two areas proposed for M-X-T are Priority Area 1 (Western Gateway) and Priority Area 5 (Health and Wellness Campus).

COMMERCIAL REZONING RECOMMENDATIONS

In order to implement the plan's recommendation to focus new commercial activity in the priority areas, to encourage redevelopment of priority areas to improve property values, to eliminate excessive commercial zoning and to improve pedestrian safety by reducing commercial driveway curb cuts; the plan recommends converting existing commercially zoned areas to residential uses in several areas along Marlboro Pike. To assist in the transition of these areas from commercial to residential, the plan recommends creating relocation assistance programs, providing resources, and negotiating with developers and property owners to relocate to the priority areas.

The rezoning of these properties is intended to discourage excessive automobile-oriented uses, vacant and poorly maintained buildings, large concentration of the same types of businesses and other uses that do not contribute to a complementary mix of businesses or promote the vision of the plan. These areas occur between the priority areas and are identified as transition areas on **Figure II-1, Conceptual Vision** (page 13).

In the event that the post office vacates, the intended character for the post office site is residential. This plan proposes to rezone the post office property from the Multifamily Medium Density Residential (R-18) and Commercial Office (C-O) Zones to the One-Family Detached Residential

(R-55) Zone to match the R-55 zoning of the surrounding properties north and east of the site. This new zoning will not affect post office operations.

The 2008 AICUZ study for the Joint Base Andrews Naval Air Facility Washington discourages uses that promote high concentration of individuals in Accident Potential Zone 1. To implement the AICUZ recommendations and the land use recommendations for Priority Area 7 (Forestville), several properties in the Forestville area are proposed to be rezoned from Commercial Shopping Center (C-S-C) to Light Industrial (I-1).

Finally, the plan recommends rezoning the property adjacent to the William W. Hall Elementary School and Oakcrest Community Center, which is owned by The Maryland-National Capital Park and Planning Commission, to Reserved Open Space (R-O-S) to ensure consistency with the ownership and its future use as a park facility.

RESIDENTIAL AND OPEN SPACE REZONING RECOMMENDATIONS

The sector plan recommends changing the intensity of several residentially zoned properties to better complement the existing neighborhood development pattern.

The first area is located between Mentor Avenue and Opus Avenue, on the south side of Marlboro Pike from Kirtland to Orleans near Forestville Plaza. The plan recommends changing the zone from the Residential Townhouse Zone (R-T) to the One-Family Detached Residential Zone (R-55).

The second area is located near Brooks Drive. The proposal is to change it from the Rural Residential Zone (R-R) to One-Family Detached Residential Zone (R-55). The third area, near the post office, should change from the Multifamily Medium Density Residential-Condominium Zone (R-18C) to the One-Family Detached Residential Zone (R-55).

INDUSTRIAL REZONING RECOMMENDATIONS

Two industrially zoned areas will be rezoned to residential use. The first area, located near Penn Crossing, will be rezoned from the Light Industrial Zone (I-1) to the Multi-family Medium Density Residential Zone (R-18). The second area is located across the street from Tanow Place on the southwestern side of Marlboro Pike and should be rezoned from the Light Industrial Zone (I-1) to the Townhouse Zone (R-T).

D. MARLBORO PIKE DEVELOPMENT DISTRICT STANDARDS

1. INTRODUCTION

The Development District Overlay Zone (D-DOZ) is superimposed over the Marlboro Pike Mixed-Use Infill (M-U-I) Zone to ensure that the development of land within the M-U-I Zone meets the goals and objectives of the Marlboro Pike sector plan (*see Figure X-4: Development District Overlay Zones (D-DOZ) Map on page 138*). The regulations and requirements of the Prince George’s County Zoning Ordinance apply to the D-DOZ unless the Marlboro Pike development standards specify otherwise.

The Marlboro Pike Development District Overlay Zone has three character areas. These areas are distinct due to relative lot sizes, shape, and orientation, which call for different approaches to land use, site planning, and building design. As such, each character area has its own set of development district standards designed to implement the development concepts and recommendations of the sector plan (see Figure X-7: Development District Standards Regulating Matrix on page 145). The standards for the character areas are organized into four categories: building envelope and siting, streetscape, architecture and landscape, and parking. Property owners and citizens consulting the standards should review the sector plan for further background information on the purposes of the D-DOZ.

2. CHARACTER AREA SUMMARIES

The sector plan envisions property fronting on Benning Road and Marlboro Pike from Clovis Avenue east to Opus Avenue as a systematically redeveloped area with an emphasis on small-scale urban housing options and only limited neighborhood commercial uses. Specifically, the housing types located here consist primarily of townhouses, live/work units, and small-scale mixed-use apartments. Farther east, in the vicinity of Marlboro Pike and Viceroy Avenue, the sector plan envisions a more commercially oriented mixed-use redevelopment pattern that incorporates residential uses with more urban character. The sector plan sets goals, objectives, and concepts for the three character areas based on the overall vision of the sector plan. The goals and land use characteristics for these areas are as follows:

Character Area 1: Urban Residential Mixed-Use

Goal: Convert unattractive, underutilized strip commercial areas along Marlboro Pike into attractive, safe, and predominately residential mixed-use neighborhoods.

LAND USE CHARACTERISTICS:

This character area promotes well-designed, mixed-use buildings fronting Marlboro Pike that are mainly used for residential purposes. New townhouses (emulating urban row houses) or small-scale apartments are encouraged and may be mixed with arts studios, live/work spaces, offices, and small locally oriented entrepreneurial businesses. Buildings in this character area should average three to four stories in height to ensure compatibility with adjacent residential neighborhoods.

The development district standards emphasize the creation of a pedestrian-oriented streetscape that welcomes residents and visitors, establishing a shallow building setback to allow development closer to the public street while providing for small front yards with trees and landscaping. Buildings with ground-level retail uses shall only be located on corner lots. Parking in garages and shared parking areas should be located behind buildings and accessed from side streets by alleys or driveways. The planting of street trees, reduction of curb cuts, and upgraded sidewalks and street crossings will enhance pedestrian comfort and safety (*see Figure X-5: M-U-I Illustration of Townhouse Site Development Concept on page 139*).

Character Area 2: Commercial Mixed-Use

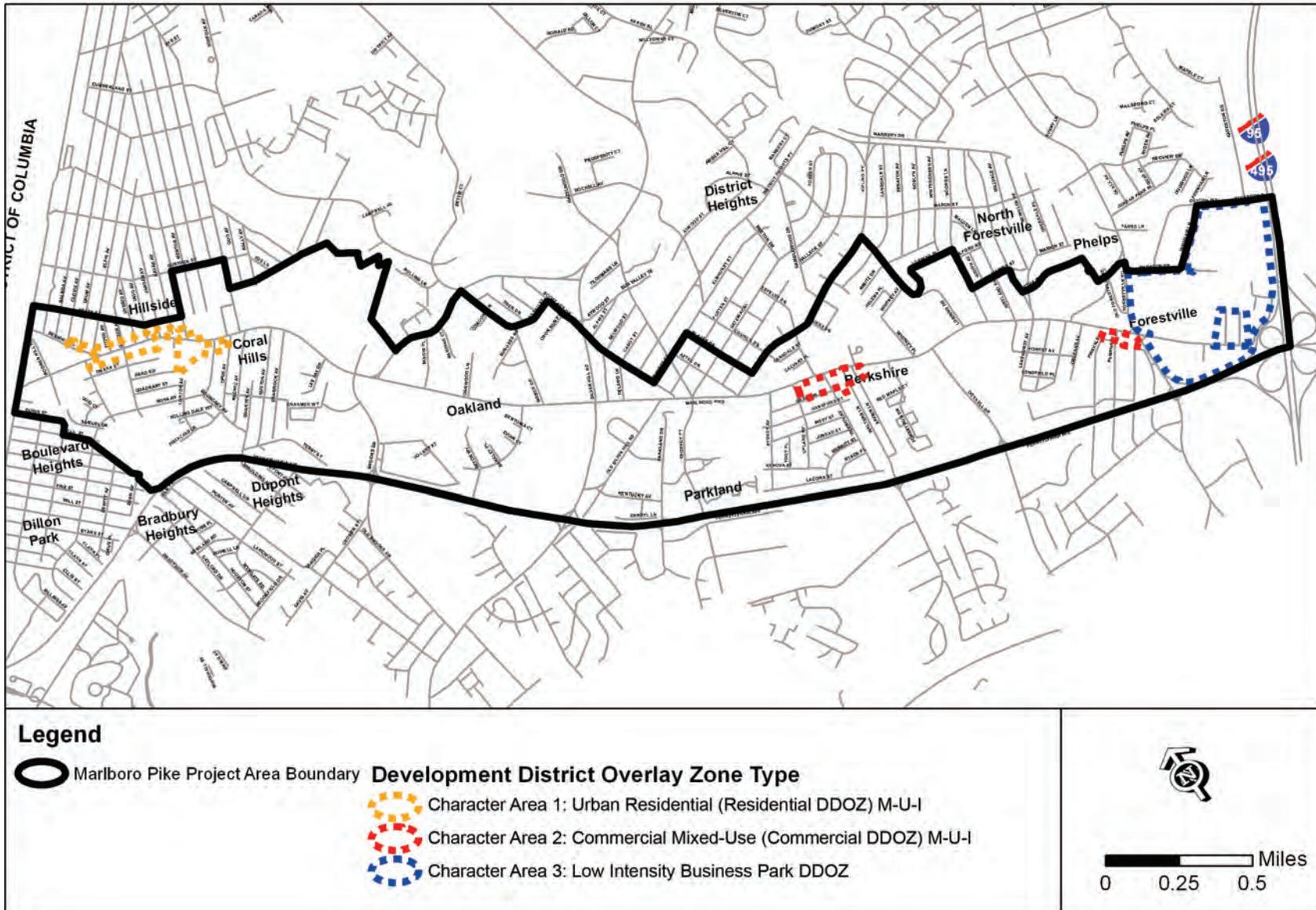
Goal: Redevelop strip commercial properties and highway-oriented commercial chain stores into a more unified mixed-use commercial area, incorporating new residential uses and mainly serving nearby neighborhoods.

LAND USE CHARACTERISTICS:

This character area promotes a combination of vertical and horizontal mixed-use buildings with a greater emphasis on blending retail and office uses with residential redevelopment. Businesses in this character area should provide retail services such as specialty or convenience grocery stores, restaurants, dry cleaners, and similar services within walking distance of nearby neighborhoods. Office, studio, or residential spaces may be located above first-floor commercial uses. This character area requires

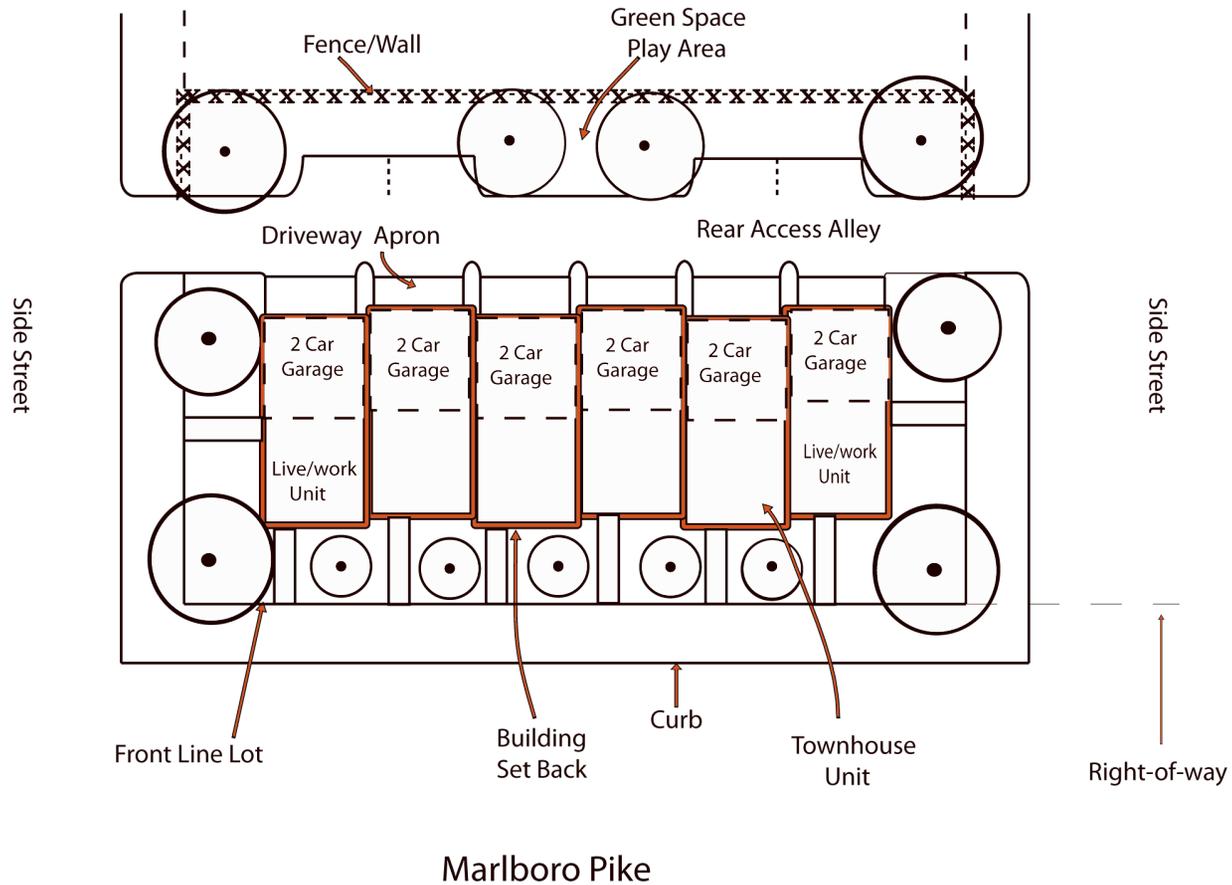
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Figure X-4: Development District Overlay Zone (D-DOZ) Map



CHAPTER X—Sectional Map Amendment

Figure X-5: M-U-I Illustration of Townhouse Site Development Concept (Not to Scale)



that new development be compatible with nearby residential neighborhoods, which consist mainly of single-family homes. Generally, parking areas are located behind buildings and are designed with both driver and pedestrian safety and convenience in mind.

Character Area 3: Low Intensity Business Park

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

LAND USE CHARACTERISTICS:

This character area promotes a combination of land extensive, low-intensity business buildings including flex space for business services, limited retail services, manufacturing, wholesaling, warehousing and distribution. This character area requires high standards for site design and operations to ensure that business uses in this area are attractive as well as functional. Low-scale, one-story buildings constructed of durable materials with interior noise attenuation features to mitigate the high noise impacts of flight operations near the end of the runways for Joint Base Andrews Naval Air Facility Washington. Close attention will be paid to installation and restoration of landscaping and screening along public roads and on interior open spaces (see *Figure X-6: Landscape Buffer Illustration on page 144*). Land uses that attract children, the elderly or the infirm, or large gatherings of people should be prohibited.

3. APPLICABILITY OF STANDARDS

Development in the Marlboro Pike D-DOZ is subject to the development district standards for the character areas in which it is located.

All new development, redevelopment, rehabilitation, and renovation of existing structures within the D-DOZ shall comply with the general intent and goals of the development district standards. All applications for subdivision, permits for the construction of façade or building additions, renovations beyond routine maintenance and repair, signage, parking and loading, and fencing on these sites shall comply with the standards.

4. SITE PLAN REVIEW PROCESSES

All proposed development in the Marlboro Pike urban residential and commercial mixed-use character areas is subject to a detailed site plan review process. The detailed site plan process requires a Planning Board public hearing and offers more flexibility in meeting the standards to bring developments into conformance with applicable goals, objectives, and recommendations within the plan.

5. EXEMPTIONS

The following are exemptions from the development district standards:

1. Nonconforming Buildings, Structures, and Uses:
 - a. Restoration or reconstruction of a nonconforming building or structure, or a certified nonconforming use, is exempt from the development district standards and detailed site plan review, if it meets the requirements of Section 27-243(a)(1) of the Zoning Ordinance.
 - b. Except for improvements listed in the following paragraph, “Miscellaneous,” a property owner may not expand a certified nonconforming use, or a use or structure that was lawful on the date of the SMA approval but does not conform to the standards.
2. Miscellaneous. The following are exempt from the development district standards and detailed site plan review, if the existing or proposed use is permitted prior to the adoption of the development district standards:
 - a. Permits for alteration or rehabilitation, with no increase of the existing gross floor area, including existing fences, porches or decks.
 - b. Ordinary maintenance and repair, including that on existing porches or decks.
 - c. Changes in occupancy.
 - d. Changes in ownership, except in the Low-Intensity Business Park.
3. Signs.
 - a. New and replacement signs are subject to the development district standards, including those with no changes in size or dimension.
 - b. Refacing or repair of an existing sign is not subject to the development district standards.

CHAPTER X—Sectional Map Amendment

4. Legally Existing Parking and Loading. Until a development proposal is submitted, all legally existing parking and loading spaces in the development district on the date of SMA approval are exempt from the development district standards and detailed site plan review and are not nonconforming.
5. Parking Facilities. Resurfacing, restriping, or adding landscaping to parking facilities not required by the standards are exempt from the development district standards and detailed site plan review, if the facilities were lawful and not nonconforming on the date of SMA approval and remain in conformance with all previously applicable regulations.

The Zoning Ordinance continues to apply to the D-DOZ unless development district standards replace the requirement of the Zoning Ordinance. If an aspect of the proposed physical development of a project is not addressed by the development district standards, the character area goals and the intent statement of these standards most closely relating to that aspect shall apply.

6. SUBMITTAL REQUIREMENTS

Applicants are encouraged to meet with Planning Department staff while developing the project concept (well in advance of final plans) to review submittal requirements for a detailed site plan per Part 3, Division 9 of the Zoning Ordinance and applicable development district standards, to obtain a preliminary evaluation of foreseeable conformance issues, and to identify review documentation required. All submittals will be reviewed for conformance with the development district standards. The recommendations of the Urban Design Section will be considered in reviewing plans submitted for detailed site plan.

Development District Standards Table—Marlboro Pike Development District Overlay Zone

Applicants shall submit, as relevant, the following:

1. An aerial photograph of the site and a general location map.
2. A narrative and graphic description of the proposed development including a site plan that clearly identifies:
 - a. Location of all improvements.
 - b. Build-to lines.
 - c. Overall site dimensions.

- d. Location of utilities.
 - e. Existing trees (caliper and type).
 - f. Landscaping.
 - g. Paved surfaces and type of paving material.
 - h. Zoning, existing improvements, streets, alleys, sidewalks, and curb lines within 100 feet of the site.
 - i. Existing and proposed rights-of-way and existing street centerline.
3. Detailed architectural plans for all elevations, a detailed landscape and circulation plan, and a detailed lighting plan.
4. If adjacent to a single-family residential neighborhood, submit photographs and locations of properties within 100 feet that show massing, scale, materials, and roof pitches of single-family homes.
5. Sign permit applications shall submit both sign details and a graphic representation of the location of the proposed sign on the building.
6. A parking schedule and plan.
7. Supporting documentation where requested in the development district standards (e.g., streetscape or parking provisions).

7. DEVELOPMENT DISTRICT STANDARDS

The development district standards for Character Areas 1 and 2 are described in a regulating matrix that specifies the building envelope standards (such as lot dimensions and building setbacks) to which all development in the Marlboro Pike Development District shall conform (see **Figure X-7: Development District Standards: Regulating Matrix on page 145**). The development district standards are organized into four parts to address the building envelope and siting, streetscape, architecture and landscape, and parking standards for development within the district. In general, the Marlboro Pike development district standards are meant to ensure that new development and redevelopment achieve the goals of the sector plan and are compatible with surrounding neighborhoods.

Building Envelope and Siting Standards specify the building form and the permissible envelope in which buildings are to be constructed on the site. They also deal with building elements such as storefronts, fenestration, and canopies (permitted or required) that may impact the form of the building. The building envelope standards are intended to

shape the pedestrian realm by creating a comfortable sense of enclosure and a pedestrian-friendly environment, with buildings placed close to the street edge and used to define public space.

Streetscape Standards encourage pedestrian activity by establishing parameters for sidewalks, street tree and landscape plantings, and street furnishings. A continuous system of comfortable sidewalks, attractive plantings, paths safely buffered from traffic, and inviting streetscape amenities appeal to pedestrians, encourage streetscape activities, and are key to the success of mixed-use activity centers.

Architecture and Landscape Standards ensure compatible development by establishing standards for materials, detailing, lighting, signage, landscaping, and other aspects of building design, architectural expression, landscape, and buffering. The intent of these standards is to encourage residential and limited mixed-use redevelopment along certain sections of Marlboro Pike through attractive, economically feasible building designs, and the use of high-quality, durable materials.

Parking Standards address two areas—parking requirements and circulation, and parking area design. For Marlboro Pike, the overall intent of the parking standards section is to allow sufficient parking facilities for residents and business patrons while reducing the number of curb cuts and access points along Marlboro Pike. Access to parking lots or garages at the back of the lots from side streets via driveways or alleys is sought, wherever feasible. Parking lots should be designed and located so that they are attractive and do not dominate the streetscape or endanger pedestrians.

These standards set requirements for building form, site placement, public space design, architecture, and parking standards that replace or supplement the standards of the Zoning Ordinance, including but not limited to building locations and height, side yards, streetscape, parking requirements and parking area design.

Modification of the Development District Standards is permitted through the process described in Section 27-548.25(c) of the Zoning Ordinance. “If the applicant so requests, the Planning Board may apply development standards which differ from the approved Development District Standards, unless the Sectional Map Amendment provides otherwise. The Planning Board shall find that the alternative Development District Standards will benefit the development and the development district and will not substantially impair implementation of the Master Plan, Master Plan

amendment, or sector plan.” There are two types of amendments that are required to be heard by the District Council: changes to the boundary of the D-DOZ and changes to the underlying zones and to the list of permitted uses. These amendments may be in the form of a detailed site plan. Equivalent or better practices and products than those specified are always encouraged and may be submitted for approval.

As set forth in Section 27-108.01a.(15) of the Zoning Ordinance, “The words ‘including’ and ‘such as’ do not limit a term to the specified examples, but are intended to extend its meaning to all other instances or circumstances of like kind or character.” As set forth in Section 27-108.01a.(19) of the Zoning Ordinance, “The words ‘shall,’ ‘must,’ ‘may only’ or ‘may not’ are always mandatory and not discretionary. The word ‘may’ is permissive.”

Unless stated otherwise, these development district standards replace the standards and regulations required by the Zoning Ordinance of Prince George’s County. Except as modified by the building envelope standards, development is subject to the minimum net lot area requirements of the Zoning Ordinance for the underlying zone.

Except as modified by the development district standards, the provisions of the Landscape Manual in Section 1.3 (Alternative Compliance) and Sections 4.2 (Commercial and Industrial Landscaped Strip Requirements), 4.3 (Parking Lot Requirements), and 4.7 (Buffering Incompatible Uses) do not apply within the development district. All other standards and regulations of the Landscape Manual apply as necessary.

Development proposals evaluated under those regulations should be measured against the general intent and desired character for the Marlboro Pike Development District as established in the sector plan.

8. CHARACTER AREA 3: BUSINESS PARK DEVELOPMENT DISTRICT STANDARDS

The Development District Standards for Character Area 3 are described below in five sections. Except as specified in tables below, the development standards and regulations of the Prince George’s County Zoning Ordinance, including the Landscape Manual, shall be followed.

SECTION 1: BUILDING ENVELOPE AND SITE

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

CHAPTER X—Sectional Map Amendment

- 1.1. Intensity Floor Area Ratio (FAR)-Commercial Office and Other Uses-0.22 FAR maximum
Industrial Uses-0.6 FAR maximum
(Note: Existing buildings in excess of these FAR standards are exempt and not considered nonconforming.)

SECTION 2: STREETSCAPE

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

- 2.1. Landscaping/Buffering-Additional Requirements. All development shall be subject to the design guidelines, requirements and standards of the Landscape Manual. Additional requirements for buffer/screening areas on private properties located along the public-rights-of-way, as identified in *Figure X-6: Landscape Buffer Illustration on page 144* are as follows:

Area A (MD 4 including the exit ramp from I-95)-Minimum 20-foot wide vegetative screen with or without fencing

- 2.2. Fence/Wall/Screening Materials. Fences, walls, or screening required by the Landscape Manual shall be constructed of durable materials that include masonry, stucco, decorative metal, landscape berms or vegetation. The following materials shall NOT be used for any type of required fencing, walls, or screening in this D-DOZ area: barbed wire, unclad cinder block, vinyl cladding, corrugated metal, corrugated fiberglass, sheet metal, wire mesh, or chain link.
- 2.3. Lighting. Parking lot, building, and any decorative lights shall have cut-off type lighting fixtures to direct glare downward.

SECTION 3: ARCHITECTURE AND MATERIALS

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

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

SECTION 4: PARKING AND LOADING

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

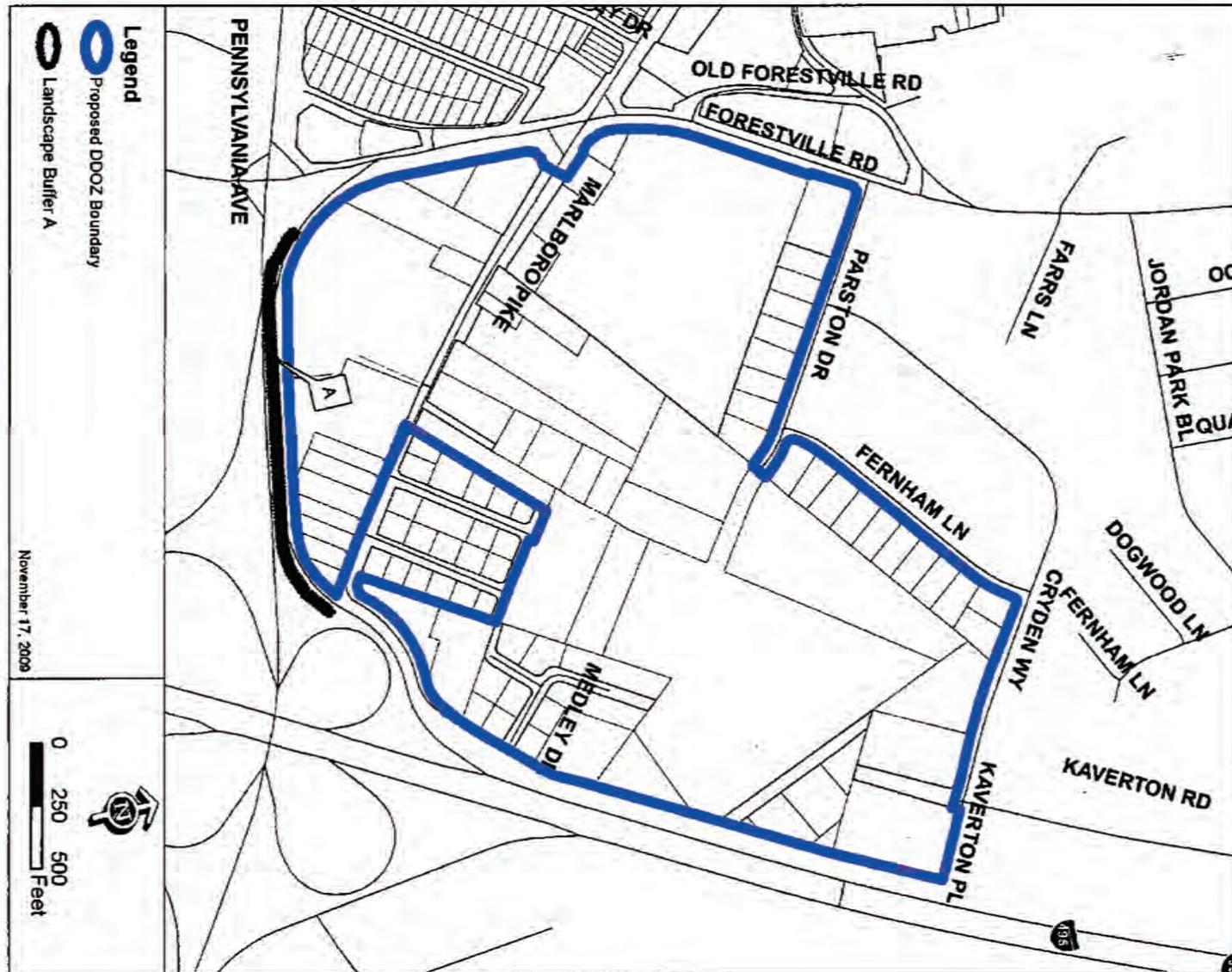
- 4.1. Standards. All parking and loading shall comply with standards of the zoning ordinance.

SECTION 5: LANDSCAPE MANUAL APPLICABILITY

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

- 5.1. Permits. Issuance of a building Permit or a Use and Occupancy Permit for a change in ownership for any property with frontage along a public street shall require restoration or installation of landscape strips, buffering and screening in accordance with Sections 4.2 and 4.4 of the Landscape Manual, as modified by Section 2.1 and 2.2 of this D-DOZ, or in accordance with modified standards as determined by the Planning Board in review of a details site plan per Section 27.548.25(c), or as determined under an alternative Compliance procedure per Section 1.3 of the Landscape Manual.

Figure X-6: Landscape Buffer Illustration



1. Locations for additional landscaping and screening along roadways per section 2.1 and 2.2 of the Development District Standards for Streetscape in Character Area 3.

2. See Appendix B. Properties Proposed for the Marlboro Pike Development District Overlay Zone - Character Area - 3 Business Park on page 302

CHAPTER X—Sectional Map Amendment

Figure X-7: Development District Standards: Regulating Matrix for Residential and Commercial Mixed-Use Infill (M-U-I)

Section 1. Building Envelope and Site			Character Area 1: Urban Residential	Character Area 2: Commercial Mixed-Use
Intent: To provide for the safe, efficient, and orderly layout of residences and neighborhood businesses.				
1.1	Townhouse width	<ul style="list-style-type: none"> • 16 feet minimum for internal units. • 20 feet minimum for end units. 	*	*
1.2	Live/work unit width	<ul style="list-style-type: none"> • 20 feet minimum. 	*	*
1.3	Building heights	<ul style="list-style-type: none"> • 2 stories minimum. • 4 stories maximum. 	*	*
1.4	Number of attached residential or live/work units per building group	<ul style="list-style-type: none"> • 2 units minimum. • 8 units maximum. • Single-family attached units and live/work units may be combined within one building. 	*	*
1.5	Front setback	<ul style="list-style-type: none"> • 15 feet minimum from the front lot line. 	*	*
1.6	Front yards	<ul style="list-style-type: none"> • Front yards shall be a minimum of 15 feet in depth. • Front yards should have a lead walk at least four feet wide between the main entrance of the dwelling unit and the public sidewalk. 	*	*
1.7	Side yards	<ul style="list-style-type: none"> • If side yards are provided, they shall be at least three feet wide and located in the space between the dwelling unit and a side lot line. 	*	*
1.8	Rear yards	<ul style="list-style-type: none"> • Rear yard setbacks are not required. • Rear access alleys or driveways are encouraged for all uses. (See Subsection 4.1 for more information on garages.) 	*	*
1.9	Commercial/residential buildings	<ul style="list-style-type: none"> • Buildings with commercial uses may only be located on street block corners. • Retail uses may only be located on the first floor. • Office uses may be located on any floor. • The upper floors of buildings may be used either as residential or office space. 	*	
1.10	Commercial/multifamily building setback	<ul style="list-style-type: none"> • 15 feet from all lot lines. 	*	*
1.11	Single-family detached residential	<ul style="list-style-type: none"> • According to regulations of the R-55 Zone. • Minimum lot size may be 4,000 square feet. • Units may have direct access to an alley or private street if the unit has frontage on a public street. 	*	*

* Denotes that the standard applies to the Character Area indicated.

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Section 2. Streetscape			Character Area 1: Urban Residential	Character Area 2: Commercial Mixed-Use
Intent: To create an attractive, pleasant, and inviting streetscape that will foster community stability, interaction, and pride.				
2.1	Street trees	<p>Street trees shall be:</p> <ul style="list-style-type: none"> • Spaced between 30 to 40 feet on center along street frontages or per DPW&T standards. • Have a minimum caliper of 2.5 to 3 inches. • Have a minimum clear trunk height of six feet. 	*	*
2.2	Fencing/walls	<ul style="list-style-type: none"> • Fencing and/or walls shall only be required for separating incompatible uses as defined by Section 4.7 of the Landscape Manual. • Allowable fencing/wall materials include masonry, wood, stucco, or decorative metal. • Barbed wire, razor wire, unclad cinder block, vinyl cladding, wire mesh, and chain-link fencing shall not be used. 	*	*
2.3	Sidewalks	<ul style="list-style-type: none"> • Continuous sidewalks shall be provided along public streets. • Sidewalks shall be a minimum of five feet wide. • Sidewalks shall not be made of asphalt. • Sidewalk materials and design shall be continuous across driveways and driveway aprons. 	*	*
2.4	Street furniture	<ul style="list-style-type: none"> • Where appropriate, street furniture (such as benches, bus shelters, trash receptacles, and planters) may be provided along sidewalks. Street furniture shall not encroach on pedestrian space. 	*	*
2.5	Curb cuts	<ul style="list-style-type: none"> • Parking areas and access alleys shall be designed to minimize the number of curb cuts along public roads. 	*	*
2.6	Signage	<ul style="list-style-type: none"> • Freestanding signs shall not be allowed. 	*	*
Section 3. Architecture and Landscaping			Character Area 1: Urban Residential	Character Area 2: Commercial Mixed-Use
Intent: To foster an attractive and pleasant residential and small-scale commercial environment.				
3.1	Building façades	<ul style="list-style-type: none"> • Buildings that exceed 50 feet in frontage along Marlboro Pike shall be articulated through massing, material, color, opening, and architectural detail. • Features such as a bay window, entrance vestibule, or balcony may project up to three feet beyond the front build-to line, if the projection is not more than ten feet long (measured along the building). • Cornices and eaves may project up to 2.5 feet beyond the front build-to line. • Retail fronts facing a public street shall include large display windows and features such as awnings, signs, and exterior lighting to draw attention to the commercial space. • All buildings shall have an entrance facing a public street (See Subsection 4.7 for more information). • The main entrance to each commercial or residential unit shall be highlighted with a minimum of two design elements such as a porch, awning, architectural recesses, windows (transom and sidelights), or other architectural elements. • All facades shall have windows on all stories, including those facing the rear, alleys, driveways, and other open areas. • All end walls on corner lots shall provide the same attention to detail and exterior finish materials as the front façade. 	*	*

* Denotes that the standard applies to the Character Area indicated.

CHAPTER X – Sectional Map Amendment

3.2	Façade materials	<ul style="list-style-type: none"> All buildings should have facades made of high quality materials such as brick, stone, wood, masonry, stucco, or some combination of these materials. 	*	*
3.3	Raised stoop	<ul style="list-style-type: none"> Raised stoops over three feet in height may be located in front yards. Raised stoops shall be a minimum of four feet by four feet. 	*	*
3.4	Front porches	<ul style="list-style-type: none"> Front porches shall be a minimum of six feet deep. Front porches shall be covered. 	*	*
3.5	Buffering and screening	<ul style="list-style-type: none"> All development shall be subject to the Landscape Manual with the exception of Section 4.7. Incompatible uses shall be separated by a six-foot high fence or wall within a minimum five-foot wide planting strip and a minimum of one shade tree and five shrubs per 35 linear feet. 		*
Section 4. Parking Requirements Intent: To provide safe, easily accessible, and ample parking for area residents.			Character Area 1: Urban Residential	Character Area 2: Mixed-Use Commercial
4.1	Residential and live/work off-street parking requirements.	<ul style="list-style-type: none"> A minimum of 2.0 parking spaces shall be provided for each residential unit. A minimum of 2.0 parking spaces shall be provided for each live/work unit, plus 1 additional parking space for every 300 square feet of commercial gross leasable area (GLA). If driveways are not provided for attached or live/work units, surface parking lots shall be provided within the block on which the unit is located. Parking spaces should not be located between a public street and the front of a building. 	*	*
4.2	Commercial off-street parking requirements.	<ul style="list-style-type: none"> One parking space shall be provided for each 300 square feet of GLA up to the first 3,000 square feet. One parking space shall be provided for each 400 square feet of GLA above 3,000 square feet. Surface parking may be provided for commercial buildings. Parking spaces should not be located between a public street and the front of a building. Commercial parking lots should be located to the side or rear of a building. Commercial parking areas shall be lighted to a minimum of 1.0 to 1.25 foot candle intensity. 	*	*
4.3	Garages	<ul style="list-style-type: none"> Garages should be rear-loaded and accessed from a driveway or rear alley, if possible. No garages for attached residential units may open onto Marlboro Pike. 	*	*
4.4	Driveways	<ul style="list-style-type: none"> Minimum dimensions for driveways for units with a one-car garage shall be 19 feet in length by 9.5 feet in width. Minimum dimensions for driveways for units with a two-car garage shall be 19 feet in length by 19 feet in width. Driveways serving commercial parking lots may access Marlboro Pike. 	*	*
4.5	Rear access alleys	<ul style="list-style-type: none"> Access to driveways in the rear of dwelling units shall be obtained from alleyways or side streets instead of from Marlboro Pike, if possible. 	*	*
4.6	Parking for the physically handicapped	<ul style="list-style-type: none"> Per Section 27-566 of the Zoning Ordinance. 	*	*
4.7	Commercial loading facilities	<ul style="list-style-type: none"> Retail uses with a GLA below 4,000 square feet do not require a loading space. Loading facilities shall only be located at the side or rear of the building. 	*	*

* Denotes that the standard applies to the Character Area indicated.

8. USES

The Marlboro Pike Development District includes properties classified in the M-U-I Zone. The range of uses allowed on these properties shall be the same as those allowed by the C-S-C Zone or the R-18 Zone pursuant to Section 27-546.17 of the Zoning Ordinance, except as modified by these development district standards.

Certain uses have been modified by the development district standards in accordance with Sections 27-548.22(b) and 27-548.25(d) of the Zoning Ordinance to limit uses that are incompatible with, or detrimental to, the goals of the development district and purposes of the D-D-O Zone and to eliminate the need for special exceptions, which shall not apply to uses within a development district.

Uses that would normally require a special exception in the underlying zone shall be permitted uses if the development district standards so provide, subject to site plan review by the Planning Board. Development district standards may restrict or prohibit such uses. New special exception (SE) uses created via revisions to the Zoning Ordinance and which are not otherwise addressed by this modified table of uses shall be considered detailed site plan uses for the purposes of determining uses permitted within the Marlboro Pike Development District. The Planning Board shall find in its approval of the site plan that the use complies with all applicable development district standards, meets the special exception standards in Section 27-317(a)(1), (4), (5), and (6), and conforms to the recommendations of the sector plan. Development district standards may not allow uses prohibited in the underlying zones.

A table identifying all permitted (P) and prohibited (X) uses in Character Areas 1 and 2 of the Marlboro Pike Development District follows. It consolidates all of the use categories listed under the M-U-I Zone and specifies the use regulations for each character area required to achieve the goals of this sector plan.

CHAPTER X – Sectional Map Amendment

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
(1) Commercial		
(A) Eating or Drinking Establishments		
Drive-in restaurant	X	P
Fast-food restaurant:		
(i) Within a wholly enclosed shopping mall, or department, variety, or drug store	X	P
(ii) Within an office building	X	P
(iii) Within a hotel	X	P
(iv) Accessory to, and as an integral part of, an allowed recreational facility	X	P
(v) Within and sharing the same points of vehicular access as an integrated shopping center having six individual businesses (including the fast-food restaurant) and a minimum 50,000 square foot gross floor area (CB-29-1986)	X	P
(vi) Provided that the fast-food restaurant is part of an integrated shopping center, is not attached to a gas station, is limited to a maximum 2,000 square foot gross floor area, no more than 20 seats, and no drive-in or delivery service (CB-126-1989)	X	P
(vii) All others	X	P
Eating or drinking establishment, with full drive-through service (CB-49-2005)	X	P
Eating or drinking establishment, excluding full drive-through service (CB-49-2005)	X	P
Eating or drinking establishment, attached to or within a group of buildings, sharing a common wall extending from the lowest floor to the ceiling or sharing a building with one or more other uses, excluding full drive-through service (CB-49-2005)	P	P
Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult-oriented uses (CB-49-2005)	P	P
Eating or drinking establishment of any type providing live adult-oriented performances (CB-49-2005)	X	X
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:		
Bus maintenance accessory to:		

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

^{**}Use is prohibited if property is located within the flight path for Joint Base Andrews Naval Air Facility Washington in an Accident Potential Zone as defined by the 2007 Air Installation Compatible Use Zone Study for Joint Base Andrews Naval Air Facility Washington, as updated.

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
(i) A private school or educational institution	X	P
(ii) A church or other place of worship	X	P
Boat fuel sales at the waterfront	X	X
Boat sales, service, and repair, including outdoor storage of boats and boat trailers:		
(i) Accessory to a marina	X	X
(ii) All others	X	X
Boat storage yard	X	X
Car wash:		
(i) On a parcel of at least 10 acres with any structures located at least 200 feet from any land in any residential zone or land proposed to be used for residential purposes on an approved basic plan for a comprehensive design zone, approved official plan for an R-P-C Zone, or any approved conceptual or detailed site plan	X	X
(ii) Self-service, coin operated, automatic car wash as an accessory use to the permitted use of a commercial parking lot, with shuttle service to Metro and located within two (2) miles of a Metro station (CB-76-1998)	X	X
(iii) All others (CB-76-1998; CB-114-2004)	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)) (CB-1-1989; CB-72-1999)	X	P
Incidental automobile service in a parking garage	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 (CB-43-1987)	X	X
Vehicle, mobile home, or camping trailer repair and service station (CB-50-1993)	X	X
Vehicle, mobile home, or camping trailer sales lot, which may include dealer servicing and outdoor storage of vehicles awaiting sale; but shall exclude the storage or sale of wrecked or inoperable vehicles, except as accessory to the dealership for vehicles which the dealership will repair (CB-95-1987; CB-87-2000; CB-29-2002)	X	X
Vehicle or camping trailer rental (in the C-M Zone, subject to Section 27-417(a),(b)(2), and (c))	X	X
Vehicle or camping trailer storage yard (CB-80-1996)	X	X
Vehicle parts or tire store including installation facilities, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage:		

CHAPTER X – Sectional Map Amendment

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
(i) On a parcel of at least 10 acres, with any structures located at least 200 feet from any land in any residential zone (or land proposed to be used for residential purposes on an approved basic plan for a comprehensive design zone, approved official plan for an R-P-C Zone, or any approved conceptual or detailed site plan)	X	X
(ii) Accessory to a department store (CB-58-1990)	X	X
(iii) All others (CB-21-1992)	X	X
Vehicle parts or tire store without installation facilities	X	P
Vehicle towing station, provided it is enclosed by a sight-tight wall or fence at least 6 feet high, or an evergreen screen (CB-30-1992)	X	X
(C) Offices:		
Bank, savings and loan association, or other savings or lending institution:		
(i) Automatic teller machine, only	P	P
(ii) All others	P	P
Contractor's office (see paragraph (3), Miscellaneous)	X	X
Office accessory to an allowed use	P	P
Office (except as otherwise provided):		
(i) Within an integrated shopping center, and not exceeding 10% of the gross floor area of the center	X	X
(ii) All others	P	P
Office of a certified massage therapist (CB-44-2000)	P	P
Office of a medical practitioner or medical clinic (which may include an accessory private spa)	P	P
Real estate subdivision sales office as a temporary use, in accordance with Sections 27-260 and 27-261	P	P
Where not otherwise specifically permitted, any use allowed in the C-R-C Zone (excluding those permitted by special exception) may be located within an office building, provided that the uses shall not be located above the ground floor; not more than 15% of the gross floor area of the building shall be devoted to the use; and not more than 3,000 square feet of gross floor area shall be allotted to any one shop (CB-58-1990)	X	X

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by special exception), may be located within an office building, provided that the uses shall not be located above the ground floor; not more than 15% of the gross floor area of the building shall be devoted to the uses; and not more than 3,000 square feet of gross floor area shall be allotted to any one shop	X	X
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by special exception) may be located within an existing building no more than three (3) stories in height, including a maximum of 65,000 square feet of gross leasable area, provided such building and its associated parking are located on one or more contiguous parcels of property abutting two (2) streets shown on the master plan as arterial or higher classification, and located at an intersection where the three (3) other corners of said intersection are zoned C-S-C, and where the parcel or parcels of property upon which the building and its associated parking are located abut land zoned C-S-C at a minimum of two (2) locations (CB-69-1999)	X	X
Where not otherwise specifically permitted, any use allowed by special exception in the C-S-C Zone may be located within an existing building no more than three (3) stories in height, including a maximum of 65,000 square feet of gross leasable area, provided such building and its associated parking are located on one or more contiguous parcels of property abutting two (2) streets shown on the master plan as arterial or higher classification, and located at an intersection where the three (3) other corners of said intersection are zoned C-S-C, and where the parcel or parcels of property upon which the building and its associated parking are located abut land zoned C-S-C at a minimum of two (2) location (CB-69-1999)	X	X
(D) Services:		
Ambulance service, private	X	X
Animal hospital, animal training, kennel	X	X
Artist's studio	P	P
Barber or beauty shop (CB-148-1987)	P	P
Bicycle repair shop:		
(i) Nonmotorized only	P	P
(ii) All others	X	P
Blacksmith shop	X	X
Blueprinting, photostating, or other photocopying establishment	P	P
Carpet or rug shampooing establishment	X	X
Catering establishment:		

CHAPTER X – Sectional Map Amendment

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
(i) Accessory to an allowed use	X	P
(ii) As a primary use but including banquet facilities and a restaurant	X	P
(iii) For food preparation and administrative office only (no banquet facilities)	X	P
(iv) All others (CB-94-1996, CB-34-1999)	X	P
Data processing	P	P
Dry cleaning or laundry pickup station (CB-127-1986)	P	P
Dry cleaning store or plant:		
(i) Retail, gross floor area under 3,000 square feet	X	P
(ii) Retail, unrestricted	X	X
(iii) Wholesale (may include retail service) (CB-55-2002)	X	X
Electric or gas appliance, radio, or television repair shop	X	P
Employment agency	P	P
Farm implement repair	X	X
Fortune telling	P	P
Funeral parlor, undertaking establishment (CB-2-1989)	X	X
Household appliance or furniture repair shop	X	P
Key or locksmith shop (CB-128-1986)	P	P
Laboratory:		
(i) Accessory to an allowed use	X	P
(ii) Dental laboratory	X	P
(iii) All other laboratories (CB-4-1986)	X	P
Laundromat:		
(i) Accessory to an allowed use	X	X
(ii) All others	X	P
Laundry store or plant:		
(i) Retail, gross floor area under 3,000 square feet	X	P

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
(ii) Retail, unrestricted	X	X
(iii) Wholesale (may include retail service) (CB-55-2002)	X	X
Lawn mower repair shop:		
(i) Nonmotorized, only	X	P
(ii) All others, provided all repairs are performed within a wholly enclosed building	X	P
Limousine service:		
(i) Storage of up to ten limousines (not to include buses and vans), may include routine vehicle repair or servicing within a wholly enclosed building, with no outdoor storage	X	P
(ii) All others (CB-120-1994)	X	X
Machine shop accessory to an allowed use	X	X
Massage establishment	X	X
Methadone Treatment Center (CB-103-1993)	X	P
Model studio	P	P
Newspaper publishing establishment	X	P
Pet grooming shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor	X	P
Photographic processing plant	X	X
Photography studio or darkroom	P	P
Pizza delivery service, limited to off-premises delivery with no eat-in or drive-in service:		
(i) With carry-out service in a building with less than 2,500 sq. ft. of gross floor area	X	P
(ii) Unrestricted in size with no carryout service (CB-83-1986; CB-102-2001)	X	X
Printing shop:		
(i) Not exceeding 2,000 square feet of gross floor area	P	P
(ii) All others	X	P
Sauna or steam bath	X	P
Septic tank service	X	X
Sewage dump station for camping trailers or boats	X	X

CHAPTER X—Sectional Map Amendment

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
Shoe repair shop	P	P
Tailor or dressmaking shop (may include incidental dyeing and pressing allowed as a "PB" use)	P	P
Taxidermy (CB-30-1986)	X	P
Travel bureau	P	P
Upholstery shop (CB-65-1989)	X	P
Veterinarian's office:		
(i) Outpatient	X	P
(ii) Inpatient (CB-96-1988)	X	P
Watch or jewelry repair shop	P	P
Welding shop:		
(i) Accessory to an allowed use	X	X
(ii) All others	X	X
(E) Trade (Generally Retail):		
Adult book store (CB-65-1989; CB-53-1996)	X	X
Arts, crafts, and hobby supply store	P	P
Bait shop	X	P
Bakery products, wholesale (may include retail sales)	P	P
Bicycle (sales) shop:		
(i) Nonmotorized, only	P	P
(ii) All others	X	P
Book (except adult bookstore) or camera store (CB-71-1993)	P	P
Bottled gas sales:		
(i) Accessory to an allowed use	X	X
(ii) All others	X	X

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
Building supply store:		
(i) Wholly enclosed, except for nursery stock	X	X
(ii) With outdoor storage on not more than 50% of the lot, provided it is enclosed by a slightly opaque wall or fence at least eight feet high (CB-76-1992)	X	X
Bulk retailing:		
(i) Products allowed to be sold in a C-S-C Zone (CB-65-1989; CB-25-1999)	X	X
(ii) Products allowed to be sold in a C-M Zone	X	X
Buying of items within guest rooms and vehicles, pursuant to Section 27-115(a)(2)	X	X
Carpet or floor covering store	X	P
Clothing, dry goods, millinery, or shoe store (CB-58-1985; CB-71-1993)	P	P
Confectioner (not exceeding 40,000 square feet of gross floor area):		
(i) Retail (CB-65-1989)	P	P
(ii) Wholesale (may include accessory retail sales)	X	P
Department or variety store, excluding pawnshops		
(i) Not exceeding 125,000 square feet of gross floor area	X	P
(ii) Exceeding 125,000 square feet of gross floor area within the Developed Tier or a designated Revitalization Tax Credit Area (as long as the department or variety store does not contain any food or beverage component) (CB-19-2005)	X	P
(iii) All others, in accordance with Section 27-348.02 (CB-71-1993; CB-28-1997, CB-4-1999; CB-2-2002)	X	P
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	X
Drug store:		
(i) Not exceeding 3,000 square feet of gross floor area	P	P
(ii) Within an office building or complex, and not exceeding 25% of the gross floor area, or 2,000 square feet, whichever is less (CB-65-1989)	P	P
(iii) All others	X	P
Farm implement sales	X	X

CHAPTER X – Sectional Map Amendment

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
Feed sales	X	X
Firewood sales as a temporary use in accordance with Sections 27-260 and 27-261	X	P
Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-63-1998)	X	P
Florist shop	P	P
Food or beverage goods preparation on the premises of a food or beverage store, provided the goods are only sold on the premises and at retail	P	P
Food or beverage goods preparation for wholesale sales:		
(i) Not exceeding 1,500 square feet of gross floor area	X	P
(ii) Containing 1,501 to 3,000 square feet of gross floor area	X	P
(iii) All others (CB-37-1992)	X	P
Food or beverage store:		
(i) Not exceeding 3,000 square feet of gross floor area	P	P
(ii) Not exceeding 125,000 square feet of gross floor area	X	P
(iii) In combination with a department or variety store on the same or adjacent site, in accordance with Section 27-348.02	X	P
(iv) All others (CB-112-1986; CB-65-1989; CB-2-2002)	P	P
Garden supplies store, floricultural or horticultural nursery, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees (CB-65-1989)	X	P
Gift, jewelry, music, souvenir, or other specialty store not specifically listed (CB-71-1993)	P	P
Hardware store (CB-65-1989)	X	P
Household appliance or furniture store:		
(i) Not exceeding 50,000 square feet of gross floor area	X	P
(ii) Exceeding 50,000 square feet of gross floor area (CB-32-1986; CB-77-1998)	X	X
Ice vending machine (not exceeding eight ton capacity)	X	X
Lawn mower (sales) store	X	P
Monument and headstone sales establishment (CB-22-2004)	X	X

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
Newspaper, magazine, or tobacco shop	P	P
Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees	X	P
Outdoor display of merchandise for sale (except as otherwise specified) and excluding merchandise displayed on gasoline pump islands associated with gas stations which is allowed):		
(i) Not more than six feet from main building (subject to Section 27-388)	P	P
(ii) More than six feet from main buildings (subject to Section 27-388)	X	X
Paint or wall covering store	X	P
Pawnshop:		
(i) In accordance with Section 27-250.01	X	X
(ii) In accordance with Section 27-394.01 (CB-28-1997)	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 (CB-2-1991)	X	P
Retail shop or store (not listed) similar to one permitted (P) in the:		
(i) C-S-C Zone	P	P
(ii) C-M Zone	X	X
(iii) C-R-C Zone (CB-65-1989; CB-58-1990)	X	X
Sales from guest rooms and vehicles, in accordance with Section 27-115(a)(2)	X	X
Seafood market:		
(i) Containing less than 3,000 square feet of gross retail space	X	P
(ii) Containing less than 7,000 square feet of gross retail space	X	P
(iii) Unrestricted in size (CB-49-1987)	X	P
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	X	P
Septic tank sales (CB-65-1989)	X	X

CHAPTER X – Sectional Map Amendment

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
Sporting goods shop, which may include marine equipment and supplies	X	P
Stationery or office supply store which may include the sale of furniture or business machines	X	P
Swimming pool or spa sales and service:		
(i) Excluding outdoor display	X	P
(ii) Including outdoor display, provided it is enclosed by a 6-foot high fence (subject to Section 27-388)	X	P
Toy store (CB-71-1993)	P	P
Video game or tape store	P	P
Wayside stand:		
(i) As a temporary use, subject to Sections 27-260 and 27-261	X	X
(ii) All others (CB-122-1986)	X	X
(2) INSTITUTIONAL/EDUCATIONAL		
Adult day care center	P	P ^{††}
Assisted living facility, subject to the requirements of Section 27-464.04 (CB-72-1996)	X	X
Church or similar place of worship, convent, or monastery (CB-23-1988)	P	P [†]
Day care center for children:		
(A) In accordance with Section 27-464.02	P	P ^{††}
(B) All others (CB-23-1988)	X	X ^{††}
Eleemosynary or philanthropic institution:		
(A) A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services; any change in occupant or use shall require detailed site plan approval by the District Council	P	P ^{††}
(B) All others (CB-8-1998)	X	X

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APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
Hospital (may include a private spa)	P	P ^{††}
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989)	X	X
Nursing or care home (may include a private spa)	P	P ^{††}
School, Private:		
(A) Driving school, automobile only	X	P ^{††}
(B) For artistic instruction (including a studio)	P	P ^{††}
(C) Of business or trade, where the business or trade is permitted (P) in the respective zone	P	P ^{††}
(D) Of business or trade, where the business or trade is permitted by special exception (SE) in the respective zone	X	X ^{††}
(E) Tutoring establishment	P	P ^{††}
(F) Private college or university	P	P ^{††}
(G) Private schools, subject to Section 27-463	P	P ^{††}
(H) All others (CB-40-1988; CB-50-1988; CB-113-1994; CB-93-1996; CB-94-2000)	X	SE ^{††}
(3) Miscellaneous:		
Accessory structures and uses (when not otherwise provided for)	P	P
Adaptive reuse of a surplus public school, when not otherwise allowed	X	X
Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987)	P	P
Animals, not customarily household pets (CB-117-1986; CB-55-1988)	X	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 (CB-55-1988)	P	P
Cemetery, crematory:		
(A) Cemetery, in accordance with Section 27-445.06	X	X
(B) Cemetery, accessory to a church, convent, or monastery	X	P

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CHAPTER X – Sectional Map Amendment

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
(C) All others (CB-86-1989; CB-11-1991)	X	X
Home occupations for residents (CB-86-1989; CB-78-2003; CB-11-2004)	X	X
Home occupations for residents, low-impact (CB-11-2004)	X	X
Increase in height of accessory building, used for:		
(A) Servant, household help living quarters	X	X
(B) Agricultural purposes on a lot having a net area of less than five acres	X	X
(C) Agricultural purposes on a lot having a net area of at least five acres	X	X
(D) Office	X	X
Signs, in accordance with Part 12, associated with uses allowed in the applicable residential zone (CB-85-1988)	P	P
Signs, outdoor advertising (Billboards) (CB-85-1988)	X	X
Temporary structures and uses not otherwise allowed	X	X
(4) Public/Quasi Public:		
Ambulance service, private	X	X
Community building, except as otherwise provided	X	p ^{††}
Library, private	P	p ^{††}
Post Office	P	P
Public building and use, except as otherwise prohibited	P	p ^{††}
Sanitary landfill or rubble fill (CB-15-1990)	X	X
Voluntary fire, ambulance, or rescue station	P	p ^{††}
(5) Recreational/Entertainment/Social/Cultural:		
Amusement arcade:		

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APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
(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	X	P ^{††}
(B) All others	X	X ^{††}
Amusement center (CB-35-1994)	X	P ^{††}
Amusement park:		
(A) Within a wholly enclosed shopping mall	X	X
(B) All others	X	X
Archery or baseball batting range	X	X
Arena or stadium (which may include a private spa)	X	X
Athletic field:		
(A) With no seating or nonpermanent bleacher-type seating for not more than 100 spectators	X	X
(B) With permanent bleacher-type seating for more than 100 spectators	X	X
Auditorium	X	X
Beach	X	X
Billiard or pool parlor	X	X
Boat ramp	X	X
Bowling alley:		
(A) On a parcel of at least 10 acres, provided all structures are located at least 200 feet from any residential zone (or land proposed to be used for residential purposes on an approved basic plan for a comprehensive design zone, approved official plan for an R-P-C Zone, or any approved conceptual or detailed site plan)	X	X
(B) All others	X	X

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CHAPTER X—Sectional Map Amendment

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
Carnival, circus, fair or similar use, not exceeding seventeen (17) days duration and located at least 250 feet from any dwelling, as a temporary use in accordance with Sections 27-260 and 27-261	X	X
Club or lodge (private) except as otherwise provided	P	P ^{††}
Employees' recreational facilities (private, nonprofit) accessory to an allowed use	P	P ^{††}
Fishing pier	X	X
Go-cart track	X	X
Golf course or country club:		
(A) Accessory to a commercial use	X	X
(B) All others	X	X
Golf driving range	X	X
Marina (CB-72-1987)	X	X
Miniature golf course	X	X
Museum, aquarium, art gallery, cultural center, or similar facility	P	P ^{††}
Park or playground	P	P ^{††}
Performance arts center, in accordance with Section 27-464.05 (CB-12-2001)	X	P ^{††}
Race track	X	X
Recreational campground (in the C-M Zone subject to paragraphs (1) thru (7) of Section 27-400(a))	X	X
Recreational or entertainment establishment of a commercial nature, if not otherwise specified:		
(A) Abutting residential property or land residentially zoned	X	X
(B) All others (CB-72-1998)	X	X
Reducing/exercise salon or health club	P	P ^{††}
Riding stable	X	X

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APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
Rifle, pistol, or skeet shooting range:		
(A) Indoor	X	X
(B) Outdoor	X	X
Skating rink	X	X
Spa (community)	P	P ^{††}
Spa (private), accessory to an allowed dwelling unit	P	P ^{††}
Spa (public):		
(A) Accessory to a hotel or motel	X	X ^{††}
(B) Accessory to a reducing/exercise salon or health club	P	P ^{††}
(C) Accessory to a commercial swimming pool	X	P ^{††}
(D) Accessory to a recreational campground	X	X ^{††}
(E) Accessory to a summer camp	X	X ^{††}
(F) Unrestricted	X	X ^{††}
Summer camp	X	X
Swimming pool:		
(A) Accessory to a hotel or motel (CB-9-2004)	X	X ^{††}
(B) Accessory to a recreational campground	X	X ^{††}
(C) Community	X	P ^{††}
(D) Indoor	X	P ^{††}
(E) Private, accessory to an allowed one-family detached dwelling	P	P ^{††}
(F) All others	X	X ^{††}
Tennis, basketball, handball, or similar court:		

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CHAPTER X – Sectional Map Amendment

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
(A) Indoor (within a permanent wholly enclosed building)	X	P ^{††}
(B) Outdoor	X	P ^{††}
(C) With a temporary removable cover (bubble)	X	P ^{††}
Theatre:		
(A) Indoor	X	P ^{††}
(B) Outdoor (including drive-in)	X	X ^{††}
Zoo, not publicly owned	X	X
(6) Residential/Lodging:		
Apartment hotel	X	X
Apartment housing for elderly or handicapped families in a building other than a surplus public school building; (CB-85-1988; CB-91-1991; CB-44-1992, CB-46-1999; CB-66-2005)	P	P ^{††}
Apartment housing for elderly or handicapped families in a surplus public school building	X	X
Artists' residential studios, in accordance with Section 27-445.09 (CB-12-2001)	P	P ^{††}
Boarding house	P	P ^{††}
Congregate living facility for more than eight elderly or physically handicapped residents (CB-90-1985)	P	P ^{††}
Congregate living facility for NOT more than eight elderly or physically handicapped residents (CB-90-1985)	P	P ^{††}
Convent or monastery (CB-23-1993)	X	P
Conservation subdivision pursuant to Section 24-152 of Subtitle 24 (CB-6-2006)	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):		
(A) Prior to November 29, 1949, if the owner of the building resides in the building, and a valid use and occupancy permit was in effect on July 1, 1986	X	X

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APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
(B) Prior to November 29, 1949, if the owner of the building does not reside in the building, or a valid use and occupancy permit was NOT in effect on July 1, 1986	X	X
(C) Prior to November 18, 1980, but on or after November 29, 1949	X	X
(D) On or after November 18, 1980 (CB-58-1986; CB-73-1996)	X	X
Country inn	X	X
Dwelling, farm tenant	X	X
Dwelling, metropolitan, one-family attached	X	X
Dwelling, multifamily:		
(A) In general (CB-67-2003; CB-109-2004)	P	P
(B) Subject to applicable bedroom percentages	P	P
(C) In excess of applicable bedroom percentages	X	X
(D) Restricted to one-bedroom and efficiency apartments	P	P
(E) Higher than 110 feet (CB-85-1988)	X	X
(F) Up to six dwelling units in a building of no more than two stories, where the first story was previously used for commercial purposes (CB-91-2004)	X	X
Dwelling, one-family attached, for the elderly (CB-71-1996)	P	P
Dwelling, one-family detached, for the elderly (CB-90-2004)	X	X
Dwelling, one-family detached, cluster development, shown on a preliminary plat of subdivision approved prior to July 1, 2006 (CB-6-2006)	X	X
Dwelling, one-family detached (in general)	P	P
Dwelling, one-family semidetached (CB-85-1988)	P	P
Dwelling, quadruple-attached (CB-83-1997)	P	P
Dwelling, three-family	P	P
Dwelling, two-family detached (CB-85-1988)	P	P
Dwelling, two-family (in general)	P	P
Dwellings, one-family attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X

CHAPTER X—Sectional Map Amendment

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
Dwellings, one-family triple-attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X
Dwellings, one-family triple-attached (in general)	X	X
Flag lot development:		
(A) In accordance with preliminary plats approved prior to February 1, 1990, pursuant to Subtitle 24 and recorded within the prescribed time period	X	X
(B) In accordance with Section 24-138.01 of Subtitle 24 (CB-72-1989)	X	X
Fraternity or sorority house:		
(A) If legally existing prior to May 20, 1983, and not extended beyond the boundary lines of the lot as it legally existed (prior to May 20, 1983)	P	P
(B) All others	X	X
Group residential facility for more than eight mentally handicapped dependent persons, or for five or more other dependent persons	X	X
Group residential facility for not more than eight mentally handicapped dependent persons	P	P
Guest house, as an accessory use	X	X
Hotel or motel:		
(A) Hotel or motel in general	X	P
(B) Including any use allowed in the C-S-C Zone (but not generally allowed in the C-M Zone, excluding those permitted by special exception), when located within a hotel, provided the uses shall not be located above the ground floor; not more than fifteen (15) percent of the gross floor area of the building shall be devoted to the uses; and not more than 3,000 square feet shall be allotted to any one use (CB-105-1985; CB-58-1990)	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
Mobile home used as a one-family detached dwelling	X	X
Mobile home, with use for which amusement taxes collected	X	X
Opportunity housing dwelling units (CB-66-1991; CB-55-1996)	P	P
Planned retirement community (CB-55-1996, CB-21-1999)	X	X
Recreational community development, in accordance with Section 27-444 (CB-16-1989; CB-55-1996)	X	X
Rental of guest rooms (by the residents):		

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
(A) To 1 or 2 persons (unrelated to all principal residents)	X	X
(B) To 3 persons (unrelated to all principal residents)	X	X
(C) To not more than 3 persons (unrelated to all principal residents) by a family of related individuals, 1 individual, or (C) 2 unrelated individuals (CB-122-1986)	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 (CB-58-2001)	P	P
Rooming houses	P	P
Tourist cabin camp	X	X
Tourist homes	X	X
Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986 (CB-54-1986)	X	X
Townhouse, shown on a detailed site plan approved prior to December 30, 1996, and in compliance with Section 3 of CB-55-1996 (CB-84-1990; CB-55-1996)	P	P
Townhouse, shown on a preliminary plat of subdivision approved pursuant to Part 4A. (CB-47-1996)	P	P
Townhouse, Transit Village (CB-37-2006)	X	X
Townhouse, if located within a designated Revitalization Tax Credit District (CB-112-2004)	P	P
Townhouse, all others (CB-55-1996)	P	P
(7) Resource Production/Recovery:		
Agricultural use		
(A) Other than animal or poultry raising	X	X
(B) Animal or poultry raising (other than customary household pets)		
(i) on lots 20,000 square feet or more	X	X
(ii) on lots under 20,000 square feet	X	X
(iii) on lots under 20,000 square feet adjoining occupied residentially-zoned property (CB-71-2001)	X	X
Sand and gravel wet-processing	X	X
Surface mining	X	X

CHAPTER X – Sectional Map Amendment

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
(8) Transportation/Parking/Communications/Utilities:		
Airport, airpark, airfield, airstrip, heliport, helistop	X	X
Antennas and related equipment buildings and enclosures, other than satellite dish antennas, in accordance with Section 27-464.03 (CB-65-2000)	P	P
Broadcasting studio (without tower)	P	P
Bus station or terminal	X	X
Monopoles and related equipment buildings and enclosures, in accordance with Section 27-464.03 (CB-65-2000)	P	P
Parking garage, commercial	X	X
Parking garage or lot or loading area, used in accordance with Part 11	P	P
Parking lot, commercial:		
(A) With shuttle service to Metro and within two (2) miles of a Metro station	X	P
(B) All others (CB-14-2003)	X	X
Parking of mobile home, except as otherwise specified	X	X
Parking of a mobile home in a public right-of-way	X	X
Parking of vehicles accessory to an allowed use	P	P
Public utility uses or structures:		
(A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards	P	P
(B) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding towers and poles not otherwise permitted, railroad yards, roundhouses, car barns, and freight stations) (CB-25-1987; CB-61-1988; CB-8-1990; CB-123-1994; CB-102-1997; CB-65-2000)	P	P
Satellite dish antenna, in accordance with Section 27-451.01:		
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P
(B) More than 10 feet in diameter to serve only 1 dwelling	X	X
(C) All others (CB-19-1985)	X	P
Storage of any motor vehicle which is wrecked, dismantled or not currently licensed, except where specifically allowed (CB-4-1987)	X	X

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-8: Marlboro Pike Development District Overlay Zone Use Tables – Mixed-Use Infill

USE	Character Area 1: Urban Residential Mixed-Use	Character Area 2: Commercial Mixed-Use
Taxicab dispatching station:		
(A) Without cab storage, repair, or servicing	X	X
(B) With cab storage	X	X
(C) With cab repair or servicing within a wholly enclosed building (CB-50-1987)	X	X
Taxicab stand	X	P
Telegraph or messenger service	P	P
Towers or poles (electronic, public utility when not otherwise permitted, radio, or television, transmitting or receiving):		
(A) Nonprofit, noncommercial purposes, with no height restrictions	X	P
(B) Freestanding for commercial purposes, not exceeding 100 feet above ground level	X	P
(C) Attached to a roof for commercial purposes, not exceeding 40 feet above the height of the building	P	P
(D) All others (CB-8-1990; CB-41-1994; CB-123-1994; CB-65-2000)	X	X

D-DOZ Table of Uses Permitted - Commercial Zones

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

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

CHAPTER X—Sectional Map Amendment

Figure X-9: Marlboro Pike Table of Uses Permitted - Commercial Zones

USE	ZONE	
	C-S-C	C-S-C in D-DOZ
Low Intensity Business Park Character Area		
(1) COMMERCIAL:		
(A) Eating or Drinking Establishments:		
Drive-in restaurant	SE	X
Fast-food restaurant:		
(i) Within a wholly enclosed shopping mall, or department, variety, or drug store	P	X
(ii) Within an office building	P	p
(iii) Within a hotel	PA	X
(iv) Accessory to, and as an integral part of, an allowed recreational facility	P	X
(v) Within, and sharing the same points of vehicular access as, an integrated shopping center having six individual businesses (including the fast-food restaurant) and a minimum 50,000 square foot gross floor area ¹⁰ (CB-29-1986)	P	X
(vi) Provided that the fast-food restaurant is part of an integrated shopping center, is not attached to a gas station, is limited to a maximum 2,000 square foot gross floor area, no more than 20 seats, and no drive-in or delivery service ¹⁶ (CB-126-1989)	P	X
(vii) All others	SE	X
Eating or drinking establishment, with full drive-through service (CB-49-2005)	p ²⁴	X
Eating or drinking establishment, excluding full drive-through service (CB-49-2005)	p ²⁴	X
Eating or drinking establishment, attached to or within a group of buildings, sharing a common wall extending from the lowest floor to the ceiling or sharing a building with one or more other uses, excluding full drive-through service (CB-49-2005)	P	P
Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult-oriented uses (CB-49-2005)	SE	X
Eating or drinking establishment of any type providing live adult-oriented performances (CB-49-2005)	X	X
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:		
Bus maintenance accessory to:		
(i) A private school or educational institution	SE	X
(ii) A church or other place of worship	SE	X
Boat fuel sales at the waterfront	P	NA
Boat sales, service, and repair, including outdoor storage of boats and boat trailers:		

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-9: Marlboro Pike Table of Uses Permitted - Commercial Zones

USE	Low Intensity Business Park Character Area	
	C-S-C	C-S-C in D-DOZ
(i) Accessory to a marina	P	NA
(ii) All others	SE	*P
Boat storage yard	X	
Car wash:		
(i) On a parcel of at least 10 acres with any structures located at least 200 feet from any land in any Residential Zone or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan	P	X
(ii) Self-service, coin operated, automatic car wash as an accessory use to the permitted use of a commercial parking lot, with shuttle service to Metro and located within two (2) miles of a Metro station (CB-76-1998)	P	X
(iii) All others (CB-76-1998; CB-114-2004)	SE	X
Gas Station (in the C-M Zone, subject to Detailed Site Plan review in accordance with Section 27358(a)(1),(2),(4),(5),(6), (7),(8),(9), and (10)) (CB-1-1989; CB-72-1999)	SE	X
Incidental automobile service in a parking garage ³	SE	*P
Vehicle lubrication or tune-up facility, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage (CB-43-1987)	SE	*P
Vehicle, mobile home, or camping trailer repair and service station (CB-50-1993)	SE ¹⁹	X
Vehicle, mobile home, or camping trailer sales lot, which may include dealer servicing and outdoor storage of vehicles awaiting sale; but shall exclude the storage or sale of wrecked or inoperable vehicles, except as accessory to the dealership for vehicles which the dealership will repair ³⁷ (CB-95-1987; CB-87-2000; CB-29-2002)	SE	X
Vehicle or camping trailer rental (in the C-M Zone, subject to Section 27417(a),(b)(2), and (c))	SE	X
Vehicle or camping trailer storage yard (CB-80-1996)	X	X
Vehicle parts or tire store including installation facilities, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage:		
(i) On a parcel of at least 10 acres, with any structures located at least 200 feet from any land in any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan)	P	P
(ii) Accessory to a department store (CB-58-1990)	X	X
(iii) All others (CB-21-1992)	SE	*P
Vehicle parts or tire store without installation facilities	P	P
Vehicle towing station, provided it is enclosed by a sight-tight wall or fence at least 6 feet high, or an evergreen screen (CB-30-1992)	X	X

CHAPTER X—Sectional Map Amendment

Figure X-9: Marlboro Pike Table of Uses Permitted - Commercial Zones

USE	ZONE	
	C-S-C	C-S-C in D-DOZ
Low Intensity Business Park Character Area		
(C) Offices:		
Bank, savings and loan association, or other savings or lending institution:		
(i) Automatic teller machine, only	P	P
(ii) All others	P	P
Contractor's office (see paragraph (3), Miscellaneous)		
Office accessory to an allowed use	P	P
Office (except as otherwise provided):		
(i) Within an integrated shopping center, and not exceeding 10% of the gross floor area of the center	X	X
(ii) All others	P	P
Office of a certified massage therapist (CB-44-2000)	P	X
Office of a medical practitioner or medical clinic (which may include an accessory private spa)	P	X
Real estate subdivision sales office as a temporary use, in accordance with Sections 27-260 and 27-261	P	P
Where not otherwise specifically permitted, any use allowed in the C-R-C Zone (excluding those permitted by Special Exception) may be located within an office building, provided that the uses shall not be located above the ground floor; not more than 15% of the gross floor area of the building shall be devoted to the use; and not more than 3,000 square feet of gross floor area shall be allotted to any one shop (CB-58-1990)	X	X
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), may be located within an office building, provided that the uses shall not be located above the ground floor; not more than 15% of the gross floor area of the building shall be devoted to the uses; and not more than 3,000 square feet of gross floor area shall be allotted to any one shop	X	X
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception) may be located within an existing building no more than three (3) stories in height, including a maximum of 65,000 square feet of gross leasable area, provided such building and its associated parking are located on one or more contiguous parcels of property abutting two (2) streets shown on the Master Plan as arterial or higher classification, and located at an intersection where the three (3) other corners of said intersection are zoned C-S-C, and where the parcel or parcels of property upon which the building and its associated parking are located abut land zoned C-S-C at a minimum of two (2) locations (CB-69-1999)	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone may be located within an existing building no more than three (3) stories in height, including a maximum of 65,000 square feet of gross leasable area, provided such building and its associated parking are located on one or more contiguous parcels of property abutting two (2) streets shown on the Master Plan as arterial or higher classification, and located at an intersection where the three (3) other corners of said intersection are zoned C-S-C, and where the parcel or parcels of property upon which the building and its associated parking are located abut land zoned C-S-C at a minimum of two (2) locations (CB-69-1999)	X	X
(D) Services:		
Ambulance service, private	X	X
Animal hospital, animal training, kennel	SE	*P
Artist's studio	P	P

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-9: Marlboro Pike Table of Uses Permitted - Commercial Zones

USE	ZONE	
	C-S-C	C-S-C in D-DOZ
Barber or beauty shop (CB-148-1987)	P	P
Bicycle repair shop:		
(i) Non-motorized only	P	P
(ii) All others	SE	*P
Blacksmith shop	X	X
Blueprinting, photostating, or other photocopying establishment	P	P
Carpet or rug shampooing establishment	X	X
Catering establishment:		
(i) Accessory to an allowed use	PA	PA
(ii) As a primary use but including banquet facilities and a restaurant	P	X
(iii) For food preparation and administrative office only (no banquet facilities)	p ³³	p ³³
(iv) All others (CB-94-1996, CB-34-1999)	SE	X
Data processing	P	P
Dry cleaning or laundry pickup station (CB-127-1986)	P	P
Dry cleaning store or plant: ⁴³		
(i) Retail, gross floor area under 3,000 square feet	P	P
(ii) Retail, unrestricted	X	X
(iii) Wholesale (may include retail service) (CB-55-2002)	X	X
Electric or gas appliance, radio, or television repair shop	P	P
Employment agency	P	P
Farm implement repair	X	X
Fortune telling	P	P
Funeral parlor, undertaking establishment (CB-2-1989)	SE	*P
Household appliance or furniture repair shop	P	P
Key or locksmith shop (CB-128-1986)	P	P

CHAPTER X – Sectional Map Amendment

Figure X-9: Marlboro Pike Table of Uses Permitted - Commercial Zones

USE	ZONE	
	C-S-C	C-S-C in D-DOZ
Low Intensity Business Park Character Area		
Laboratory:		
(i) Accessory to an allowed use	P	P
(ii) Dental laboratory	P	P
(iii) All other laboratories (CB-4-1986)	P	P
Laundromat:		
(i) Accessory to an allowed use	X	X
(ii) All others	P	P
Laundry store or plant: ⁴³		
(i) Retail, gross floor area under 3,000 square feet	P	P
(ii) Retail, unrestricted	X	X
(iii) Wholesale (may include retail service) (CB-55-2002)	X	X
Lawn mower repair shop:		
(i) Non-motorized, only	P	P
(ii) All others, provided all repairs are performed within a wholly enclosed building	SE	*P
Limousine service:		
(i) Storage of up to 10 limousines (not to include buses and vans), may include routine vehicle repair or servicing within a wholly enclosed building, with no outdoor storage	p ²⁴	p ²⁴
(ii) All others (CB-120-1994)	X	X
Machine shop accessory to an allowed use	X	X
Massage establishment	SE	X
Methadone Treatment Center (CB-103-1993)	SE	X
Model studio	X	X
Newspaper publishing establishment	SE	*P
Pet grooming shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor	P	P
Photographic processing plant	X	X
Photography studio or darkroom	P	P
Pizza delivery service, limited to off-premises delivery with no eat-in or drive-in service:		
(i) With carry-out service in a building with less than 2,500 sq. ft. of gross floor area	P	P

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-9: Marlboro Pike Table of Uses Permitted - Commercial Zones

USE	Low Intensity Business Park Character Area	
	ZONE	
	C-S-C	C-S-C in D-DOZ
(ii) Unrestricted in size with no carryout service (CB-83-1986; CB-102-2001)	X	X
Printing shop:		
(i) Not exceeding 2,000 square feet of gross floor area	P	P
(ii) All others	SE	*P
Sauna or steam bath	P	P
Septic tank service	X	X
Sewage dump station for camping trailers or boats	X	X
Shoe repair shop	P	P
Tailor or dressmaking shop (may include incidental dyeing and pressing allowed as a "PB" use)	P	P
Taxidermy (CB-30-1986)	P	P
Travel bureau	P	P
Upholstery shop (CB-65-1989)	PA	PA
Veterinarian's office:		
(i) Outpatient	P	P
(ii) Inpatient (CB-96-1988)	PB	PB
Watch or jewelry repair shop	P	P
Welding shop:		
(i) Accessory to an allowed use	X	X
(ii) All others	X	X
(E) Trade (Generally Retail):		
Adult book store (CB-65-1989; CB-53-1996)	X	X
Arts, crafts, and hobby supply store	P	P
Bait shop	P	P
Bakery products, wholesale (may include retail sales)	X	X
Bicycle (sales) shop:		
(i) Nonmotorized, only	P	P

CHAPTER X—Sectional Map Amendment

Figure X-9: Marlboro Pike Table of Uses Permitted - Commercial Zones

USE	Low Intensity Business Park Character Area	
	C-S-C	C-S-C in D-DOZ
(ii) All others	SE	*P
Book (except adult bookstore) or camera store (CB-71-1993)	P	P
Bottled gas sales:		
(i) Accessory to an allowed use	P	P
(ii) All others	P	X
Building supply store:		
(i) Wholly enclosed, except for nursery stock	P	P
(ii) With outdoor storage on not more than 50% of the lot, provided it is enclosed by a slightly opaque wall or fence at least 8 feet high (CB-76-1992)	X	X
Bulk retailing:		
(i) Products allowed to be sold in a C-S-C Zone (CB-65-1989; CB-25-1999)	p ³²	p ³²
(ii) Products allowed to be sold in a C-M Zone	X	X
Buying of items within guest rooms and vehicles, pursuant to Section 27115(a)(2)	X	X
Carpet or floor covering store	P	P
Clothing, dry goods, millinery, or shoe store (CB-58-1985; CB-71-1993)	P	P
Confectioner (not exceeding 40,000 square feet of gross floor area):		
(i) Retail (CB-65-1989)	P	P
(ii) Wholesale (may include accessory retail sales)	X	X
Department or variety store, excluding pawnshops		
(i) Not exceeding 125,000 square feet of gross floor area	P	X
(ii) Exceeding 125,000 square feet of gross floor area within the developed tier or a designated Revitalization Tax Credit Area (as long as the department or variety store does not contain any food or beverage component) ^{24,52} (CB-19-2005)	P	X
(iii) All others, ⁴⁰ in accordance with Section 27-348.02 (CB-71-1993; CB-28-1997, CB-4-1999; CB-2-2002)	SE	X
Drug paraphernalia display or sales, pursuant to Section 27115(a)(1)	X	X
Drug store:		
(i) Not exceeding 3,000 square feet of gross floor area	P	P

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-9: Marlboro Pike Table of Uses Permitted - Commercial Zones

USE	Low Intensity Business Park Character Area	
	C-S-C	C-S-C in D-DOZ
(ii) Within an office building or complex, and not exceeding 25% of the gross floor area, or 2,000 square feet, whichever is less (CB-65-1989)	P	P
(iii) All others	P	X
Farm implement sales	X	X
Feed sales	X	X
Firewood sales as a temporary use in accordance with Sections 27-260 and 27-261	P	P
Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-63-1998)	P	P
Florist shop	P	P
Food or beverage goods preparation on the premises of a food or beverage store, provided the goods are only sold on the premises and at retail	PB	PB
Food or beverage goods preparation for wholesale sales:		
(i) Not exceeding 1,500 square feet of gross floor area	P	P
(ii) Containing 1,501 to 3,000 square feet of gross floor area	SE	*P
(iii) All others (CB-37-1992)	X	X
Food or beverage store:		
(i) Not exceeding 3,000 square feet of gross floor area	P	P
(ii) Not exceeding 125,000 square feet of gross floor area	P	P
(iii) In combination with a department or variety store on the same or adjacent site, in accordance with Section 27-348.02	SE	X
(iv) All others (CB-112-1986; CB-65-1989; CB-2-2002)	P	P
Garden supplies store, floricultural or horticultural nursery, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees (CB-65-1989)	P	P
Gift, jewelry, music, souvenir, or other specialty store not specifically listed (CB-71-1993)	P	P
Hardware store (CB-65-1989)	P	P
Household appliance or furniture store:		
(i) Not exceeding 50,000 square feet of gross floor area	P	P
(ii) Exceeding 50,000 square feet of gross floor area (CB-32-1986; CB-77-1998)	X	X
Ice vending machine (not exceeding 8 ton capacity)	X	X

CHAPTER X – Sectional Map Amendment

Figure X-9: Marlboro Pike Table of Uses Permitted - Commercial Zones

USE	ZONE	
	C-S-C	C-S-C in D-DOZ
Lawn mower (sales) store	P	P
Monument and headstone sales establishment (CB-22-2004)	X	X
Newspaper, magazine, or tobacco shop	P	P
Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees	P	P
Outdoor display of merchandise for sale (except as otherwise specified) and excluding merchandise displayed on gasoline pump islands associated with gas stations which is allowed):		
(i) Not more than 6 feet from main building (subject to Section 27388)	P	P
(ii) More than 6 feet from main buildings(subject to Section 27388)	SE	*P
Paint or wall covering store	P	P
Pawnshop:		
(i) In accordance with Section 27-250.01	X	X
(ii) In accordance with Section 27-394.01 (CB-28-1997)	SE ²⁹	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 (CB-2-1991)	P	P
Retail shop or store (not listed) similar to one permitted (P) in the:		
(i) C-S-C Zone	P	P
(ii) C-M Zone	X	X
(iii) C-R-C Zone (CB-65-1989; CB-58-1990)	X	X
Sales from guest rooms and vehicles, in accordance with Section 27115(a)(2)	X	X
Seafood market:		
(i) Containing less than 3,000 square feet of gross retail space	P	P
(ii) Containing less than 7,000 square feet of gross retail space	P	P
(iii) Unrestricted in size (CB-49-1987)	P	P
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P
Septic tank sales (CB-65-1989)	X	X
Sporting goods shop, which may include marine equipment and supplies	P	P
Stationery or office supply store which may include the sale of furniture or business machines	P	P

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-9: Marlboro Pike Table of Uses Permitted - Commercial Zones

USE	ZONE	
	C-S-C	C-S-C in D-DOZ
Low Intensity Business Park Character Area		
Swimming pool or spa sales and service:		
(i) Excluding outdoor display	P	P
(ii) Including outdoor display, provided it is enclosed by a 6-foot high fence (subject to Section 27-388)	X	X
Toy store (CB-71-1993)	P	X
Video game or tape store	P	X
Wayside stand:		
(i) As a temporary use, subject to Sections 27-260 and 27-261	P	P
(ii) All others (CB-122-1986)	P	P
(2) Institutional/Educational:		
Adult day care center	SE	X
Assisted living facility, subject to the requirements of Section 27464.04 (CB-72-1996)	X	X
Church or similar place of worship, convent, or monastery (CB-23-1988)	P	P ^A
Day care center for children:		
(A) In accordance with Section 27-464.02 ¹²	P	X
(B) All others (CB-23-1988)	SE	X
Eleemosynary or philanthropic institution:		
(A) A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services; any change in occupant or use shall require Detailed Site Plan approval by the District Council	P	X
(B) All others (CB-8-1998)	X	X
Hospital (may include a private spa)	SE	X
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989)	X	X
Nursing or care home (may include a private spa)	SE	X
School, Private:		
(A) Driving school, automobile only	P	X

CHAPTER X – Sectional Map Amendment

Figure X-9: Marlboro Pike Table of Uses Permitted - Commercial Zones

USE	ZONE	
	C-S-C	C-S-C in D-DOZ
(B) For artistic instruction (including a studio)	P	X
(C) Of business or trade, where the business or trade is permitted (P) in the respective zone	P	X
(D) Of business or trade, where the business or trade is permitted by Special Exception (SE) in the respective zone	SE	X
(E) Tutoring establishment	P	X
(F) Private college or university	p ²⁸	X
(G) Private schools, subject to Section 27-463	P	X
(H) All others (CB-40-1988; CB-50-1988; CB-113-1994; CB-93-1996; CB-94-2000)	SE	X
(3) Miscellaneous:		
Accessory structures and uses, except as otherwise provided	P	P
Adaptive reuse of a surplus public school, when not otherwise allowed	SE	X
Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987)	SE	*P
Auction house	SE	*P
Buildings and uses, serving public health purposes, on land owned by Prince George's County, Maryland, upon which hospitals or health centers are located, except if otherwise allowed as a Permitted (P) use ¹³ (CB-55-1988)	P	X
Carpentry, cabinet making, or other woodworking shop:		
(A) Accessory to an allowed use	X	X
(B) All others	X	X
Cemetery or crematory:		
(A) Cemetery, accessory to a church, convent, or monastery ¹⁸	P	X
(B) All others (CB-11-1991)	X	X
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	P	P
Commercial recreational development (CB-35-2000)	X	X
Consolidated Storage (CB-147-1986; CB-65-1989; CB-45-1999; CB-29-2000)	p ³⁴	X
Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping and the like, with buildings, and uses accessory to the business (as well as the office) use:		
(A) With no outdoor storage of materials or equipment	P	P

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-9: Marlboro Pike Table of Uses Permitted - Commercial Zones

USE	ZONE	
	C-S-C	C-S-C in D-DOZ
(B) With outdoor storage of materials, located only in a side or rear yard; enclosed by a slightly, opaque wall or fence at least 6 feet high; with no storing of material higher than the fence; but excluding the use or outdoor storage of earthmoving or other heavy equipment, or outdoor storage of machinery	X	X
(C) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry and lighting (and the like) parts for installation off the site (CB-110-1994; CB-46-1995)	X	X
Contractor's office (must include sanitary facilities), Construction yard or shed, or storage building (in Connection with a construction project) as a Temporary use:		
(A) In accordance with Sections 27-260 and 27-261	P	P
(B) All others	SE	X
Hardware fabrication and manufacturing of products from material produced elsewhere ²⁶ (CB-39-1996)	X	X
Mobile home, with use for which amusement taxes collected ²	P	P
Recycling collection center as a temporary use, in accordance with Sections 27-260 and 27-261	P	P
Recycling collection center, paper only (limited to collection, storage, and shipping):		
(A) On a lot contiguous to a railroad siding and not abutting land in any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan), subject to Section 27-391(a)(2) and (3)	X	X
(B) All others	X	X
Rental business:		
(A) Rental of motor vehicles or camping trailers(in the C-M Zone subject to the requirements of Section 27-417)	SE	*P
(B) Rental of boats	SE	*P
(C) Rental of any other merchandise allowed to be sold in the respective zone	P	P
Sanitary landfill, rubble fill, or Class 3 fill ⁴⁵ (CB-8-2003; CB-87-2003)	SE	X
Sign, in accordance with Part 12:		
(A) Outdoor advertising (billboard)	X	X
(B) All others (CB-65-1989; CB-24-1991)	P	P
Sign shop	p ⁵⁴	p ⁵⁴
Stationery or office supply corporate headquarters including office, showroom, and distribution (no retail sales) also including office furniture as an accessory use, within an office building complex of at least twenty acres (CB-116-1986)	X	X
Storage, wholly enclosed, accessory to an allowed use	P	P
Temporary shelter for commercial display, sale, or service use permitted (P) in the respective zones, as a temporary use, in accordance with Sections 27-260 and 27-261	P	P

CHAPTER X—Sectional Map Amendment

Figure X-9: Marlboro Pike Table of Uses Permitted - Commercial Zones

USE	ZONE	
	C-S-C	C-S-C in D-DOZ
Low Intensity Business Park Character Area		
Trash removal services (CB-17-2002)	X	X
Wholesaling, distribution, and related storage:		
(A) Incidental to any use allowed and in an office building, but limited to a floor area ratio of 0.1	X	X
(B) Of materials (products) not used or produced on the premises (CB-61-1995; CB-5-2004)	P ⁴⁸	X
Wholesaling of products incidental to the retail sales of the products on the premises	PA	PA
(4) Public/Quasi Public:		
Ambulance service, private	X	X
Community building, except as otherwise provided	P	X
Library, private	P	X
Post Office	P	P
Public building and use, except as otherwise prohibited	P	P
Sanitary landfill or rubble fill ¹⁷ (CB-15-1990)	SE	X
Voluntary fire, ambulance, or station ¹ (CB-70-2008)	P	X
(5) Recreational/Entertainment/Social/Cultural:		
Amusement arcade:		
(A) Not exceeding 2,500 square feet of gross floor area, with adult supervision on the premises during all hours of operation; provided the use is located either within a wholly enclosed shopping mall, or within the main group of stores of an integrated shopping center having a minimum gross floor area of 150,000 square feet	P	X
(B) All others	SE	X
Amusement Center (CB-35-1994)	P	X
Amusement park:		
(A) Within a wholly enclosed shopping mall	SE	X
(B) All others	X	X
Archery or baseball batting range	SE	X
Arena or stadium (which may include a private spa)	X	X
Athletic field:		
(A) With no seating or nonpermanent bleacher-type seating for not more than 100 spectators	P	P

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-9: Marlboro Pike Table of Uses Permitted - Commercial Zones

USE	ZONE	
	C-S-C	C-S-C in D-DOZ
(B) With permanent bleacher-type seating for more than 100 spectators	SE	X
Auditorium	P	X
Beach	P	X
Billiard or pool parlor	SE	X
Boat ramp	P	X
Bowling alley:		
(A) On a parcel of at least 10 acres, provided all structures are located at least 200 feet from any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan)	P	X
(B) All others	SE	X
Carnival, circus, fair or similar use, not exceeding seventeen (17) days duration and located at least 250 feet from any dwelling, as a temporary use in accordance with Sections 27-260 and 27-261	P	X
Club or lodge (private) except as otherwise provided	P	X
Employees' recreational facilities (private, nonprofit) accessory to an allowed use	P	X
Fishing pier	P	X
Go-cart track	X	X
Golf course or country club:		
(A) Accessory to a commercial use	P	P
(B) All others	SE	*P
Golf driving range	SE	*P
Marina (CB-72-1987)	SE	X
Miniature golf course	P	X
Museum, aquarium, art gallery, cultural center, or similar facility	P	X
Park or playground	P	X
Performance arts center, in accordance with Section 27-464.05 (CB-12-2001)	SP	X
Race track	X	X
Recreational campground (in the C-M Zone subject to paragraphs (1) thru (7) of Section 27-400(a))	X	X
Recreational or entertainment establishment of a commercial nature, if not otherwise specified:		
(A) Abutting residential property or land residentially zoned	SE	X
(B) All others (CB-72-1998)	SE	X

CHAPTER X – Sectional Map Amendment

Figure X-9: Marlboro Pike Table of Uses Permitted - Commercial Zones

USE	ZONE	
	C-S-C	C-S-C in D-DOZ
Reducing/exercise salon or health club	P	X
Riding stable	X	X
Rifle, pistol, or skeet shooting range:		
(A) Indoor	SE	X
(B) Outdoor	X	X
Skating rink	SE	X
Spa (community)	P	X
Spa (private), accessory to an allowed dwelling unit	P	X
Spa (public):		
(A) Accessory to a hotel or motel	P	X
(B) Accessory to a reducing/exercise salon or health club	P	X
(C) Accessory to a commercial swimming pool	P	X
(D) Accessory to a recreational campground	X	X
(E) Accessory to a summer camp	X	X
(F) Unrestricted	SE	X
Summer camp	X	X
Swimming pool:		
(A) Accessory to a hotel or motel (CB-9-2004)	P	X
(B) Accessory to a recreational campground	X	X
(C) Community	P	X
(D) Indoor	P	X
(E) Private, accessory to an allowed one-family detached dwelling	P	X
(F) All others	X	X
Tennis, basketball, handball, or similar court:		
(A) Indoor (within a permanent wholly enclosed building)	P	X
(B) Outdoor	P	X
(C) With a temporary removable cover (bubble)	P	X
Theatre:		
(A) Indoor	P	X

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-9: Marlboro Pike Table of Uses Permitted - Commercial Zones

USE	ZONE	
	C-S-C	C-S-C in D-DOZ
(B) Outdoor (including drive-in)	X	X
Zoo, not publicly owned	X	X
(6) Residential/Lodging:		
Apartment housing for the elderly or physically handicapped	SE	X
Artists' residential studios, in accordance with Section 27-464.05 (CB-12-2001)	SP	X
Country Inn	P	X
Dwelling, Multifamily (CB-75-2003; CB-28-2004)	p ⁵⁰	X
Dwelling, provided that it was legally erected prior to the date upon which the property was classified in a Commercial Zone, or was legally erected in a Commercial Zone under prior regulations	P	X
Dwelling unit within a building containing commercial uses:		
(A) Not exceeding 3 units per building, to be located above the ground floor, except where otherwise allowed	P	X
(B) Not exceeding 3 units per building, with 1 unit at ground level for a resident manager, caretaker, or night watchman (and family)	X	X
(C) In a building containing 4 or more stories, provided the units are located above the third story (CB-97-2005)	SE ⁵³	X
Hotel or motel:		
(A) Hotel or motel in general	P	X
(B) Including any use allowed in the C-S-C Zone (but not generally allowed in the C-M Zone, excluding those permitted by Special Exception), when located within a hotel, provided the uses shall not be located above the ground floor; not more than fifteen (15) percent of the gross floor area of the building shall be devoted to the uses; and not more than 3,000 square feet shall be allotted to any one use (CB-105-1985; CB-58-1990)	X	X
Multifamily retirement community (CB-85-2003)	X	X
Planned retirement community (CB-22-2002)	X	X
Tourist cabin camp	X	X
Tourist Home	P	X
Transitional Shelter for the Homeless:		
(A) Operated in conjunction with an adjacent eleemosynary institution; and containing 8 or fewer residential units	X	X

CHAPTER X—Sectional Map Amendment

Figure X-9: Marlboro Pike Table of Uses Permitted - Commercial Zones

USE	ZONE	
	C-S-C	C-S-C in D-DOZ
(B) All others (CB-62-1991)	X	X
(7) Resource Production/Recovery:		
Agricultural use		
(A) Other than animal or poultry raising	P	P
(B) Animal or poultry raising (other than customary household pets)		
(i) on lots 20,000 square feet or more	P	P
(ii) on lots under 20,000 square feet	SE	*P
(iii) on lots under 20,000 square feet adjoining occupied residentially-zoned property ³⁸ (CB-71-2001)	X	X
Sand and gravel wet-processing	SE	X
Surface mining	SE	X
(8) Transportation/Parking/Communications/Utilities:		
Airport, airpark, airfield, airstrip, heliport, helistop	SE	X
Antennas and related equipment buildings and enclosures, other than satellite dish antennas, in accordance with Section 27-464.03 (CB-65-2000)	P	X
Broadcasting studio (without tower)	P	P
Bus station or terminal	SE	X
Monopoles and related equipment buildings and enclosures, in accordance with Section 27-464.03 (CB-65-2000)	P	X
Parking garage, commercial	P	P
Parking garage or lot or loading area, used in accordance with Part 11	P	P
Parking lot, commercial:		
(A) With shuttle service to Metro and within two (2) miles of a Metro station	P	P
(B) All others (CB-14-2003)	SE	*P
Parking of mobile home, except as otherwise specified	X	X
Parking of a mobile home in a public right-of-way ⁴	X	X
Parking of vehicles accessory to an allowed use	P	P
Public utility uses or structures:		
(A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards	P	P

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-9: Marlboro Pike Table of Uses Permitted - Commercial Zones

USE	ZONE	
	C-S-C	C-S-C in D-DOZ
(B) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding towers and poles not otherwise permitted, railroad yards, roundhouses, car barns, and freight stations) (CB-25-1987; CB-61-1988; CB-8-1990; CB-123-1994; CB1021997; CB652000)	P	P
Satellite dish antenna, in accordance with Section 27-451.01:		
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P
(B) More than 10 feet in diameter to serve only 1 dwelling	SE	*P
(C) All others (CB-19-1985)	P	P
Storage of any motor vehicle which is wrecked, dismantled or not currently licensed, except where specifically allowed ⁶ (CB-4-1987)	X	X
Taxicab dispatching station:		
(A) Without cab storage, repair, or servicing	P	P
(B) With cab storage	SE	*P
(C) With cab repair or servicing within a wholly enclosed building (CB-50-1987)	X	X
Taxicab stand	P	P
Telegraph or messenger service	P	P
Towers or poles (electronic, public utility when not otherwise permitted, radio, or television, transmitting or receiving):		
(A) Nonprofit, noncommercial purposes, with no height restrictions	P	X
(B) Freestanding for commercial purposes, not exceeding 100 feet above ground level	P	X
(C) Attached to a roof for commercial purposes, not exceeding 40 feet above the height of the building	P ²³	X
(D) All others (CB-8-1990; CB-41-1994; CB-123-1994; CB-65-2000)	SE	X

CHAPTER X—Sectional Map Amendment

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

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

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

(CB-70-2008)

- 2 Provided:
 - (A) The mobile home is located on a lot having a net area of at least five (5) acres;
 - (B) The use of the mobile home is in connection with another use on the property for which the County levies or collects an amusement tax;
 - (C) The occupants of the mobile home are employed by or reasonably connected with the other use; and
 - (D) The mobile home shall not be located on the property for more than one hundred twenty (120) cumulative days per calendar year, except mobile homes used in connection with pari-mutuel racetracks when the use shall not exceed two hundred eighteen (218) cumulative days per calendar year.
- 3 Provided:
 - (A) The service shall be limited to supplying gasoline, oil, water, tire pressure, and washing;
 - (B) Only automobiles parking in the parking garage may be served;
 - (C) No signs visible from outside the structure shall indicate the presence of the service facilities; and
 - (D) The garage shall be wholly enclosed.
- 4 Except in an emergency. In this case, the parking shall be subject to the traffic and parking regulations applicable to the right-of-way.
- 5 Reserved.
- 6 This shall not apply to:
 - (A) Storage accessory (and related) to an allowed use; or
 - (B) One (1) such vehicle stored in a wholly enclosed garage.
- 7 Approval as an accessory use with approval of the Special Exception for the hotel or motel.
(CB-28-1985)
- 8 Approval as an accessory use with approval of the Special Exception for the recreational campground.
(CB-28-1985)

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

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

CHAPTER X—Sectional Map Amendment

- 20** Provided the use is on a parcel or contiguous parcels of land in the C-M Zone, the gross tract area of which is a minimum of fifty (50) acres, which is contiguous to an existing street right-of-way at least one hundred twenty (120) feet wide, and of which no more than thirty-five percent (35%) is occupied by the uses subject to this requirement. The entire tract of land in the C-M Zone shall require Detailed Site Plan approval in accordance with Part 3, Division 9 of this Subtitle. Each use subject to these requirements shall consist of at least twenty-five thousand (25,000) square feet of gross floor area, and uses consisting of less than fifty thousand (50,000) square feet of gross floor area are permitted only if there is one existing retail use consisting of more than one hundred thousand (100,000) square feet of gross floor area for every two (2) retail uses consisting of less than fifty thousand (50,000) square feet of gross floor area. Clothing, dry goods, millinery, and shoe stores shall be permitted by Special Exception in all other cases. For the purposes of this footnote, the word “contiguous” shall include parcels that are separated only by a right-of-way. However, a department or variety store consisting of no more than fifteen thousand (15,000) square feet of gross floor area shall be permitted upon a parcel or contiguous parcels of land in the C-M Zone, the gross tract area of which is no more than three (3) acres, and which is contiguous to an existing street right-of-way at least one hundred twenty (120) feet wide, subject to Detailed Site Plan approval in accordance with Part 3, Division 9, of this Subtitle.
(CB-71-1993; CB-70-1998)
- 21** If the use has a valid use and occupancy permit as of September 30, 1993, and a sight-tight fence or wall at least six (6) feet in height is erected along the perimeter of all abutting residential property as of December 31, 1993, the use shall be permitted by right. Change in ownership of the use shall not affect the conforming use status.
(CB-89-1993)
- 22** Subject to Detailed Site Plan approval, in accordance with Part 3, Division 9, of this Subtitle, if the use is abutting land in a residential zone, or land proposed to be used for residential purposes on an approved Basic Plan, approved Official Plan, or any approved Conceptual or Detailed Site Plan.
(CB-90-1993)
- 23** Provided the building to which it is attached is at least fifty (50) feet in height. Otherwise, a Special Exception is required.
(CB-41-1994)
- 24** Subject to Detailed Site Plan approval in accordance with Part 3, Division 9, of this Subtitle.
(CB-120-1994)
- 25** Provided the property abuts property in a commercial zone, a residential zone in common ownership with the subject property, or a transportation facility right-of-way.
(CB-46-1995)
- 26** Provided the property on which the use is located is under single ownership which includes the I-1 and C-M zones, where the uses on the C-M zoned portion are an expansion of the currently existing uses on the I-1 zoned portion of the property.
(CB-39-1996)
- 27** Provided the property on which the use is located is abutting an existing vehicle storage yard with a valid use and occupancy permit.
(CB-80-1996)
- 28** If not conducted in an existing office building, a Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle.
(CB-93-1996)
- 29** Provided that a certified nonconforming pawnshop that does not meet the location requirements of Section 27-394.01 may relocate without the necessity of obtaining a Special Exception if locational requirements of the proposed location are satisfied and the nonconforming use at the former location is discontinued.
(CB-28-1997)
- 30** Except when located on a tract of land which is less than 1.5 acres in size and surrounded on all sides by land in any residential zone in order to ensure safety on contiguous parcels and to minimize negative aesthetic impact on neighboring areas. A maximum of one (1) monopole and antennas for four (4) carriers are permitted. For any use for which the original permit was applied for prior to November 25, 1997, and legally issued, telecommunications-related equipment may be moved inside an existing structure without obtaining a special exception for the alteration of a nonconforming use.
(CB-102-1997; CB-38-1998; CB-29-2003)

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

- 31** Provided:
- (A) The store shall be no less than 10,000 square feet nor more than 15,000 square feet;
 - (B) The use involves the demolition and redevelopment of a commercial use that has been vacant for a minimum of five years; and
 - (C) The site contains a minimum of three (3) acres and is adjacent to, or across from, an enclosed mall of at least 500,000 square feet.
- (CB-4-1999)
- 32** If located outside a Revitalization Tax Credit Area in a commercial center with less than thirty (30) acres, a bulk retailing store may not have gross floor area greater than 50,000 square feet. But if the store was in use and had necessary permits issued on or before September 1, 1998, then the restriction in this note does not apply and the store is not subject to nonconforming use requirements in Part 3, Division 6, unless the store discontinues bulk retailing operations for 180 or more consecutive calendar days. In this note, a commercial center is one or more contiguous, commercially-zoned lots separated from other commercially-zoned lots by public streets or rights-of-way.
- (CB-25-1999)
- 33** Provided the use does not exceed 5,000 square feet.
- (CB-34-1999)
- 34** Limited to the adaptive re-use of vacant or partially vacant property in former or existing shopping centers which are limited in their ability to modify or expand. The C-S-C parcels in the shopping center shall:
- (A) Lie adjacent to federal government property;
 - (B) Include not less than 10 or more than 15 acres;
 - (C) Be confined by road networks which limit access changes to the parcels; and
 - (D) Lie contiguous to and below the grade of a multilane limited-access highway.
- All such consolidated storage units shall meet the requirements of Sections 27-375(a)(5), (6) and (7), and 27-281 through 27-290.
- (CB-45-1999)
- 35** The use is permitted on C-O zoned property abutting R-R zoned property leased from a public agency before January 1, 1974, where both properties are developed in an integrated fashion pursuant to the same agreement. Parking and loading facilities shall be provided in accordance with Part 11 (parking and loading requirements). Landscaping, buffering, and screening shall be provided in accordance with the Landscape Manual. Development regulations for building setbacks shall be provided in accordance with Part 6 (Commercial Zone regulations). There shall be no building setbacks required between the internal R-R and C-O zoned portions of the site.
- The following uses are not permitted: car wash, animal hospital, training, kennel, grooming, blacksmith, carpet or rug shampooing, electric or gas appliance repair, farm implement sales and repair, upholstery or furniture repair, locksmith, laboratories, lawn mower repair, machine shop, massage establishment, methadone treatment center, model studio, photo processing plant, studio or darkroom, pizza delivery, print shop, newspaper publishing, sauna or steam bath, septic tank sales, service, sewage dump (pump out) services, shoe repair, taxidermy, welding shop, bait shop, bottled gas, feed sales, wayside stand, and any use prohibited in the lease with the public agency, as modified or amended.
- (CB-35-2000)
- 36** Special Exception applications filed prior to January 1, 2000, may continue through the review and hearing procedures in Part 4. Uses which are approved may continue in effect, may be revised or amended under procedures in Part 4, and shall not be considered nonconforming. The maximum height of structures not approved by January 1, 2000, shall be thirty-six (36) feet.
- (CB-29-2000)
- 37** Except for new vehicle sales lots, the use shall be located on a tract of land containing a minimum of 25,000 square feet. All such uses on property less than 25,000 square feet in existence on September 1, 2000, may not be certified as nonconforming uses and must cease operations on or before August 31, 2003.
- (CB-87-2000)
- 38** All such uses in existence on September 1, 2001, may not be certified as nonconforming uses and must cease operations, with removal of all animal or poultry facilities, by February 1, 2002.
- (CB-71-2001)

CHAPTER X—Sectional Map Amendment

- 39** (A) The subject C-M Zone property shall have at least seventy-five (75) feet of frontage on a street shown on the Master Plan as a collector or higher classification, be at least twenty-five thousand (25,000) square feet in area, and be the subject of a use and occupancy permit for commercial vehicle storage issued prior to January 1, 1990.
- (B) In addition, the use may be placed on a C-M Zone property contiguous to property meeting the requirements in paragraph (A), but only if both properties are in the same ownership and the paragraph (A) property has a valid use and occupancy permit for trash removal services.
- (CB-17-2002)
- 40** Permits for a store approved before January 15, 2002, without a special exception may continue in effect and be revised or amended, and such a store shall not be considered a nonconforming use. No permits for new food or beverage operations in such a store may be approved without a Special Exception.
- (CB-2-2002)
- 41** Provided:
- (A) The property in the C-O Zone is within a Special Taxing District and adjoins or lies across a public right-of-way from land in the R-H Zone with an existing planned retirement community.
- (B) The Planning Board approves a Detailed Site Plan, in accordance with Part 3, Division 9, and makes the following findings:
- (1) The site plan meets all Special Exception requirements in Section 27-395; and
 - (2) The proposed project will serve, in a high quality, well-designed retirement community, the needs of a retirement-aged population while not adversely affecting the character of the surrounding neighborhood.
- (CB-22-2002)
- 42** Provided the use is an expansion of an existing vehicle sales lot onto surplus land owned by a State agency, but is not in use as a street or right-of-way. The subsequent conveyance of the State land shall not result in the use becoming nonconforming.
- (CB-29-2002)
- 43** All such uses with permits validly issued or applied for as of July 1, 2002, including those on properties rezoned from C-S-C to M-U-I, are deemed permitted uses, are not nonconforming, and may be altered, enlarged, or extended.
- (CB-55-2002)
- 44** Permitted use without requirement for a Special Exception provided:
- (A) The property is located within one thousand (1,000) feet of an existing mass transit rail station operated by the Washington Metropolitan Area Transit Authority (WMATA) and within the boundaries of a TDOZ approved prior to 1990;
- (B) Permits may not be issued for the commercial parking lot until the Planning Board approves a Detailed Site Plan in accordance with Part 3, Division 9, of this Subtitle;
- (C) The Planning Board shall find that the site plan meets the requirements of any applicable TDOZ Development Plan; and
- (D) All commercial parking lot operations on the property shall cease by September 1, 2008.
- (CB-14-2003)
- 45** A Class 3 fill in existence as of October 7, 2003 that is operating pursuant to any validly issued grading permit, and is not in violation, shall be permitted to continue in operation as a matter of right, but is limited to the fill area established by any previously issued grading permit, not to exceed two renewals of the permit. Those fill operations that are in violation on October 7, 2003 have until December 31, 2003 to comply, or their permit is void.
- (CB-8-2003; CB-87-2003)

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

46 Multifamily condominium or rental units are permitted provided:

- (A) The use is located on one or more lots of less than twelve (12) acres in size;
- (B) The property is located within a Center or a Corridor designated by the General Plan;
- (C) The adjoining properties are developed with institutional, commercial office, and residential uses;
- (D) Development of the site is subject to the regulations of the R-18 Zone for this use; and
- (E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. The site plan shall include architectural review in order to ensure compatibility with the existing neighborhood.

(CB-75-2003; CB-69-2004)

47 Provided:

- (A) The community is located on a minimum of five (5) acres and a maximum of eleven (11) acres;
- (B) The property is located within a Center or a Corridor designated by the General Plan;
- (C) The property upon which the community is located shall be located adjacent to property, also zoned C-O, which includes medical offices, an assisted living facility, adult day care center, and/or other facility designed for senior citizens, but in no event shall the use be deemed nonconforming if the adjacent C-O property is no longer occupied by one of the aforementioned uses;
- (D) Each multifamily building shall consist of at least three (3) stories, and shall be served by an elevator;
- (E) The community shall include a clubhouse consisting of at least five thousand (5,000) square feet;
- (F) At least one (1) resident of each household shall be at least fifty-five (55) years old and no permanent resident of the retirement community shall be under eighteen (18) years old;
- (G) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9 of this Subtitle;
- (H) Covenants setting forth the minimum age of the residents shall be submitted with the Detailed Site Plan application. The covenants shall run to the benefit of the Maryland-National Capital Park and Planning Commission; and
- (I) Development of the community is subject to the regulations of the R-18C Zone for multifamily dwellings.

(CB-85-2003)

CHAPTER X—Sectional Map Amendment

48 Provided:

- (A) The use is an adaptive reuse of a furniture warehouse store, which has or had a valid use and occupancy permit prior to January 1, 2004, and is in an existing shopping center that is located on a parcel(s) containing not less than five (5) or more than eleven (11) acres;
- (B) The use is located in a building of at least sixty-five thousand (65,000) square feet and was constructed after 1980 with a minimum of 16-foot ceilings; and
- (C) A Detailed Site Plan must be approved in accordance with Part 3, Division 9, of this Subtitle. The site plan should address, but not be limited to, ingress and egress, truck traffic and parking on the site, and screening for any on-site truck storage.

(CB-5-2004)

49 Provided the use is located on a lot or parcel with not more than one-half (1/2) acre and is located within one-half (1/2) mile of an existing cemetery.

(CB-22-2004)

50 Multifamily condominium units are permitted provided:

- (A) The multifamily dwellings shall be located on a parcel(s) containing at least six (6) acres;
- (B) The property is contiguous to an existing mass transit rail station operated by Washington Metropolitan Area Transit Authority (WMATA);
- (C) The bedroom percentages for multifamily dwellings as set forth in Section 27-419 shall not be applicable;
- (D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;
- (E) Regulations concerning the height of structure, lot size and coverage, frontage, setbacks, density, and other requirements of the C-S-C Zone shall not apply. All such requirements shall be established and shown on the Detailed Site Plan;
- (F) Density regulations shall be in accordance with the R-10 Zone for multifamily dwellings;
- (G) The Detailed Site Plan shall include architectural review in order to ensure high quality design and construction materials; and
- (H) Covenants setting forth that appropriate condominium fees are necessary to provide adequate maintenance of required landscaping to ensure the aesthetics of the property shall be submitted with the Detailed Site Plan application. The covenants shall run to the benefit of the local citizens' association.

(CB-28-2004)

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

51 Subject to the following conditions:

- (A) The hours of operation shall be limited to 7:00 P.M. to 11:00 P.M.
- (B) The establishment shall be located at least one thousand (1,000) feet from any school, or any other building or use providing live adult-oriented performances and at least three hundred (300) feet from any residential zone or from land used for residential purposes in any zone.
- (C) Any establishment providing live adult-oriented performances lawfully established, operating and has a validly issued use and occupancy permit prior to the effective date of these conditions must conform to the permitted use and location requirements on or before November 30, 2007.

(CB-49-2005)

52 This provision shall not apply to property which is located within the Developed Tier for which any portion of same:

- (A) Has an approved Preliminary Plan of subdivision for property which is split-zoned I-3 and R-R, and is located on and inside the Capital Beltway at an existing interchange with said Beltway, or
- (B) Is the subject of any future Preliminary Plan of subdivision or Detailed Site Plan for an integrated shopping center developed pursuant to CB-65-2003; or
- (C) Is the subject of a building permit issued for said use prior to September 1, 2005. All such uses on property meeting the above criteria shall be deemed permitted uses and shall not be considered nonconforming.

(CB-19-2005)

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

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

(CB-97-2005)

54 Provided:

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

(CB-14-2008)

D-DOZ Table of Uses Permitted – Industrial Zones

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

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

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-10: Marlboro Pike Table of Uses Permitted - Industrial Zones

USE	ZONE	
	I-1 ³³	I-1 in D-DOZ
Low Intensity Business Park Character Area		
(1) COMMERCIAL:		
(A) Eating or Drinking Establishments:		
(i) Accessory to, and within the same building or group of attached buildings as, any permitted use except a hotel or motel (CB-37-1988)	P	P
(ii) Within a hotel (CB-97-2004)	SE ^{5,10}	x
(iii) Within a motel	SE ⁵	x
(iv) Within an office building:		
(aa) Fast-food restaurant	P	P
(bb) Other than fast-food restaurant	P	P
(v) Within an industrial park:		
(aa) Of at least 100 acres, fast food restaurant	SE	X
(bb) Of at least 100 acres, all others	SE	X
(cc) Of between 25 and 100 acres, excluding a fast-food restaurant (CB-10-2003)	SE	X
(dd) Of less than 25 acres, except as provided above	SE	X
(ee) Approved with a hotel component (CB-92-2001)	X	X
(ff) Of between 25 and 100 acres, including a fast-food restaurant (CB-97-2004)	SE ¹⁰	X
(vi) Other than fast-food restaurant on property abutting a minimum of 20 acres of C-S-C zoned land	P	X
(vii) Within an existing retail center with net leasable building space of less than 26,000 square feet (CB-93-2001)	P ⁴¹	P ⁴¹
(viii) All others (CB-21-1987; CB-34-1987; CB-57-1994; CB-37-1998)	SE	X
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:		
Car wash (CB-92-2001)	P	X
Commercial Fuel Depot (CB-68-2006)	P ⁵¹	X
Gas station (CB-1-1989; CB-57-1994; CB-40-1998; CB-97-2004)	SE ¹⁰	X
Incidental automobile service in parking garage ³	P	X

CHAPTER X – Sectional Map Amendment

Figure X-10: Marlboro Pike Table of Uses Permitted - Industrial Zones

USE	ZONE	
	I-1 ³³	I-1 in D-DOZ
Mobile or modular home sales lot, which may include the storage of mobile homes or modular home components for sale	P	X
Vehicle, boat, or camping trailer sales, or boat or camping trailer rental lot, including outdoor display of the vehicles (CB-37-1988; CB-58-1993; CB-75-1998; CB-33-2002; CB-39-2004)	P	X
Vehicle, boat, mobile home, or camping trailer repair and service station, and the sales of parts and tires which may include:		
(i) Installation of parts within a wholly enclosed building	P	X
(ii) Incidental retail sales of gasoline, subject to Section 27358(a)(1),(2), (4),(5),(6),(7),(8), and (10)	PB	X
Vehicle lubrication or tune-up facility, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage (CB-43-1987)	P	P
Vehicle rental lot, excluding boats or camping trailers, including outdoor display of the vehicles (CB-58-1993)	P	X
Vehicle sales or rental lot, including outdoor display of the vehicles (CB-73-1997)	X	X
Vehicle towing station (CB-12-1991; CB-75-1998; CB-39-2004)	P	X
(C) Offices:		
Bank, savings and loan association, or other savings or lending institution:		
(i) With drive through	P	P
(ii) All others (CB-1-1994)	P	P
Other offices:		
(i) Accessory to a permitted use	P	P
(ii) Medical practitioner's office	P	X
(iii) Medical practitioner's office less than 3 stories in height and not exceeding 33% of net tract area in a development comprising a gross tract area of at least 25 acres	X	X
(iv) Offices less than 3 stories in height and not exceeding 33% of net tract area in a development comprising a gross tract area of at least 25 acres	X	X
(v) Trailer for office space accessory to an existing industrial use in accordance with Sections 27-260 and 27-261 (CB-75-1998; CB-39-2004)	X	X
(vi) All other offices (CB-3-1989; CB-24-1993; CB-75-1998)	P	P
Real estate subdivision sales office:		
(i) As a temporary use, in accordance with Sections 27-260 and 27-261	P	P
(ii) All others	P	P

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-10: Marlboro Pike Table of Uses Permitted - Industrial Zones

USE	ZONE	
	I-1 ³³	I-1 in D-DOZ
Low Intensity Business Park Character Area		
(D) Services:		
Animal hospital, animal training, kennel	P	P
Barber or beauty shop	P	P
Bicycle repair shop	P	P
Blacksmith shop	P	P
Blueprinting, photostating, or other photocopying establishment (CB-66-1996; CB-75-1998; CB-39-2004)	p ³⁴	P
Carpet or rug shampooing establishment	P	P
Catering establishment	P	P
Data processing (CB-66-1996)	p ³⁴	P
Dry cleaning or laundry pickup	P	P
Dry cleaning plant	P	P
Electrical or electronic equipment, radio or television, computer repair shop (CB-3-1989; CB-66-1996)	p ³⁴	P
Farm implement repair	P	P
Household appliance or furniture repair shop:		
(i) Furniture and small appliances only	P	P
(ii) All others	P	P
Key or locksmith shop	P	P
Laboratory:		
(i) Accessory to allowed use	p ³⁴	P
(ii) Medical or dental	p ³⁴	P
(iii) Research, development, or testing	p ³⁴	P
(iv) All others (CB-3-1989; CB-66-1996)	P	P
Laundromat	P	X
Laundry plant	P	P
Lawn mower repair shop	P	X
Massage establishment	SE	X
Methadone Treatment Center (CB-103-1993)	SE	X

CHAPTER X – Sectional Map Amendment

Figure X-10: Marlboro Pike Table of Uses Permitted - Industrial Zones

USE	ZONE	
	I-1 ³³	I-1 in D-DOZ
Photographic processing plant (CB-66-1996)	P ³⁴	P
Photography studio (may include darkroom)	P	P
Printing shop (CB-66-1996)	P ³⁴	P
Research and Development (CB-3-1989)	X	X
Septic tank service	P	X
Shoe repair shop	P	P
Tailor or dressmaking shop (may include incidental dyeing and pressing)	P	P
Taxidermist	P	P
Upholstery shop	P	P
(E) Trade (Generally Retail):		
Adult book store (CB-53-1996; CB-75-1998; CB-39-2004)	X	X
Arts, crafts, and hobby supply store (CB-18-1997)	P	X
Bicycle (sales) shop	P	P
Bottled gas sales (retail)	P	X
Building supply store (CB-3-1989)	P	P
Buying of items within guest rooms and vehicles, pursuant to Section 27115(a)(2)	X	X
Carpet or floor covering store	P	P
Clothing, dry goods, millinery, or shoe store (CB-89-1986)	SE	X
Department or variety stores (CB-21-1994; CB-97-2004)		
(i) Not exceeding 13,000 square feet	P ¹⁰	X
(ii) All others	X	X
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	X
Drug store (CB-91-1986; CB-97-2004)	SE ¹⁰	X

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-10: Marlboro Pike Table of Uses Permitted - Industrial Zones

USE	ZONE	
	I-1 ³³	I-1 in D-DOZ
Electrical supply store (CB-3-1989)	P	P
Farm implement or feed sales	P	X
Farmer's market or flea market, in accordance with Sections 27-260 and 27261 (CB-63-1998)	P	X
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27261 (CB-66-1996)	P ³⁴	X
Food or beverage store		
(i) Within an existing retail center with net leasable building space of less than 26,000 square feet	P ⁴³	NA
(ii) All others (CB-92-2001; CB-93-2001; CB-97-2004)	SE ¹⁰	X
Hardware store (may include electrical or plumbing supplies)	P	P
Home furnishing store (such as interior decorations, electronics, housewares, household accessories, or textiles) (CB-89-1990)	P	P
Household appliance or furniture store	P	P
Lawn mower (sales) store	P	P
Nursery and garden center (CB-3-1989)	P	P
Paint or wall covering store (CB-3-1989)	P	P
Pawnshop (CB-28-1997)	X	X
Pet feed and supply store (CB-2-1991)	P	P
Plumbing supply store (CB-3-1989)	P	P
Retail sales of products:		
(i) Provided the retail sales are incidental to the manufacturing of the products on the premises and the retail sales area does not exceed 15% of the gross floor area of the building, or 5,000 square feet, whichever is less	X	X
(ii) Provided the retail sales are incidental to the manufacturing of the products on the premises, except where permitted by (i) above	PB	PB
(iii) Provided the retail sales are incidental to the warehousing, wholesaling, or distribution of the products on the premises (CB-122-1986; CB-3-1989)	PB	PB
Sales events sponsored by bona fide nonprofit groups or organizations, in accordance with Sections 27-260 and 27-261 (CB-26-1997)	P	P

CHAPTER X – Sectional Map Amendment

Figure X-10: Marlboro Pike Table of Uses Permitted - Industrial Zones

USE	ZONE	
	I-1 ³³	I-1 in D-DOZ
Seafood market (CB-49-1987)	SE	X
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P
Septic tank sales	P	X
Stationery or office supply store, which may include the sale of office furniture and business machines	P	P
Swimming pool or spa sales and service (which may include outdoor display, provided it is enclosed by a 6-foot high fence)	P	P
Wayside stand:		
(i) As a temporary use, subject to Sections 27-260 and 27-261	P	P
(ii) All others	P	X
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception). (CB-65-2003; CB-19-2005)	p ⁴⁷	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone. (CB-65-2003)	X	X
(2) INDUSTRIAL:		
(A) Chemical and Allied Manufacturing:		
Abrasive and asbestos products	X	X
Acids and caustics	X	X
Carbon black	X	X
Celluloid or pyroxylin	X	X
Cosmetics, medicinal, pharmaceutical, and toilet article products, fabrication (CB-66-1996)	p ³⁴	P
Distillery for the production of fuel alcohol, which may include bulk storage (CB-75-1998; CB-39-2004)	SE	X
Drugs, compounding (CB-66-1996)	p ³⁴	P
Dyestuffs	X	X
Fertilizers	X	X
Gum and wood chemicals, which may include distilling	X	X
Ink:		
(i) Paste inks (CB-75-1998; CB-39-2004)	P	P
(ii) All other inks	X	X

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-10: Marlboro Pike Table of Uses Permitted - Industrial Zones

USE	ZONE	
	I-1 ³³	I-1 in D-DOZ
Low Intensity Business Park Character Area		
Organic and inorganic chemicals (except as specified):		
(i) Blending and mixing (CB-75-1998; CB-39-2004)	X	X
(ii) Breaking bulk	P	P
Paints, varnishes, lacquers, enamels, and shellacs (CB-75-1998; CB-39-2004)	X	X
Pesticides and insecticides	X	X
Plastics and synthetic fibers (CB-75-1998; CB-39-2004)	X	X
Soaps, cleaners, polishes, sanitation preparations, bleaches, and detergents	X	X
(B) Fabrication of Wood, Metal, Paper, Plastic, and Glass Products from Materials Produced Elsewhere:		
Armament control and sighting systems	P	P
Communications equipment, computers, telephones, electronic equipment, radios, sound systems, or televisions (which may include parts for these items) (CB-66-1996)	P ³⁴	P
Containers:		
(i) Paper or plastic	SE	*P
(ii) Glass, metal, or wood or other materials (CB-75-1998; CB-39-2004)	SE	*P
Electrical lighting fixtures	P	P
Engines, generators, turbines, or miscellaneous machinery (CB-75-1998; CB-39-2004)	X	X
Furniture, cabinets, fixtures, or interior decorating components	P	P
Hardware (except as otherwise specified)	P	P
Heavy armament (CB-75-1998; CB-39-2004)	SE	*P
Household appliances:		
(i) Small electrical household appliances, including televisions but excluding refrigerators and similar large appliances	P	P
(ii) All others	P	P
Motorized and nonmotorized vehicles, aircraft, construction, farm, or railroad equipment, ships or boats (which may include the parts for these items)	X	X
Office supplies and equipment (CB-66-1996)	P ³⁴	P

CHAPTER X – Sectional Map Amendment

Figure X-10: Marlboro Pike Table of Uses Permitted - Industrial Zones

USE	ZONE	
	I-1 ³³	I-1 in D-DOZ
Low Intensity Business Park Character Area		
Plumbing, air conditioning, carpentry, electrical heating, and lighting supplies and equipment (except where otherwise specified):		
(i) Plastic	P	P
(ii) Other materials	P	P
Spas and swimming pools	P	P
Structural components of buildings (except as otherwise specified)	P	P
Vending machines	P	P
(C) Manufacturing and Processing of Lumber, Wood, and Related Products:		
Logging camps or contractors (CB-75-1998; CB-39-2004)	X	X
Mobile or manufactured homes (CB-75-1998; CB-39-2004)	X	X
Modular buildings (CB-75-1998; CB-39-2004)	X	X
Sawmills or planing mills (CB-75-1998; CB-39-2004)	X	X
Veneer and plywood (CB-75-1998; CB-39-2004)	X	X
Wood preserving (CB-75-1998; CB-39-2004)	X	X
(D) Manufacturing of Scientific, Specialized, and Technical Instruments and Equipment:		
Engineering, computer, drafting, laboratory, office, research, and scientific instruments, devices, equipment and supplies (CB-66-1996)	P ³⁴	P
Optical, dental, medical, ophthalmic, orthopedic, and prosthetic devices and supplies (CB-66-1996)	P ³⁴	P
Photographic equipment and supplies (CB-66-1996)	P ³⁴	P
Timing, light, mixing, safety, temperature, or weight control devices (CB-66-1996)	P ³⁴	P
Watches, clocks, measuring, or time-keeping devices (CB-66-1996)	P ³⁴	P
(E) Metal Production:		
Blast furnace	X	X
Foundry:		

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-10: Marlboro Pike Table of Uses Permitted - Industrial Zones

USE	ZONE	
	I-1 ³³	I-1 in D-DOZ
(i) Nonferrous metals (CB-75-1998; CB-39-2004)	X	X
(ii) Nonornamental ferrous	X	X
(iii) Ornamental metals (CB-75-1998; CB-39-2004)	X	X
Recycling of nonferrous metals (CB-75-1998; CB-39-2004)	SE	*P
Rolling mill	X	X
Smelting	X	X
(F) Miscellaneous Industrial, Manufacturing, and Related Uses:		
Brushes, brooms, combs, or lamp shades manufacturing	P	P
Cigarettes, cigars, or other tobacco products (chewing or smoking) manufacturing (CB-75-1998; CB-39-2004)	X	X
Consolidated Storage, in accordance with Section 27-475.04 (CB-32-1988; CB-75-1998; CB-45-1999; CB-39-2004)	P	P
Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use:		
(i) With storage of materials or equipment:		
(aa) Indoors	P	P
(bb) Outdoors (CB-75-1998; CB-39-2004)	P	X
(ii) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry (and the like) parts for installation off site	P	P
(iii) Including the retail sale of parts and supplies as an accessory use (CB-89-1985; CB-75-1998)	P	P
Contractors' plant or storage yard:		
(i) Those involving the operation or storage of heavy equipment over 17,000 pounds gross vehicle weight	P	X
(ii) All others (CB-89-1985; CB-1-1994)	P	X
Explosives, fireworks, or gunpowder manufacturing	X	X
Gelatin manufacturing	X	X
Glue or size manufacturing	X	X
Heavy motorized equipment, motor vehicle, truck, boat, camping trailer, or trailer storage yard (CB-90-1992; CB-75-1998; CB-39-2004)	P	X

CHAPTER X – Sectional Map Amendment

Figure X-10: Marlboro Pike Table of Uses Permitted - Industrial Zones

USE	ZONE	
	I-1 ³³	I-1 in D-DOZ
Jewelry manufacturing (CB-66-1996)	P ³⁴	P
Junk yard	SE	X
Machine shop	P	P
Matches manufacturing	X	X
Motion picture or broadcasting equipment manufacturing and production	P	P
Musical instruments, athletic goods, notions, novelties, sporting goods manufacturing	P	P
Pens, artist or drafting supplies, clerical equipment, business machines, or pencils manufacturing	P	P
Plastic products manufacturing, except as otherwise specified	P	P
Precious metalware manufacturing and plating	P	P
Recycling plant, except as otherwise specified (CB-75-1998; CB-39-2004)	SE	X
Storage building accessory to:		
(i) A permitted use	P	P
(ii) A special permit use	NA	NA
(iii) A Special Exception use (CB-90-1992; CB-1-1994)	SE	X
Storage yard, except as otherwise specified (CB-75-1998; CB-39-2004)	P	X
Tobacco packing, processing, and treatment	P	P
Transfer station (CB-71-1994)	X	X
Trash removal services (CB-82-1991; CB-75-1998; CB-39-2004)	P ²²	X
Uses which are noxious or offensive by reason of odor, dust, fumes, smoke, gas, vibration, radiation, glare, or noise, or which constitute a public hazard by fire, explosion, or other means (in the discretion of the District Council)	X	X
Vehicle salvage yard	SE	X
Warehousing:		
(i) Subject to Section 27-471(g)	NA	NA
(ii) All others (CB-90-1992)	P	P
Waste material separation and processing facility, in accordance with Section 27475.05 (CB-77-1990; CB-75-1998; CB-39-2004)	X	X

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-10: Marlboro Pike Table of Uses Permitted - Industrial Zones

USE	ZONE	
	I-1 ³³	I-1 in D-DOZ
Low Intensity Business Park Character Area		
(G) Petroleum, Gas, and Related Products:		
Asphalt mixing plant (CB-111-2004)	X	X
Breaking bulk for home consumption or portable appliances (CB-75-1998; CB-39-2004)	P	X
Distribution for home consumption (CB-75-1998; CB-39-2004)	P	X
Gasoline or gasohol bulk storage (other than gas station or vehicle repair and service station) (CB-75-1998)	SE	X
Gasohol fabrication (CB-75-1998; CB-39-2004)	X	X
Liquid gas storage	X	X
Refinery	X	X
Tank farm, except as otherwise specified (CB-75-1998; CB-39-2004)	X	X
(H) Printing, Publishing, Paper, and Related Industries:		
Bookbinder manufacturing	P	P
Bookbinding	P	P
Paper or paper board products (except containers) manufacturing	SE	*P
Paper recycling collection center (only for collection, storage, and shipping) (CB-75-1998; CB-39-2004)	P	X
Printing and engraving (which may include all processes) (CB-66-1996)	p ³⁴	P
Publishing	P	P
Pulp making	X	X
(I) Processing of Food and Kindred Products for Human Consumption:		
Bakery products manufacturing	P	P
Beverage bottling (all containers):		
(i) Alcoholic	X	X
(ii) Nonalcoholic	P	P
Brewery, distillery, winery	X	X
Cereals, grains, or spice processing	P	P
Coffee roasting	P	P

CHAPTER X – Sectional Map Amendment

Figure X-10: Marlboro Pike Table of Uses Permitted - Industrial Zones

USE	ZONE	
	I-1 ³³	I-1 in D-DOZ
Confectionery products manufacturing	P	P
Drying and dehydrating of food products	P	P
Freezing of food products	P	P
Oil and fat manufacturing (edible)	P	P
Packaging, packing, and canning of food products	P	P
Pickling	SE	*P
Reduction plant	X	X
Sauce, seasoning, and dressing manufacturing	P	P
Slaughterhouse	X	X
Smoking and curing	SE	*P
Sugar refinery	X	X
Syrup and flavor extract manufacturing	P	P
(J) Rubber and Synthetic Rubber Products:		
Fabrication of rubber products (CB-75-1998; CB-39-2004)	P	P
Recycling of rubber products	SE	X
Rubber manufacturing	X	X
Rubberizing of wearing apparel or household items	P	P
Synthetic rubber (and similar products) manufacturing	X	X
Tire or tube manufacturing (CB-75-1998; CB-39-2004)	X	X
Tire recapping (CB-75-1998; CB-39-2004)	P	X
(K) Stone, Clay, Glass, and Cement Products:		
Cement manufacturing	X	X
Concrete batching or cement mixing plant (CB-111-2004)	X	X
Cutting of nonstructural stone (CB-75-1998; CB-39-2004)	P	X
Glass blowing and molding	P	P
Manufacturing of ornamental products made of clay, concrete, glass plaster, porcelain, or stone (excluding the use of a rock crusher) (CB-75-1998; CB-39-2004; CB-78-2004)	P	P

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-10: Marlboro Pike Table of Uses Permitted - Industrial Zones

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

CHAPTER X – Sectional Map Amendment

Figure X-10: Marlboro Pike Table of Uses Permitted - Industrial Zones

USE	ZONE	
	I-1 ³³	I-1 in D-DOZ
Low Intensity Business Park Character Area		
Tobacco and related products	P	P
Wholesaling or distribution of materials (products) not used or produced on the premise:		
(i) Subject to Section 27-471(g)	NA	NA
(ii) All others (CB-90-1992)	P	P
Wholesaling or distribution of materials (products) used or produced on the premises (CB-90-1992)	P	P
Wholesaling or distribution use not listed (CB-90-1992)	SE	*P
(3) INSTITUTIONAL/EDUCATIONAL:		
Adult day care center (CB-44-1987; CB-66-1996)	p ^{12,34}	X
Adult rehabilitation center (CB-108-1987; CB-75-1998; CB-39-2004)	X	X
Church or similar place of worship, convent, or monastery (CB-23-1988; CB-99-1993; CB-84-1996)	P	P ^A
Church or similar place of worship, convent, or monastery in the Route 202 Corridor Study Area, unless constructed pursuant to a Conceptual Site Plan approved by the Planning Board prior to June 1, 1997 (CB-72-1997)	X	NA
Community building	P	X
Day care center for children:		
(A) In accordance with Section 27-475.02 ¹⁴	p ³⁴	X
(B) All others (CB-23-1988; CB-66-1996)	SE	X
School, private:		
(A) Business	p ³⁴	X
(B) Driving	P	X
(C) Institution of higher learning (may include a private spa)	X	X
(D) School or studio for artistic or technical instruction and practice	p ³⁴	X
(E) Scientific	p ³⁴	X
(F) Trade	p ³⁴	X
(G) Private college or university	p ³⁶	X
(H) In accordance with Section 27-475.06.01 ²⁸	p ³⁴	X

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-10: Marlboro Pike Table of Uses Permitted - Industrial Zones

USE	ZONE	
	I-1 ³³	I-1 in D-DOZ
(I) All others (CB-26-1985; CB-33-1986; CB-23-1988; CB-14-1994, CB-113-1994; CB-66-1996; CB-93-1996; CB-94-2000)	SE	X
(4) MISCELLANEOUS:		
Accessory structures and uses (CB-66-1996)	P ³⁴	P
Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987)	SE	*P
Any use allowed in the C-S-C Zone (except those permitted by Special Exception), when located within an office building or hotel, provided not more than 15% of the gross floor area of the building shall be devoted to such uses and not more than 3,000 square feet shall be allotted to any one use; except hotels may include auditoriums or showrooms unlimited in size	X	X
Auction house (CB-55-1988)	P	P
Buildings and uses, serving public health purposes, on land owned by Prince George's County, Maryland, upon which hospitals or health centers are located, except if otherwise allowed as a Permitted(P) use ¹⁵ (CB-55-1988; CB-66-1996)	P ³⁴	X
Cemetery, crematory:		
(A) Cemetery, accessory to a church, convent, or monastery ²¹	P	X
(B) All others (CB-11-1991; CB-27-1995)	SE	*P
Collection of recyclable materials:		
(A) As a temporary use, in accordance with Sections 27-260 and 27-261 (CB-75-1998; CB-39-2004)	P	P
(B) All others	P	X
Commercial uses not listed	X	X
Contractor's office (must include sanitary facilities), construction yard, shed, or storage building (in connection with a construction project) as a temporary use:		
(A) In accordance with Sections 27-260 and 27-261	P	P
(B) All others	P	P
Ice vending machine for block ice	P	P
MARC Planned Community, in accordance with Section 27-475.06.05 (CB-21-2006)	P	X
Metro Planned Community, in accordance with Section 27-475.06.03 (CB-35-1998)	X	X
Mobile home, with a use for which amusement taxes are collected ²	P	X

CHAPTER X – Sectional Map Amendment

Figure X-10: Marlboro Pike Table of Uses Permitted - Industrial Zones

USE	ZONE	
	I-1 ³³	I-1 in D-DOZ
Low Intensity Business Park Character Area		
Rental business for items permitted to be sold (except as otherwise specified)	P	P
Sign making shop	P	P
Signs, in accordance with Part 12:		
(A) Outdoor advertising sign (billboard)	X	X
(B) All others (CB-45-1988; CB-24-1991; CB-66-1996)	p ³⁴	P
Welding shop	P	P
Where not otherwise specifically permitted, any use allowed in the I-1 Zone (excluding those permitted by Special Exception) (CB-92-2004)	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the I-1 Zone (CB-92-2004)	X	X
(5) PUBLIC/QUASI PUBLIC:		
Ambulance service, private	P	P
Library	P	X
Post office	P	P
Public buildings and uses	P	P
Sanitary landfill, rubble fill, or Class 3 fill ^{19, 46} (CB-15-1990; CB-8-2003; CB-87-2003)	SE	X
Voluntary fire, ambulance, or rescue station ¹	P	X
(6) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:		
Amusement Center (CB-8-2007)	p ⁵²	X
Amusement park	SE	X
Athletic field, with or without seating for spectators	P	P
Auditorium	P	X
Billiard or pool parlor	P	X
Bowling alley	P	X
Carnival, circus, fair, or similar use, not exceeding 17 days duration and located at least 250 feet from any dwelling, as a temporary use in accordance with Sections 27-260 and 27-261:		
(A) On a parking lot	P	X
(B) All others	P	X
Club or lodge, private	P	X

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-10: Marlboro Pike Table of Uses Permitted - Industrial Zones

USE	ZONE	
	I-1 ³³	I-1 in D-DOZ
Commercial recreational attractions	X	X
Employees recreational facilities (private, nonprofit), accessory to an allowed use (CB-66-1996)	p ³⁴	P
Golf course or country club (CB-66-1996)	p ³⁴	X
Golf driving, archery, or baseball batting range (CB-130-1993)	P	X
Miniature golf course	P	X
Museum, aquarium, art gallery, cultural center, or similar facility (CB-66-1996)	p ³⁴	X
Park or playground	P	X
Performance arts center, in accordance with Section 27-475.06.04 (CB-12-2001)	SP	X
Reducing/exercise salon or health club (CB-3-1989; CB-66-1996)	p ³⁴	X
Riding stable	P	X
Rifle, pistol, or skeet shooting range:		
(A) Indoor ²⁰	P	P
(B) Outdoor (CB-4-1991)	SE	X
Sauna or steam bath	PA	X
Skating rink:		
(A) Indoor	P	X
(B) Outdoor	SE	X
Spa, community (CB-66-1996)	p ³⁴	X
Spa, private, accessory to an allowed dwelling unit (CB-66-1996)	p ³⁴	P
Spa, public:		
(A) Accessory to a reducing/exercise salon, health club, or summer camp	P	X
(B) Accessory to a commercial swimming pool	p ³⁴	X
(C) Accessory to a hotel or motel (in the I-1 and I-2 Zones, included on the approved Special Exception site plan for the hotel)	SE	X

CHAPTER X – Sectional Map Amendment

Figure X-10: Marlboro Pike Table of Uses Permitted - Industrial Zones

USE	ZONE	
	I-1 ³³	I-1 in D-DOZ
(D) All others (CB-3-1989; CB-66-1996)	SE	X
Summer camp	P	X
Swimming pool (which may include a community or public spa)	P	X
Tennis, basketball, handball or similar court:		
(A) Enclosed by a wall or fence at least 6 feet high	P	X
(B) All others	P	X
Theater:		
(A) Indoor	P ³⁴	X
(B) Outdoor (including drive-in) (CB-66-1996)	SE	X
(7) RESIDENTIAL/LODGING:		
Artists' residential studios, in accordance with Section 27-475.06.04 (CB-12-2001)	SP	X
Dwelling:		
(A) If legally erected prior to the date upon which the property was classified in the I-1, I-2, or U-L-I Zone, or legally erected in the I-1, I-2, or U-L-I Zone under prior regulations	P	P
(B) If legally erected prior to the date upon which the property was classified in the I-3 or I-4 Zone	X	X
(C) All others (CB-1-1994)	X	X
Dwelling unit within a building, containing commercial or industrial uses not exceeding 3 units per building, with 1 unit permitted at ground floor level for a resident manager, caretaker, or night watchman (and family) and all other units located above the ground floor	P	X
Hotel or motel (which may include public spas, swimming pools, or tennis courts, provided they are enclosed by a fence or wall at least 6 feet high):		
(A) In an industrial park having a gross tract area of at least 25 acres (CB-97-2004)	SE ¹⁰	X
(B) All others	SE	X
Planned retirement community (CB-89-1999)	X	X
(8) RESOURCE PRODUCTION/RECOVERY:		
Agricultural uses	P	P
Concrete recycling facility (CB-78-2004)	SE	X

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-10: Marlboro Pike Table of Uses Permitted - Industrial Zones

USE	ZONE	
	I-1 ³³	I-1 in D-DOZ
Sand and gravel wet-processing (CB-75-1998; CB-39-2004)	SE	X
Surface mining	SE	X
(9) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:		
Airport, airpark, airfield, heliport	SE	X
Airstrip or helistop	SE	X
Antennas and related equipment buildings and enclosures, other than satellite dish antennas, in accordance with Section 27-475.06.02 (CB-65-2000)	P	P
Broadcasting studio (without tower) (CB-66-1996)	p ³⁴	P
Bus station or terminal	P	X
Monopoles and related equipment buildings and enclosures, in accordance with Section 27-475.06.02 (CB-65-2000)	P	X
Motor freight receiving or shipping (loading) facilities:		
(A) When accessory to, in conjunction with, as an integral part of, under the same ownership or leasehold interest as, and solely serving another allowed use on the property	p ³⁴	P
(B) All others (CB-90-1992; CB-66-1996)	X ²³	X ²³
Moving and Storage Operation (CB-70-2004)	p ^{26,48}	p ^{26,48}
Parking lot or garage, commercial (CB-43-2002)	P	P
Parking lot or garage, or loading area, in accordance with Part 11 (CB-66-1996)	p ³⁴	P
Parking of mobile home except as otherwise specified	X	X
Parking of mobile home in a public right-of-way ⁴	X	X
Parking of vehicles accessory to an allowed use (CB-66-1996)	p ³⁴	P
Public utility uses or structures:		
(A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards (CB-66-1996)	p ³⁴	P
(B) Railroad yards, roundhouses, car barns, and freight stations	X	X

CHAPTER X—Sectional Map Amendment

Figure X-10: Marlboro Pike Table of Uses Permitted - Industrial Zones

USE	ZONE	
	I-1 ³³	I-1 in D-DOZ
Low Intensity Business Park Character Area		
(C) Other public utility uses or structures (including major transmission and distribution lines and structures) (CB-25-1987; CB-61-1988; CB-65-2000)	P	P
Satellite dish antenna, in accordance with Section 27-468.01:		
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P
(B) Over 10 feet in diameter, to serve only 1 dwelling unit	SE	X
(C) All others	P	P
Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically allowed ⁸ (CB-4-1987)	X	X
Taxicab dispatching station:		
(A) Without cab storage repair, or servicing	P	P
(B) With cab storage	P	P
(C) With cab repair or servicing within a wholly enclosed building (CB-50-1987)	P	P
Taxicab stand	P	P
Telegraph or messenger service (CB-66-1996)	p ³⁴	P
Towers or poles (electronic, radio, or television, transmitting or receiving):		
(A) Nonprofit, noncommercial purposes, with no height restrictions	P	P
(B) Freestanding, for commercial purposes, up to 175 feet above ground level	P	P
(C) Attached to a roof, for commercial purposes, with the total combined height of the building, tower, or monopole and antenna not exceeding 250 feet above ground level	P	P
(D) All others (CB-8-1990; CB-123-1994; CB-103-1997; CB-65-2000)	SE	X
Trucking operations, except as otherwise specified (CB-90-1992; CB-5-1994; CB-75-1998; CB-13-2000; CB-39-2004)	X ^{26,40}	X ^{25,40}

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

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

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

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

(CB-70-2008)

- 2 Provided:
 - (A) The mobile home is located on a lot having property consisting of five (5) acres or more;
 - (B) The use of the mobile home is in connection with another use on the property for which the County levies or collects an amusement tax;
 - (C) The occupants of the mobile home are employed by, or reasonably connected with, the other use; and
 - (D) The mobile home shall not be located on the property for more than one hundred twenty (120) cumulative days per calendar year; except mobile homes used in connection with pari-mutuel racetracks where the use shall not exceed two hundred eighteen (218) cumulative days per calendar year.
- 3 Provided:
 - (A) The service shall be limited to supplying gasoline, oil, water, tire pressure, and washing;
 - (B) Only automobiles parking in the parking garage shall be served;
 - (C) No signs visible from outside the structure shall indicate the presence of the service facilities; and
 - (D) The garage shall be wholly enclosed.
- 4 Except in an emergency. In this case, the parking shall be subject to the traffic and parking regulations applicable to the right-of-way.
- 5 Approved as an accessory use with approval of the Special Exception for the hotel or motel.
- 6 Not exceeding fifteen percent (15%) of the gross floor area, in combination with allowed C-S-C Zone uses, but not a fast-food restaurant within a hotel.
(CB-34-1987)
- 7 Office building requires a Special Exception to be approved, in accordance with Part IV.
- 8 This shall not apply to:
 - (A) Storage accessory (and related) to an allowed use; or
 - (B) One (1) such vehicle stored in a wholly enclosed garage.
- 9 In the I-3 Zone, subject to Section 27-471(c) and (g).

CHAPTER X—Sectional Map Amendment

- 10** Permitted use without requirement for Special Exception provided:

 - (A) The use is located within an industrial park which is adjacent to a Beltway interchange constructed after June, 2002;
 - (B) The parcel(s) is the subject of a Preliminary Plan of Subdivision that was approved pursuant to Subtitle 24 of this Code prior to June 30, 2004;
 - (C) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;
 - (D) The acreage of lots (used for commercial purposes) shall not exceed twenty-five percent (25%) of the acreage of lots used for industrial purposes in the industrial park;
 - (E) No more than two (2) fast-food restaurants shall be allowed in the industrial park;
 - (F) Motels are prohibited; and
 - (G) Hotel amenities shall include at a minimum a swimming pool, fitness center, room service, concierge service, parking, and restaurant(s) located within the building.
(CB-97-2004)
- 11** Provided the establishment is not a fast-food restaurant.
(CB-21-1987)
- 12** Located only on or abutting a lot or group of lots containing an office building or group of office buildings having a gross floor area of at least fifty thousand (50,000) square feet.
(CB-44-1987)
- 13** This does not provide for accessory antennas or overhead distribution lines.
(CB-25-1987)
- 14** In a publicly-owned recreational facility, a school, a church, or a public building, a day care center shall only be permitted as an accessory use. A church must provide its tax-exempt identification number when applying for a Detailed Site Plan or a building or use and occupancy permit for an accessory day care center for children.
(CB-23-1988; CB-98-1988; CB-44-1989)
- 15** Provided the health center is located on a minimum of twenty-five (25) acres.
(CB-55-1988)
- 16** Provided:

 - (A) The whip antenna does not extend more than fifteen (15) feet above the height of the structure to which it is attached and does not support lights or signs unless required for aircraft warning or other safety reasons;
 - (B) The equipment building does not exceed five hundred sixty (560) square feet of gross floor area or twelve (12) feet in height;
 - (C) The equipment building matches the construction material and color(s) of an existing building when it is attached thereto; and
 - (D) The equipment building is constructed of brick and designed to coordinate with the design of any existing main building on the same lot or on an adjoining lot when constructed as a freestanding building.
(CB-61-1988; CB-81-1993)
- 17** Subject to Detailed Site Plan approval, in accordance with Part 3, Division 9, of this Subtitle.
(CB-3-1989)
- 18** Limited to twenty percent (20%) of the gross floor area of the building within which it is located, but not to exceed a maximum of five thousand (5,000) square feet.
(CB-3-1989)
- 19** A sanitary landfill, rubble fill, or Class 3 fill may include a rock crusher only if it is approved as part of the Special Exception.
(CB-15-1990; CB-8-2003; CB-87-2003)
- 20** Provided there is no discernible noise from the exterior of the building.
(CB-4-1991)
- 21** Provided both uses were existing as of January 1, 1991.
(CB-11-1991)

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

- 22** In accordance with Section 27-475.06.
(CB-82-1991)
- 23** Except as provided for in Section 27-467.01.
(CB-90-1992)
- 24** Provided the vehicle rental lot is located within one-half (1/2) mile of a mass transit facility.
(CB-58-1993)
- 25** The gross floor area shall not exceed 25% of the gross floor area of the building within which this accessory use is located.
(CB-1-1994)
- 26** Moving and storage operations that have less than one hundred thousand (100,000) square feet of gross floor area, have hours of operation between 7:30 A.M. and 5:30 P.M., and are located in a building that was existing on August 31, 1994, are permitted by right.
(CB-5-1994)
- 27** On a lot of no less than ten (10) or more than twenty (20) acres, located within five hundred (500) feet of property in the M-A-C or C-S-C Zones, said lot having frontage on at least two (2) public streets, and a store containing at least one hundred thousand (100,000) square feet of sales and service floor area (excluding mezzanines) under one roof, of which no more than a total of twenty percent (20%) of sales and service floor area may be dedicated to the sale and/or display of building materials, including, among other things, building supplies, plumbing supplies, electrical supplies, and hardware, either individually or in the aggregate; or the use is located on a lot or parcel that is between ten (10) and twenty (20) acres in size; said lot or parcel is located within five hundred (500) feet of property in the M-A-C Zone and has frontage on at least two public streets; the store has no more than twenty-five thousand (25,000) square feet gross floor area; the store fills medical prescriptions and sells medical supplies and nonprescription medicines, in addition to general merchandise; and except for medical prescriptions, medical supplies, and nonprescription medicines, the store has no more than fifty percent (50%) of its gross floor area devoted to the sale of a single type of merchandise, such as food or specialty items.

(CB-21-1994; CB-11-2003)
- 28** The Board of Appeals may grant variances from the requirements of Section 27-475.06.01(a)(1).
(CB-14-1994)
- 29** Provided:
- (A) The minimum seating capacity is one hundred (100);
 - (B) More than fifty percent (50%) of its revenue is derived from the sale of food;
 - (C) The primary operation is limited to the sale of food and beverages for consumption on the premises; however, ancillary carry out is permitted;
 - (D) Not more than one such establishment providing cafeteria style service exclusively shall be permitted within the industrial park;
 - (E) For establishments to be open to the public before 11:00 A.M., the exact time of opening shall be determined at the time of Detailed Site Plan approval; and
 - (F) The establishment is not a fast food restaurant.
- (CB-57-1994)
- 30** A fast food restaurant may be permitted by Special Exception provided the following criteria are met:
- (A) Not more than one fast food restaurant shall be permitted within the industrial park;
 - (B) The design of the fast food restaurant shall be architecturally compatible with surrounding buildings and uses; and
 - (C) The fast food restaurant is part of an assemblage of at least two (2) other eating and drinking establishments arranged so as to create, in combination, a unified development scheme.
- (CB-57-1994)
- 31** Reserved.
- 32** In accordance with the provisions of Part 16.
(CB-53-1996)

CHAPTER X—Sectional Map Amendment

- 33** Approval of a Special Exception is required for any use in the I-1 or I-2 Zones if any portion of the lot on which the use is proposed is within the subject area of a pending Transit District Overlay Zoning Map Amendment that has been initiated by resolution of the District Council. This provision does not apply to uses or buildings in existence as of July 1, 1996, or uses set forth in Section 27-473(b)(1)(A)(i),(A)(iv), and (C), and (b)(5).
(CB-66-1996)
- 34** Notwithstanding the language in Footnote 33, a Special Exception is not required if any portion of the lot is within the subject area of a pending Transit District Overlay Zoning Map Amendment that has been initiated by resolution of the District Council, and is located at least 2,000 feet from an existing Metrorail station.
(CB-66-1996)
- 35** Provided:
- (A) The church is located in an existing freestanding building not exceeding two stories in heights;
 - (B) If the building in which the church is located contains other uses, a separate entry to the church must be provided for its use; and
 - (C) At the time of issuance of the initial use and occupancy permit, the church shall be located within 1,000 feet of another existing church.
- (CB-84-1996)
- 36** If not conducted in an existing office building, a Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle.
(CB-93-1996)
- 37** Provided:
- (A) The vehicle sales or rental lot is subordinate in area to, and is an expansion of, an existing permitted vehicle sales or rental use located on a contiguous adjacent lot in the I-1, I-2, or I-4 Zones; and
 - (B) The two contiguous adjacent lots are owned by the same individual(s); and
 - (C) The property on which the expansion will be located is adjacent to a public roadway; and
 - (D) No structure may be erected except for paving, and with the exception of one structure not to exceed 6,000 square feet gross floor area which is architecturally compatible with the surrounding neighborhood.
- (CB-73-1997)
- 38** Reserved.
- 39** Townhouses shall comply with the design guidelines set forth in Section 27-274(a)(11) and the regulations for development set forth in Section 27-433(d).
(CB-89-1999)
- 40** A business limited to truck storage, maintenance, and repair only, with associated administrative offices, is permitted by right. Transporting of any items to or from the site is prohibited.
(CB-13-2000)
- 41** Permitted as an accessory use to a gas station located within an industrial park.
(CB-92-2001)
- 42** Permitted as an accessory use to a gas station located within an industrial park, provided the uses are located within the same building.
(CB-92-2001)
- 43** Provided:
- (A) The retail center is built and has one or more approved occupancy permits prior to October 1, 2001;
 - (B) The retail center lies on property that adjoins land in the R-18 Zone and has frontage on a road classified as an arterial on the applicable Master Plan; and
 - (C) No food or beverage store may occupy more than ten thousand (10,000) square feet or one-third (1/3) of the property's net leasable building space, whichever is less.
- (CB-93-2001)

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

- 44** Except for new vehicle sales lots, the use shall be located on a tract of land containing a minimum of twenty-five thousand (25,000) square feet. All such uses on property less than twenty-five thousand (25,000) square feet in existence on September 1, 2002, may not be certified as nonconforming uses and must cease operations on or before August 31, 2005.
(CB-33-2002)
- 45** The property shall lie within one-quarter (1/4) mile of an existing mass transit rail station operated by the Washington Metropolitan Area Transit Authority (WMATA). Permits may not be issued for the commercial parking structure until the Planning Board approves a Detailed Site Plan, as required in the I-3 Zone. The Planning Board shall find:
- (A) The site plan meets all I-3 Zone requirements;
 - (B) The proposed parking structure will not prevent the achievement of Transit Oriented Development goals in the neighborhood surrounding the WMATA station; and
 - (C) The location and design of the parking structure provide for ample pedestrian ways, landscaping, lighting, and other amenities, to create direct and pleasant connections between the structure and the WMATA station.
- All commercial parking lot or garage operations on the property shall cease by September 1, 2008.
(CB-43-2002)
- 46** A Class 3 fill in existence as of October 7, 2003 that is operating pursuant to any validly issued grading permit, and is not in violation, shall be permitted to continue in operation as a matter of right, but is limited to the fill area established by any previously issued grading permit, not to exceed two (2) renewals of the permit. Those fill operations that are in violation on October 7, 2003 have until December 31, 2003 to comply, or their permit is void.
(CB-8-2003; CB-87-2003)
- 47** Provided:
- (A) The property is located on and inside the Capital Beltway at an existing interchange with said Beltway;
 - (B) The site contains a minimum of eighty (80) acres that is split-zoned I-3, I-1, and R-R, with not more than twenty percent (20%) zoned R-R;
 - (C) The property is proposed for employment uses in the most recently approved applicable Master Plan;
 - (D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle; and
 - (E) The site plan shall include at least two (2) stores containing one hundred thousand (100,000) square feet or more of gross floor area.
(CB-65-2003; CB-19-2005)
- 48** Subject to the approval of a Detailed Site Plan in accordance with Part 3, Division 9, of this Subtitle.
(CB-70-2004)
- 49** Provided:
- (A) The use is located within a development with no less than fifty (50) acres included in the Preliminary Plan.
 - (B) The development adjoins properties in the I-1 and I-2 Zones and a railroad right-of-way at the time of Preliminary Plan approval.
 - (C) The development shall not be subject to the requirements of Section 27-471(f)(2) or (g).
 - (D) The development shall comply with the regulations applicable to the I-1 Zone set forth in Section 27-474, except that the setback from any residentially-zoned property shall be fifty (50) feet.
 - (E) The development shall be subject to the approval of a Detailed Site Plan, but not a Conceptual Site Plan. Noise, landscaping, buffering or uses from adjoining residential properties, and preservation and interpretation of any archeological or paleontological resources shall be addressed at the Detailed Site Plan stage.
 - (F) Outdoor storage is prohibited unless approved on a Detailed Site Plan and screened from surrounding properties.
(CB-92-2004)

CHAPTER X—Sectional Map Amendment

- 50** Permitted use without the requirement for a Special Exception provided:
- (A) The site on which the use is located is within an existing industrial park containing a minimum of five (5) acres;
 - (B) The site is not contiguous to any land used for residential purposes;
 - (C) The site abuts a railroad spur; and
 - (D) The site is located within the Developed Tier as described in the General Plan.
- (CB-111-2004)
- 51** Provided:
- (A) The use is limited to property that has at least one hundred and fifty (150) feet of frontage on and vehicular access to at least one (1) road classified as a collector or lower classification on the applicable Master Plan and a minimum right-of-way width of sixty (60) feet;
 - (B) A Limited Detailed Site Plan shall be approved for the use in accordance with Section 27-286(a). The site plan shall address architecture, landscaping, lighting, and infrastructure which is essential to the development of the site including streets, utilities, and stormwater management facilities;
 - (C) The Limited Detailed Site Plan shall demonstrate compliance with Section 27-358(a) (2),(3),(4),(5),(6),(8), and (10); and (b)(1),(2), and (3); and
 - (D) Upon the abandonment of a commercial fuel depot, all structures exclusively used in the business (including underground storage tanks), except buildings, shall be removed by the owner of the property. For the purpose of this footnote, the term “abandonment” shall mean non-operation as a commercial fuel depot for a period of fourteen (14) months after the services cease.
- (CB-68-2006)
- 52** Does not include the sale of alcoholic beverages or hours of operation that extend beyond 10:00 P.M.
- (CB-8-2007)

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Figure X-11: Existing and Proposed Zoning Inventory (in acres)

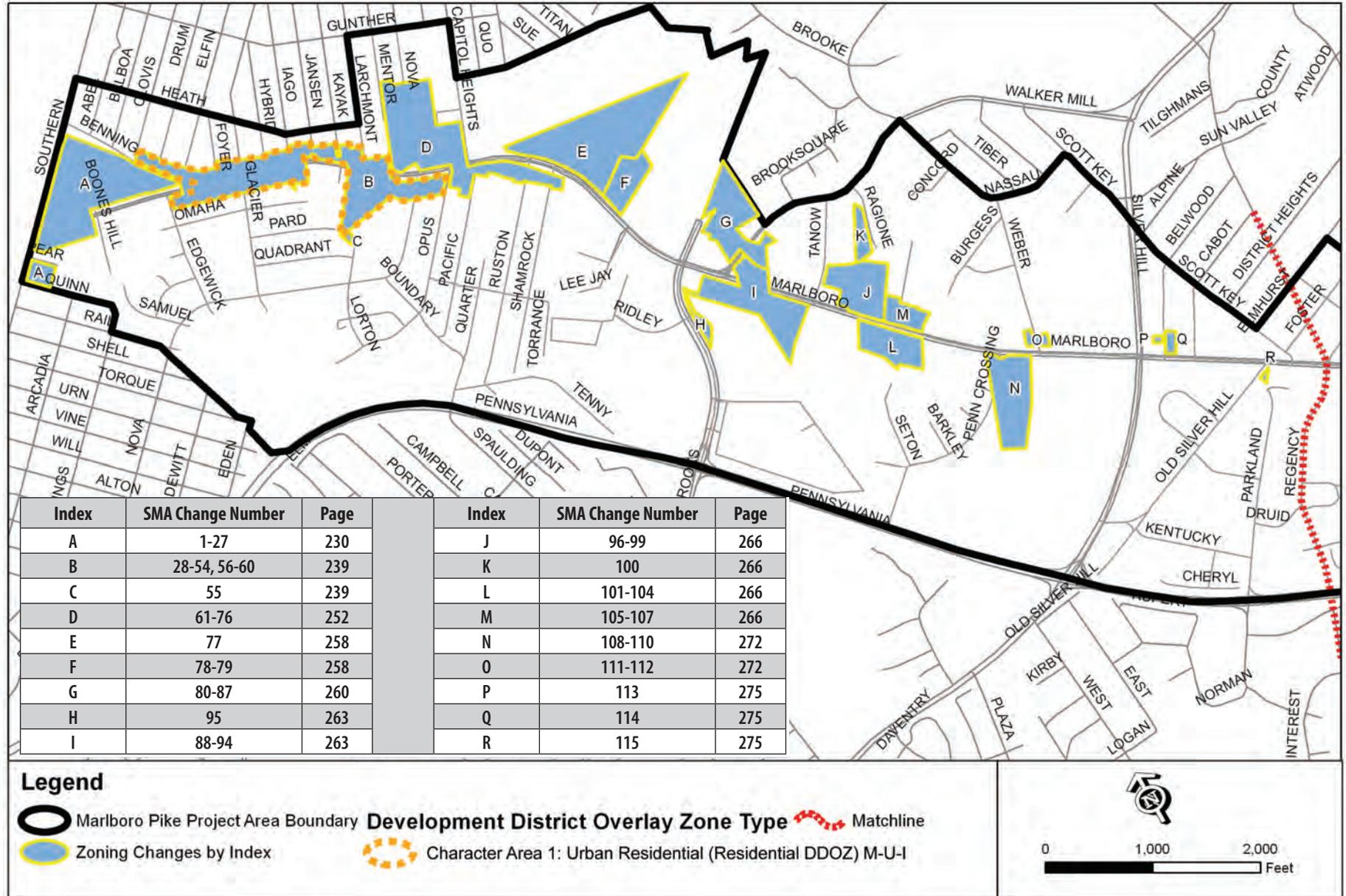
CLASS	EXISTING ZONING (in acres)	NET CHANGE	PROPOSED ZONING
C-A (Ancillary Commercial)	0.36	-0.36	0.00
C-C (Community Commercial Existing)	0.90	-0.90	0.00
C-M (Commercial Miscellaneous)	19.28	-9.12	10.16
C-O (Commercial Office)	24.30	-7.34	16.96
C-S-C (Commercial Shopping Center)	311.57	-130.66	180.91
I-1 (Light Industrial)	115.66	17.65	133.31
I-4 (Limited Industrial)	4.04	0.00	4.04
M-U-I (Mixed-Use Infill)	0.00	20.91	20.91
M-X-T (Mixed-use Transportation Oriented)	37.46	62.06	99.51
R-10 (Multifamily High Density Residential)	51.43	0.00	51.43
R-18 (Multifamily Medium Density Residential)	109.78	4.37	114.15
R-18C (Multifamily Medium Density Residential-Condominium)	6.68	-1.76	4.92
R-30 (Multifamily Low Density Residential)	0.78	0.00	0.78
R-30C (Multifamily Low Density Residential-Condominium)	9.11	0.00	9.11
R-35 (One-Family Semidetached and Two-Family Detached, Residential)	0.96	-0.12	0.84
R-55 (One Family Detached Residential)	526.28	34.52	560.80
R-O-S (Reserved Open Space)	36.63	15.24	51.87
R-R (Rural Residential)	8.84	-3.28	5.56
R-T (Townhouse)	96.50	-1.20	95.30
Total	1,360.56		1,360.56

Source: M-NCPPC, November, 2008

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

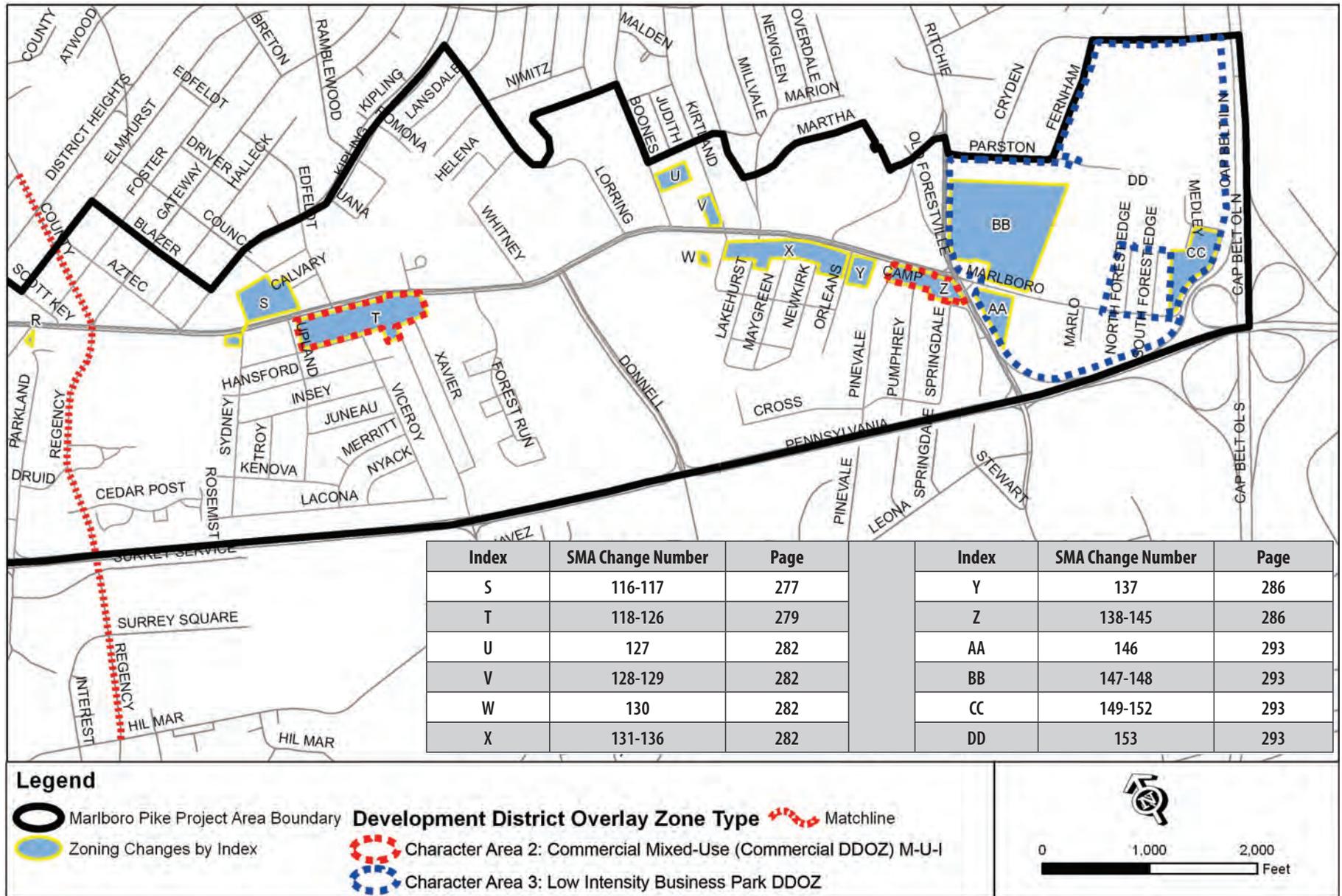
E. SMA TABLES AND MAPS

Figure X-12a: Marlboro Pike Sectoral Map Amendment Zoning Changes



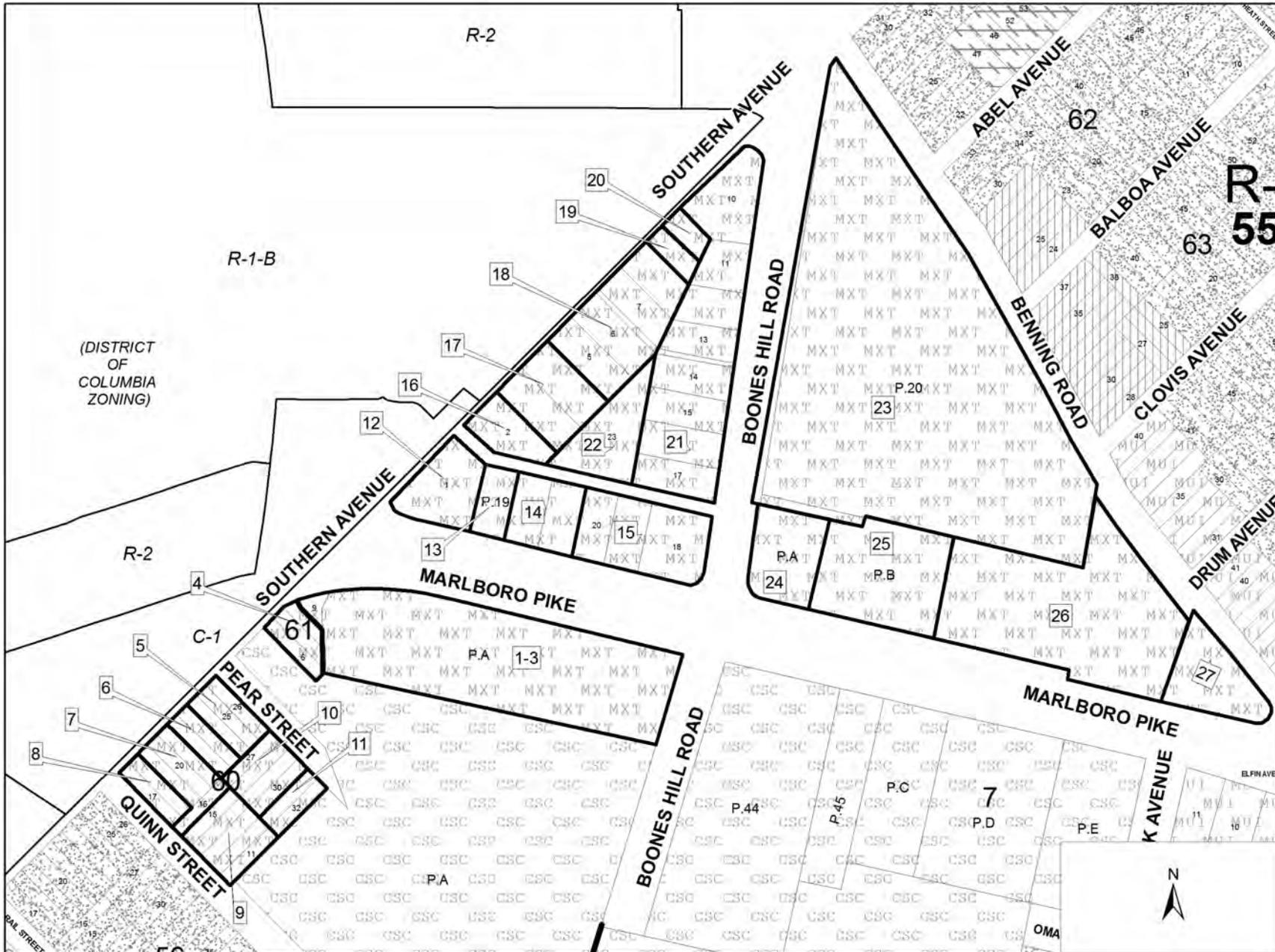
CHAPTER X – Sectional Map Amendment

Figure X-12b: Marlboro Pike Sectional Map Amendment Zoning Changes



APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Index A: SMA change 1-27 (C-S-C, R-35, R-18 to M-X-T)



CHAPTER X—Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
1-3	C-S-C to M-X-T	1.62	202SE04		1986
Property Description	Tax Map 72, Grid D3, Parcel A, (Coral Hills Plat: A06-0892)				
Use 1/Address	Church (Free Gospel Church) 4703 Marlboro Pike				
Non-Conforming Use Status	Existing zone: Permitted		Proposed zone: Permitted		
Use 2/Address	Services (Colour of Nails) 4743 Marlboro Pike				
Non-Conforming Use Status	Existing zone: Permitted		Proposed zone: Permitted		
Use 3/Address	General Retail/Trade (Super Liquors) 4745 Marlboro Pike				
Non-Conforming Use Status	2006—Well Maintained				
Discussion	Rezoning from C-S-C to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
4	C-S-C to M-X-T	0.19	202SE04		1986
Property Description	Tax Map 72, Grid D3, Block 61; Lots 6-9, (Bradbury Heights, A06-1588)				
Use 1/Address	Church: Free Gospel Church 4429 Southern Avenue				
Non-Conforming Use Status	Existing zone: NA		Proposed zone: NA		
Discussion	Rezoning from C-S-C to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
5	C-S-C to M-X-T	0.15	202SE04		1986
Property Description	Tax Map 72, Grid D3, Block 60, Lots 24-26, (Bradbury Heights, Plat: A06-1588)				
Use 1/Address	Shopping Center: 4415 Southern Avenue. Services: Work Dat Cell Phones, Salon Monica. Church: Holy Redeemer. General Trade/Retail: HOB0 shop.				
Non-Conforming Use Status	Existing zone: Permitted		Proposed zone: Permitted		
Discussion	Rezoning from C-S-C to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
6	C-S-C to M-X-T	0.10	202SE04		1986
Property Description	Tax Map 72, Grid D3, Block 60, Lots 22 and 23, (Bradbury Heights, Plat: A06-2397)				
Use 1/ Address	Services: (SAG Graphics & Printing) 4405 Southern Avenue				
Non-Conforming Use Status	Existing zone: Non-conforming (not certified)		Proposed zone: Permitted		
Discussion	This house is a non-conforming house. Rezoning from C-S-C to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
7	C-S-C to M-X-T	0.19	202SE04		1986
Property Description	Tax Map 72, Grid D3, Block 60, Lots 16, 19-21, (Bradbury Heights, Plat: A06-2397)				
Use 1/Address	Single Family Residence: 4403 Southern Avenue				
Non-conforming Use status	Existing zone: Non-conforming (not certified)		Proposed zone: Permitted		
Discussion	This house is a non-conforming house. Rezoning from C-S-C to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
8	C-S-C to M-X-T	0.10	202SE04		1986
Property Description	Tax Map 72, Grid D3, Block 60, Lots 17-18, (Bradbury Heights, Plat: A06-2397)				
Use 1/Address	Eating/Drinking Establishment (White Corner Restaurant/Carryout): 4401 Southern Avenue				
Non-conforming Use status	Existing zone: Permitted		Proposed zone: Permitted		
Discussion	Rezoning from C-S-C to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
9	C-S-C to M-X-T	0.23	202SE04		1986
Property Description	Tax Map 72, Grid D3, Block 60, Lots 11-15, (Bradbury Heights, Plat: A06-2397)				
Use 1/Address	Single Family residence: 4208 Quinn Street				
Non-conforming Use status	Existing zone: Non-conforming (not certified)		Proposed zone: Permitted		
Discussion	This house is a non-conforming house. Rezoning from C-S-C to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				

CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
10	C-S-C to M-X-T	0.18	202SE04		1986
Property Description	Tax Map 72, Grid D3, Block 60, Lots 27-30, (Bradbury Heights, Plat: A06-2397)				
Use 1/Address	parking lot for church: 0000 Quinn Street				
Non-conforming Use status	Existing zone: NA		Proposed zone: NA		
Discussion	Rezoning from C-S-C to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
11	C-S-C to M-X-T	0.09	202SE04		1986
Property Description	Tax Map 72, Grid D3, Block 60, Lots 31-32, (Bradbury Heights, Plat: A06-1588)				
Use 1/Address	Church (Zion City) 4270 Pear Street				
Non-conforming Use status	Existing zone: Permitted		Proposed zone: Permitted		
Discussion	Rezoning from C-S-C to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
12	C-S-C to M-X-T	0.26	202SE04		1986
Property Description	Tax Map 72, Grid D3, Lot 1, (George J Bradbury Sub 1, Plat: A18-0005)				
Use 1/Address	Office (Vacant commercial building): 4700 Marlboro Pike				
Non-Conforming Use Status	Existing zone: Permitted		Proposed zone: Permitted		
Discussion	Rezoning from C-S-C to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
13	C-S-C to M-X-T	0.13	202SE04		1986
Property Description	Tax Map 72, Grid D3, Parcel 19				
Use 1/Address	Vehicle Sales and Service (Friendly Autobody) 4704 Marlboro Pike				
Non-Conforming Use Status	Existing zone: Permitted		Proposed zone: Non-conforming		
Discussion	Rezoning from C-S-C to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
14	C-S-C to M-X-T	0.15	202SE04		1986
Property Description	Tax Map 72, Grid D3, Lots 21-22, (George J Bradbury Sub 1, Plat: A18-0005)				
Use 1/Address	Eating and Drinking Establishments (New York Chicken) 4714 Marlboro Pike				
Non-Conforming Use Status	Existing zone: Permitted		Proposed zone: Permitted		
Discussion	Rezoning from C-S-C to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
15	C-S-C to M-X-T	0.51	202SE04		1986
Property Description	Tax Map 72, Grid D3, Lots 18-20 & P/O Lot 21, (George J Bradbury Sub 1, Plat: A18-0005)				
Use 1/Address	Office (Vacant building): 4744 Marlboro Pike				
Non-Conforming Use Status	Existing zone: Permitted		Proposed zone: Permitted		
Discussion	Rezoning from C-S-C to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
16	C-S-C to M-X-T	0.16	202SE04		1986
Property Description	Tax Map 72, Grid D3, Lot 2, (George J Bradbury Sub 1, Plat: A18-0005)				
Use 1/Address	Vehicle Sales and Service (Storage lot for Friendly Autobody): 4609 Southern Avenue				
Non-Conforming Use Status	Existing zone: Permitted		Proposed zone: Non-conforming		
Discussion	Rezoning from C-S-C to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
17	C-S-C to M-X-T	0.27	202SE04		1986
Property Description	Tax Map 72, Grid D3, Lot 3-4, (George J Bradbury Sub 1, Plat: A18-0005)				
Use 1/Address	Single Family Residence (Lot 3 only): 4615 Southern Avenue: (Lot 4) 0000 Southern Avenue				
Non-Conforming Use Status	Existing zone: Non-conforming (not certified)		Proposed zone: Permitted		
Discussion	This is a non-conforming use house. Rezoning from C-S-C to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				

CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
18	C-S-C to M-X-T	0.52	202SE04		1986
Property Description	Tax Map 72, Grid D3, Lot 5-8, (George J Bradbury Sub 1, Plat: A18-0005)				
Use 1/Address	Undeveloped lots: 4619 Southern Avenue				
Non-Conforming Use Status	Existing zone: NA		Proposed zone: NA		
Discussion	Rezoning from C-S-C to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
19	R-35 to M-X-T	0.10	202SE04		1986
Property Description	Tax Map 72, Grid D3, P/O Lot 9, (George J Bradbury Sub 1, Plat: A18-0005)				
Use 1/Address	Single Family Residence: 4721 Southern Avenue (Duplex)				
Non-Conforming Use Status	Existing zone: Permitted		Proposed zone: Permitted		
Discussion	Rezoning from R-35 to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
20	R-35 to M-X-T	0.04	202SE04		1986
Property Description	Tax Map 72, Grid D3, P/O Lot 9, (George J Bradbury Sub 1, Plat: A18-0005)				
Use 1/Address	Single-Family Residence: 4725 Southern Avenue				
Non-Conforming Use Status	Existing zone: Permitted		Proposed zone: Permitted		
Discussion	Rezoning from R-35 to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
21	R-18 to M-X-T	1.35	202SE04		1986
Property Description	Tax Map 72, Grid D3, Lots 10-17 & Lot 23 (George J Bradbury Sub 1, Plat: A18-0005)				
Use 1/Address	Residential/Lodging (Antoinette Gardens Apartments-4 buildings): 1209 Boones Hill Road				
Non-Conforming Use Status	Existing zone: Permitted		Proposed zone: Permitted		
Discussion	Rezoning from R-18 to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
22	C-S-C to M-X-T	0.11	202SE04		1986
Property Description	Tax Map 72, Grid D3, P/O Lot 23, (George J Bradbury, Plat: A18-0005)				
Use 1/Address	Single family House: 4621 Southern Avenue				
Non-Conforming Use Status	Existing zone: NA		Proposed zone: NA		
Discussion	Rezoning from C-S-C to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
23	R-18 to M-X-T	4.15	202SE04		1986
Property Description	Tax Map 72, Grid D3, Parcel 20				
Use 1/Address	Residential/Lodging (Antoinette Gardens Apartments-20 buildings): 1200 Boones Hill Road				
Non-Conforming Use Status	Existing zone: Permitted		Proposed zone: Permitted		
Discussion	Rezoning from R-18 to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
24	C-S-C to M-X-T	0.3	202SE04		1986
Property Description	Tax Map 72, Grid D3, Parcel A, (Coral Hills - Corozza's Addition, Plat: A18-2833)				
Use 1/Address	Services (Flair Dry Cleaners): 4800 Marlboro Pike				
Non-Conforming Use Status	Existing zone: Permitted		Proposed zone: Permitted		
Discussion	Rezoning from C-S-C to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
25	C-S-C to M-X-T	0.59	202SE04		1986
Property Description	Tax Map 72, Grid D3, Parcel B, (Coral Hills—Carozza's Addition, Plat: A18-2833)				
Use 1/Address	Eating and Drinking Establishments (Tasty Fast food Restaurant /Carryout) 4810 Marlboro Pike				
Non-Conforming Use Status	Existing zone: Permitted		Proposed zone: Permitted		
Discussion	Rezoning from C-S-C to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				

CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
26	C-S-C to M-X-T	1.36	202SE04		1986
Property Description	Tax Map 72, Grid D3, Parcel D, (Coral Hills - Addition, Plat: 18176017)				
Use 1/Address	General Retail/Trade (CVS Pharmacy): 4830 Marlboro Pike				
Non-Conforming Use Status	Existing zone: Permitted		Proposed zone: Permitted		
Discussion	Rezoning from C-S-C to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
27	C-S-C to M-X-T	0.3	202SE04		1986
Property Description	Tax Map 72, Grid D3, Parcel 7				
Use 1/Address	Eating and Drinking Establishment (Eddie's Restaurant): 4850 Marlboro Pike				
Non-Conforming Use Status	Existing zone: Permitted		Proposed zone: Permitted		
Discussion	Rezoning from C-S-C to M-X-T will create an opportunity to increase residential density and intensity of commercial uses and to develop the Western Gateway Priority area into a pedestrian oriented vertical mixed use activity center.				

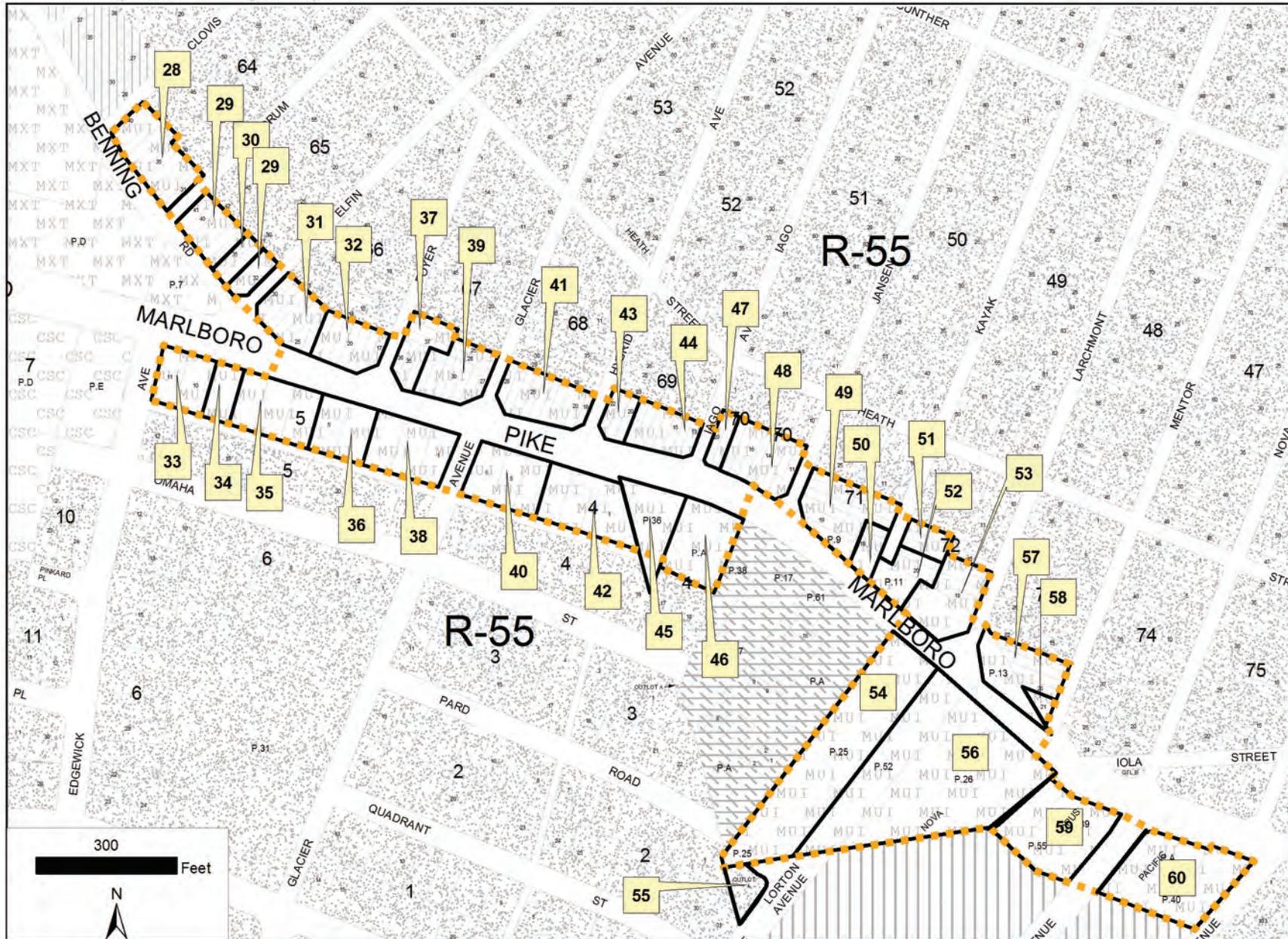
APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
28	C-S-C to M-U-I with Residential D-DOZ	0.48	202SE04		1986
Property Description	Tax Map 72, Grid D3, Block 64, Lots 31-40 (Greater Capitol Heights, Plat:A18-0867).				
Use 1	Residential (Residence Bethel Outreach Ministries): 1238 Benning Road (Lots 36-40)				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Use 2	Institutional/Education (Bethel Outreach Ministries): 1244 Benning Road (Lots 31-35)				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
29	C-S-C to M-U-I with Residential D-DOZ	0.38	202SE04	Use 3---SE-4659 (Pending)	1986
Property Description	Tax Map 72, Grid E3, Block 65, Lots 32- 33 and Lots 36-41 (Greater Capitol Heights, Plat:E18-0867)				
Use 1	Institutional/Education (Fitzgerald Community Outreach Center): 1250 Benning Road (Lots 38-41)				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Use 2	Institutional/Educational (Freedom Way Baptist Church Fellowship Hall): 1252 Benning Road (Lots 36-37)				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Use 3	Institutional/Education (Freedom Way Missionary Baptist Church): 1266 Benning Road (Lots 32-33)				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				

CHAPTER X—Sectional Map Amendment

Index B: SMA change 28-54, 56-60 (R-55, R-T, C-S-C, C-M to M-U-1 with Residential D-DOZ)

Index C: SMA change 55 (R-T to R-55)



APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
30	C-S-C to M-U-I with Residential D-DOZ	0.117	202SE04	—	1986
Property Description	Tax Map 72, Grid E3, Block 65, Lots 34 and 35 (Greater Capitol Heights, Plat:E18-0867)				
Use 1	Services (In & Out Barber and Licorice Hair Studio): 1258 Benning Road.				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
31	C-S-C to M-U-I with Residential D-DOZ	0.357	202SE04	SE-1518	1986
Property Description	Tax Map 72, Grid E3, Block 66, lots 24-30 (Greater Capitol Heights, Plat:E18-0867)				
Use 1	Eating/Drinking Establishment (Flavors of the South restaurant/liquor store): 4856 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
32	C-S-C to M-U-I with Residential D-DOZ	0.439	202SE04	SE-1928	1986
Property Description	Tax Map 72, Grid E3, Block 66, lots 17-23 (Greater Capitol Heights, Plat:E18-0867)				
Use 1	Vehicle sales and service (BTH Used Tires Inc.): 4862 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Non-conforming (Certified 41574-2003-U/01 NCU)		Proposed Zone: Non-conforming		
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				

CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
33	C-S-C to M-U-I with Residential D-DOZ	0.342	202SE04	–	1986
Property Description	Tax Map 72, Grid E3, Block 5, lots 10,11 and part of 9 (Coral Hills, Plat: A06-0075)				
Use 1	General Retail/ Trade (Gigi's Cosmetic & Beauty Supply): 4851 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
34	C-S-C to M-U-I with Residential D-DOZ	0.138	202SE04	–	1986
Property Description	Tax map 72, Grid E3, Block 5, lot 9 (Coral Hills, Plat: A06-0075)				
Use 1	Undeveloped parcel located at the 4800 block of Marlboro Pike, 400 feet east from the intersection with Edgewick.				
Non-Conforming Use Status	Existing Zone: NA		Proposed Zone: NA		
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
35	C-S-C to M-U-I with Residential D-DOZ	0.551	202SE04	–	1986
Property Description	Tax Map 72, Grid E3, Block 5, lots 6-8 and part of 5 (Coral Hills, Plat: A06-0075)				
Use 1	Eating/Drinking Establishment (McDonalds): 4857 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Non-conforming (Not certified)		Proposed Zone: Permitted		
Discussion	McDonalds is opening a new store at another location. Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
36	C-S-C to M-U-I with Residential D-DOZ	0.331	202SE04	SE-3929	1986
Property Description	Tax map 72, Grid E3, Block 5, lots 3-5 (Coral Hills, Plat:A06-0075)				
Use 1	Vehicle sales and service (Hilltop Motors): 4863 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Non-conforming (Not certified) Proposed Zone: Non-conforming				
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
37	C-S-C and C-M to M-U-I with Residential D-DOZ	0.265	202SE04	–	1986
Property Description	Tax Map 72, Grid E3, Block 67, Lots 34-39 (Coral Hills, Plat:A06-0075)				
Use 1	Undeveloped 4864 Marlboro Pike and 0000 Foyer Ave.				
Non-Conforming Use Status	Existing Zone:NA Proposed Zone:NA				
Discussion	Rezoning from C-S-C and C-M to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor. The change will also remove split zoning (Lots 34-36 - CM; Lots 37-39 -CSC).				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
38	C-S-C to M-U-I with Residential D-DOZ	0.424	202SE04	–	1986
Property Description	Tax Map 72, Grid E3, Block 5, Lots 1-3. (Coral Hills, Plat: A06-0075)				
Use 1	Vehicle sales and service (Vacant) located at 4867 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Non-conforming (Certified 29289-2001-U NCU) Proposed Zone: Non-conforming				
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				

CHAPTER X—Sectional Map Amendment

Non-Conforming Use Status	Existing Zone: NA—Proposed Zone:NA				
Discussion	Rezoning from C-M to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
39	C-M to M-U-I with Residential D-DOZ	0.37	202SE04	—	1986
Property Description	Tax Map 72, Grid E3, Block 67, Lots 25-33 (Greater Capital Heights, Plat:E18-0867)				
Use 1	Vehicle sales and service (THB auto body): 4870 Marlboro Pike. Lots 25-28				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Non-conforming				
Use 2	Vehicle sales and service (Vacant): 4866 Marlboro Pike. Lots 31-33				
Non-Conforming Use Status	Existing Zone: NA Proposed Zone:NA				
Use 3	Vehicle sales and service (Vacant): 4868 Marlboro Pike. Lots 29-30				
Non-Conforming Use Status	Existing Zone: NA Proposed Zone:NA				
Discussion	Rezoning from C-M to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
40	C-S-C to M-U-I with Residential D-DOZ	0.46	202SE04	SE-3451	1986
Property Description	Tax Map 72, Grid E3, Block 4, Lots 4-6 (Coral Hills, Plat: A06-1340)				
Use 1	General Retail/Trade (Express Food Market): 4901 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
41	C-S-C to M-U-I with Residential D-DOZ	0.457	202SE04	–	1986
Property Description	Tax Map 72, Grid E3, Block 68, Lots 19-28 (Greater Capitol Heights, Plat: E18-0867)				
Use 1	Vehicle sales and service (Marlboro Auto Sales Incorporated): 4910 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Non-Conforming (Certified 27973-2001-U NCU) Proposed Zone: Permitted				
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
42	C-M to M-U-I with Residential D-DOZ	0.522	202SE04	–	1986
Property Description	Tax Map 72, Grid E3, Block 4, Lots 1-3 (Coral Hills, Plat: A06-0075)				
Use 1	Vehicle sales and service (Sunshine Amoco): 4909 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Non-conforming				
Discussion	Rezoning from C-M to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
43	C-S-C to M-U-I with Residential D-DOZ	0.149	202SE04	–	1986
Property Description	Tax Map 72, Grid E3, Block 69, Lots 20-22 (Greater Capitol Heights, Plat: E18-0867)				
Use 1	(Undeveloped) 0000 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: NA Proposed Zone: NA				
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				

CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
44	C-S-C to M-U-I with Residential D-DOZ	0.292	202SE04	–	1986
Property Description	Tax Map 72, Grid E3, Block 69, Lots 13-19 (Greater Capitol Heights, Plat: E18-0867)				
Use 1	General Retail/Trade (Vacant): 4912 Marlboro Pike (Lots 15-19)				
Non-Conforming Use Status	Existing Zone: NA Proposed Zone: NA				
Use 2	Vacant building: 4916 Marlboro Pike (Lots 13 and 14)				
Non-Conforming Use Status	Existing Zone: NA Proposed Zone: NA				
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
45	C-S-C and R-55 to M-U-I with Residential D-DOZ	0.369	202SE04	SE-2095, SE-4430	1986
Property Description	Tax Map 72, Grid E3, Parcel 36.				
Use 1	Vehicle sales and service (Advance Auto Glass Inc.): 4911 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Non-conforming				
Discussion	Rezoning from C-S-C and R-55 to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor. This change will also remove the split zoning.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
46	C-M to M-U-I with Residential D-DOZ	0.48	202SE04	–	1986
Property Description	Tax Map 72, Grid E3, Block 4, Parcel A. (Coral Hills, Plat: 6188030)				
Use 1	Vehicle sales and service (Kleen Car Wash): 4927 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Non-conforming				
Discussion	Rezoning from C-M to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
47	C-S-C to M-U-I with Residential D-DOZ	0.107	202SE04	–	1986
Property Description	Tax Map 72, Grid E3, Block 70, lots 19 and 20 (Greater Capital Heights, Plat:E18-0867)				
Use 1	Undeveloped property: 0000 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: NA Proposed Zone: NA				
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
48	C-S-C to M-U-I with Residential D-DOZ	0.452	202SE04	–	1986
Property Description	Tax Map 72, Grid E3, Block 70, lots 11-18 (Capitol Heights, Plat:E18-0867)				
Use 1	Institutional/Education (Arise Outreach Ministry and Tender Training Childcare): 4924-30 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				

CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
49	C-M and C-S-C to M-U-I with Residential D-DOZ	0.476		–	1986
Property Description	Tax map 72, Grid E3, Block 71, lots 13-15 (C-S-C), 19-23, parcel 9 and W HALF of Lots 16-18 (C-M) (Greater Capitol Heights, Plat:E18-0867)				
Use 1	Vehicle sales and service (Moon's Auto Service Center): 4934 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone - Permitted Proposed Zone - Non-conforming				
Discussion	Rezoning from C-S-C and C-M to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
50	C-M and C-S-C to M-U-I with Residential D-DOZ	0.114	202SE05	–	1986
Property Description	Tax Map 72, Grid E3, Block 71, P/O of Lots 16-18 (C-S-C) & adjacent lot (C-M) (Greater Capitol Heights, Plat:E18-0867)				
Use 1	Services (Ivory Laundry & Dry Cleaning): 4938 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Discussion	Rezoning from C-S-C and C-M to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor. Lots 16-18 are split between the C-S-C and C-M zones.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
51	R-55 and C-S-C to M-U-I with Residential D-DOZ	0.138	202SE05	—	1986
Property Description	Tax Map 72, Grid E3, Block 72, Lots 22-24 (Greater Capitol Heights, Plat:E18-0867) (R-55 for Lots 23-24, C-S-C for Lot 22)				
Use 1	Residential/Lodging (single family house):1208 Kayak Avenue.				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Discussion	Rezoning of lots 22 (R-55) and lots 23-24 (C-S-C) to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
52	C-S-C to M-U-I with Residential D-DOZ	0.22	202SE05	SE-3848	1986
Property Description	Tax Map 72, Grid E3, Block 72 lot 20 and 21, and parcel 11. (Greater Capitol Heights, Plat:E18-0867)				
Use 1	Miscellaneous use (vacant commercial building): 4942 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone - Permitted				
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				

CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
53	C-S-C to M-U-I with Residential D-DOZ	0.436	202SE05	–	1986
Property Description	Tax Map 72, Grid E3, Block 72, lots 16-19 and adjacent lot (Greater Capitol Heights, Plat:E18-0867)				
Use 1	Institutional/Education (Shield of Faith Christian Center): 4946 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
54	R-T and C-S-C to M-U-I with Residential D-DOZ	1.652	202SE05	–	1986
Property Description	Tax Map 72, Grid E4, Parcel 25. (W of Oakland)				
Use 1	Shopping Center: 4947 Marlboro Pike Units A-C. General Retail/Trade: CD Liquors. Services: Glamour Ann Blitz Beauty Salon, Kishi Creations, Vacant Unit.				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Use 2	Residential/Lodging (3 apartment units) located at 4947 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Discussion	This parcel has split zoning with the northern portion zoned C-S-C and the southern portion zoned R-T. Rezoning from C-S-C and R-T to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor. This change will also remove the split zoning.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

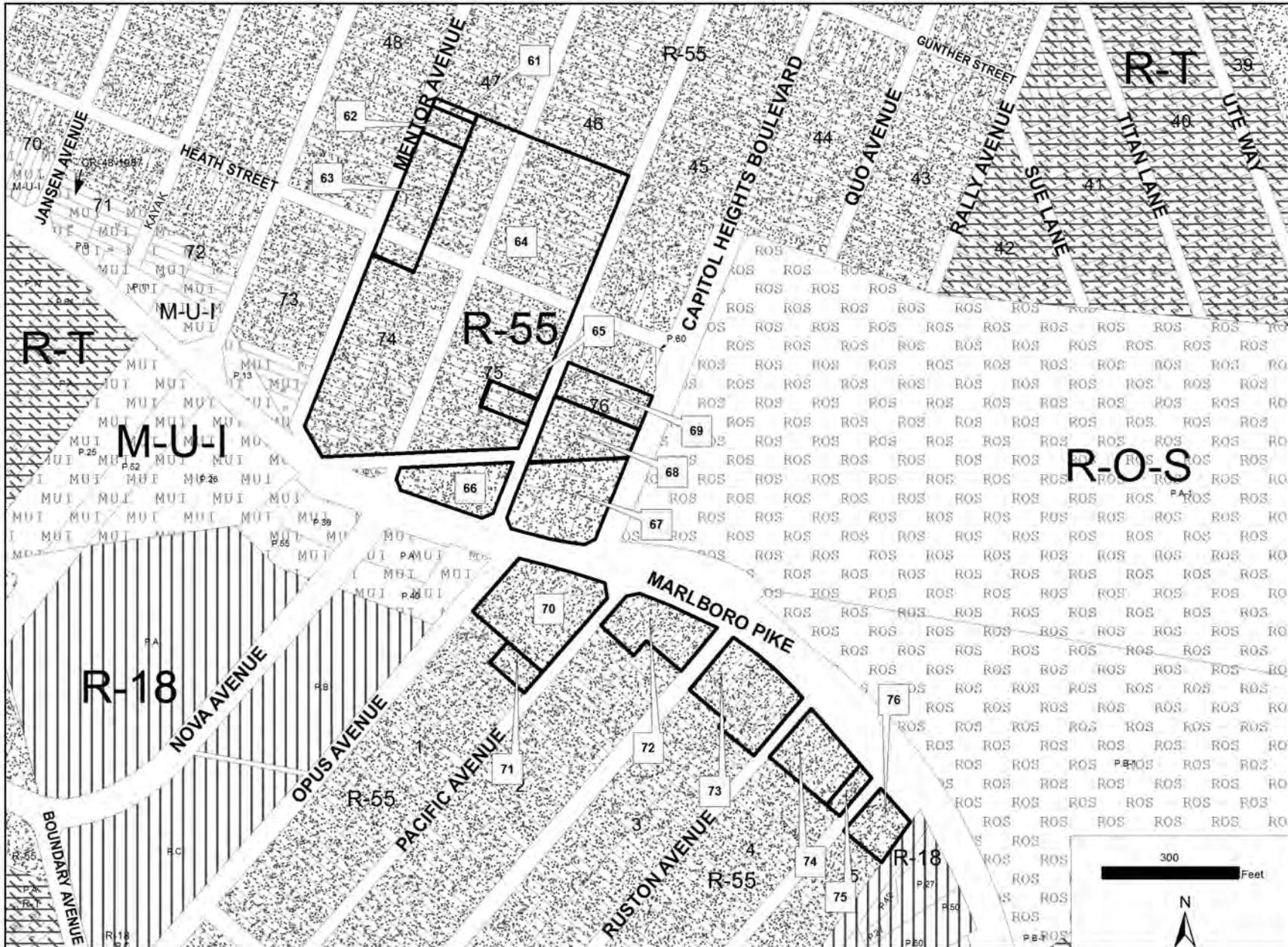
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
55	R-T to R-55	0.149	202SE04	–	1986
Property Description	Tax Map 72, Grid E4, Outlot A and B (Plat: A06-1487)				
Use 1	Undeveloped parcel: 1425 Nova Avenue.				
Non-Conforming Use Status	Existing Zone: NA		Proposed Zone: NA		
Discussion	The zoning change from R-T to R-55 will reinforce the residential development pattern of the existing neighborhood which is zoned R-55.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
56	C-M to M-U-I with Residential D-DOZ	2.283	202SE05	–	1986
Property Description	Tax Map 72, Grid E4, Parcel 26 and 52 (PT Burnt Tavern)				
Use 1	(4949 and 5003 Marlboro Pike) Services: Forest Dry Cleaners, Forest 24 hour Coin Laundry. Vehicle Sales and Service: Forest 24hr Wash Center.				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Discussion	Rezoning from C-M to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
57	C-S-C to M-U-I with Residential D-DOZ	0.775	202SE05	–	1986
Property Description	Tax Map 72, Grid E4, Block 73 lots 17 - 20 and Parcel 13. (Greater Capitol Heights, Plat:A18-0867)				
Use 1	Eating and Drinking Establishments (Senate Inn Sports Bar/Restaurant): 5000 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Non-conforming (certified - 44077-2004-U parking lot only))		Proposed Zone: Permitted		
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				

CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
58	C-S-C to M-U-I with Residential D-DOZ	0.05	202SE05	–	1986
Property Description	Tax Map 72, Grid E4, Block 73 lot 21 (Greater Capitol Heights, Plat:A18-0867)				
Use 1	Undeveloped land owned by the county right-of-way division. 0000 Marlboro Pike				
Non-Conforming Use Status	Existing Zone: NA		Proposed Zone: NA		
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
59	C-M to M-U-I with Residential D-DOZ	0.84	202SE05	–	1986
Property Description	Tax Map 72, Grid E4, Parcel 39 & 55				
Use 1/Address	Services (Shell Gas station): 5021 Marlboro Pike				
Non-Conforming Use Status	Existing zone: Permitted		Proposed zone: Permitted		
Discussion	Rezoning from C-M to M-U-I is consistent with the plan goals, policies and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor. It should be noted that this property was rezoned in the 1986 Suitland-District Heights Plan from R-T to C-M				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Index D: SMA change 61-76 (R-T, C-S-C to R-55)



CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
60	C-S-C to M-U-I with Residential D-DOZ	1.05	202SE05	–	1986
Property Description	2006 - Well Maintained; Parcel A & Parcel 40				
Use 1/Address	Eating and Drinking Establishments (Suburban seafood restaurant/carryout): 5025 Marlboro Pike & 0000 Marlboro Pike				
Non-Conforming Use Status	Existing zone: Permitted		Proposed zone: Permitted		
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
61	R-T to R-55	0.022	202SE05	–	1986
Property Description	Tax Map 72, Grid F3, Block 47, Lot 60 (Greater Capitol Heights, Plat:A18-0867)				
Use 1	Residential property: 1222 Mentor Avenue.				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Discussion	The zoning change from R-T to R-55 for parcel 60 will reinforce the residential development pattern of the existing neighborhood.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
62	R-T to R-55	0.138	202SE05	–	1986
Property Description	Tax Map 72, Grid F3, Bolck 47, Lots 57 - 59 (Greater Capitol Heights, Plat:A18-0867)				
Use 1	Residential property: 1224 Mentor Avenue.				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Discussion	The zoning change from R-T to R-55 will reinforce the residential development pattern of the existing neighborhood.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
63	R-T to R-55	0.603	202SE05	–	1986
Property Description	Tax Map 72, Grid F3, Block 47, Lots 45-56 (Greater Capitol Heights, Plat:A18-0867)				
Use 1	Undeveloped property: corner of Heath and Mentor Avenue. 0000 Marlboro Pike				
Non-Conforming Use Status	Existing Zone: NA		Proposed Zone: NA		
Discussion	The zoning change from R-T to R-55 will reinforce the residential development pattern of the existing neighborhood.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
64	R-T to R-55	6.78	202SE05	–	1986
Property Description	Tax Map 72, Grid F4, Blocks 46, 47, 74, 75 , Lots 1 - 46; 33 - 60; 30 - 45; 1 - 9 ; 15 - 37 [total of 123 lots] (Greater Capitol Heights, Plat:A18-0867)				
Use 1	Undeveloped property owned by Prince George's County: intersection of Mentor Avenue and Marlboro Pike, extending north for about 600 feet. 0000 Marlboro Pike				
Non-Conforming Use Status	Existing Zone: NA		Proposed Zone:NA		
Discussion	The zoning change from R-T to R-55 will reinforce the residential development pattern of the existing neighborhood.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
65	R-T to R-55	0.15	202SE05	–	1986
Property Description	Tax Map 72, Grid F4, Block 75, Lots 11 - 13 (Greater Capitol Heights, Plat:A18-0867)				
Use 1	Residential property located at 1311 Opus Avenue.				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Discussion	The zoning change from R-T to R-55 will reinforce the residential development pattern of the existing neighborhood.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
66	C-S-C to R-55	0.45	202SE05	–	1986
Property Description	Tax Map 72, Grid F4, Block undetermined, Lots 10 - 13 (Greater Capitol Heights, Plat:A18-0874)				
Use 1	Undeveloped property: east of the Opus and Marlboro Pike intersection. 0000 Marlboro Pike				
Non-Conforming Use Status	Existing Zone: NA		Proposed Zone: NA		
Discussion	Rezoning from C-S-C to R-55 is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will reduce excessive commercial zoning along the Marlboro Pike Corridor directing commercial development to the priority areas, and encouraging residential development consistent with adjacent land uses.				

CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
67	C-S-C to R-55	0.79	202SE05	–	1986
Property Description	Tax Map 72, Grid F4, Block undetermined, Lots 3 - 9 (Greater Capitol Heights, Plat:A18-0874)				
Use 1	Undeveloped property: intersection of Capital Heights Boulevard and Marlboro Pike. 0000 Marlboro Pike				
Non-Conforming Use Status	Existing Zone: NA		Proposed Zone: NA		
Discussion	Rezoning from C-S-C to R-55 is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will reduce excessive commercial zoning along the Marlboro Pike Corridor directing commercial development to the priority areas, and encouraging residential development consistent with adjacent land uses.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
68	R-T to R-55	0.52	202SE05	–	1986
Property Description	Tax Map 72, Grid F4, Block 76, Parcels 14-24 (Greater Capitol Heights, Plat:A18-0867)				
Use 1	Residential property: 1312 Opus Avenue.				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Discussion	The zoning change from R-T to R-55 will reinforce the residential development pattern of the existing neighborhood.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
69	R-T to R-55	0.36	202SE05	–	1986
Property Description	Tax Map 72, Grid F4, Block 76, Parcels 10-13 and 25-28 (Greater Capitol Heights, Plat:A18-0867)				
Use 1	Undeveloped property: 1300 block of Opus Avenue between Heath Avenue and Marlboro Pike. 0000 Marlboro Pike				
Non-Conforming Use Status	Existing Zone: NA		Proposed Zone: NA		
Discussion	The zoning change from R-T to R-55 will reinforce the residential development pattern of the existing neighborhood.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
70	C-S-C to R-55	0.84	202SE05	–	1986
Property Description	Tax Map 71, Grid E3, Block 1, parcels 1 - 15 and 102 and 103 (Spaulding Heights, Plat:A06-0111)				
Use 1	Office related use (Dental Care): 5101 Marlboro Pike				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Non-Conforming		
Discussion	Rezoning from C-S-C to R-55 is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will reduce excessive commercial zoning along the Marlboro Pike Corridor directing commercial development to the priority areas, and encouraging residential development consistent with adjacent land uses.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
71	C-S-C to R-55	0.14	202SE05	–	1986
Property Description	Tax Map 72, Grid F4, Block 1, Parcels 16 - 18 (Spaulding Heights, Plat:A06-0111)				
Use 1	Undeveloped property located at on the 1400 block of Pacific Avenue, 200 feet from Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: NA		Proposed Zone: NA		
Discussion	Rezoning from C-S-C to R-55 is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will reduce excessive commercial zoning along the Marlboro Pike Corridor directing commercial development to the priority areas, and encouraging residential development consistent with adjacent land uses.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
72	C-S-C to R-55	0.51	202SE05	SE-3902	1986
Property Description	Tax Map 72, Grid F4, Block 2, Parcels 1-5; 6-10 (Spaulding Heights, Plat:A06-0111)				
Use 1	Undeveloped property: eastern intersection of Marlboro Pike and Pacific Avenue. 0000 Marlboro Pike				
Non-Conforming Use Status	Existing Zone: NA		Proposed Zone: NA		
Discussion	Rezoning from C-S-C to R-55 is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will reduce excessive commercial zoning along the Marlboro Pike Corridor directing commercial development to the priority areas, and encouraging residential development consistent with adjacent land uses.				

CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
73	C-S-C to R-55	0.73	202SE05	–	1986
Property Description	Tax Map 72, Grid F4, Block 3, Lots 1-12 & Lot 116 (Spaulding Heights, Plat:A06-0111)				
Use 1	Institutional/Educational (Church): 5135 Marlboro Pike				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Discussion	Rezoning from C-S-C to R-55 is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will reduce excessive commercial zoning along the Marlboro Pike Corridor directing commercial development to the priority areas, and encouraging residential development consistent with adjacent land uses.				

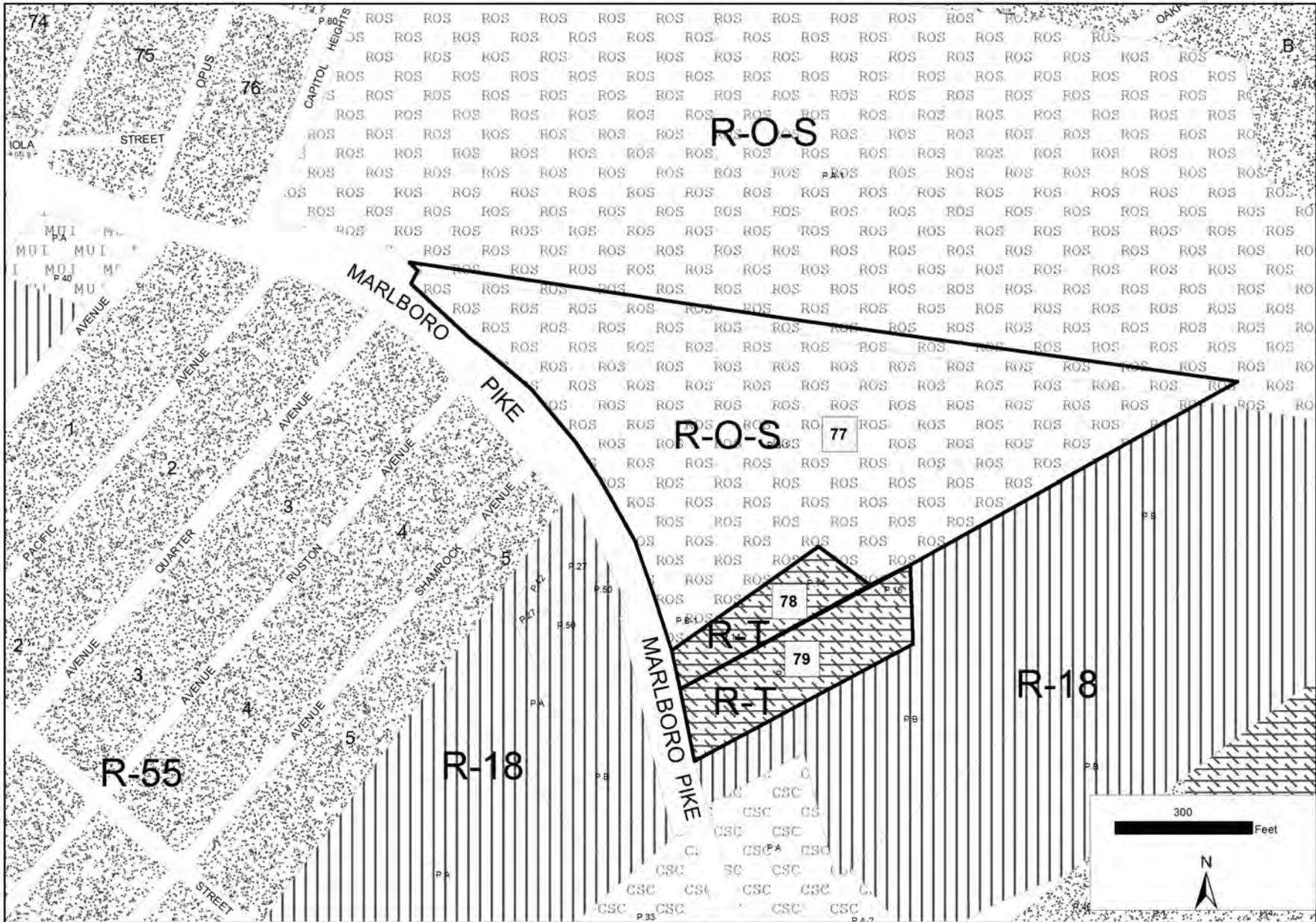
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
74	C-S-C to R-55	0.51	202SE05	–	1986
Property Description	Tax Map 72, Grid F4, Block 4, Parcels 1 - 8 (Spaulding Heights, Plat:A06-0111)				
Use 1	General Retail/Trade (Liquor store): 5205 Marlboro Pike				
Use 2	Service related use (Restaurant karaoke): 5205 Marlboro Pike				
Use 3	Residential Property: 5205 Marlboro Pike behind restaurant and Liquor store (possible illegal use)				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Non-Conforming		
Discussion	Rezoning from C-S-C to R-55 is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will reduce excessive commercial zoning along the Marlboro Pike Corridor directing commercial development to the priority areas, and encouraging residential development consistent with adjacent land uses.				

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
75	C-S-C to R-55	0.1	202SE05	–	1986
Property Description	Tax Map 72, Grid F4, Block 4 Parcels 9 -10 (Spaulding Heights, Plat:A06-0111)				
Use 1	Undeveloped property: corner of Shamrock Avenue and Marlboro Pike. 5209 Marlboro Pike				
Non-Conforming Use Status	Existing Zone: NA		Proposed Zone: NA		
Discussion	Rezoning from C-S-C to R-55 is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will reduce excessive commercial zoning along the Marlboro Pike Corridor directing commercial development to the priority areas, and encouraging residential development consistent with adjacent land uses.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Index E: SMA change 77 (C-S-C to R-O-S)

Index F: SMA change 78-79 (C-S-C to R-T)



CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
76	C-S-C to R-55	0.24	202SE05	–	1986
Property Description	Tax Map 72, Grid F4, Block 5 Parcels 1 - 4 (Spaulding Heights, Plat:A06-0111)				
Use 1	Vehicle sales and service (vacant office building): 5211 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Discussion	Rezoning from C-S-C to R-55 is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will reduce excessive commercial zoning along the Marlboro Pike Corridor directing commercial development to the priority areas, and encouraging residential development consistent with adjacent land uses.				

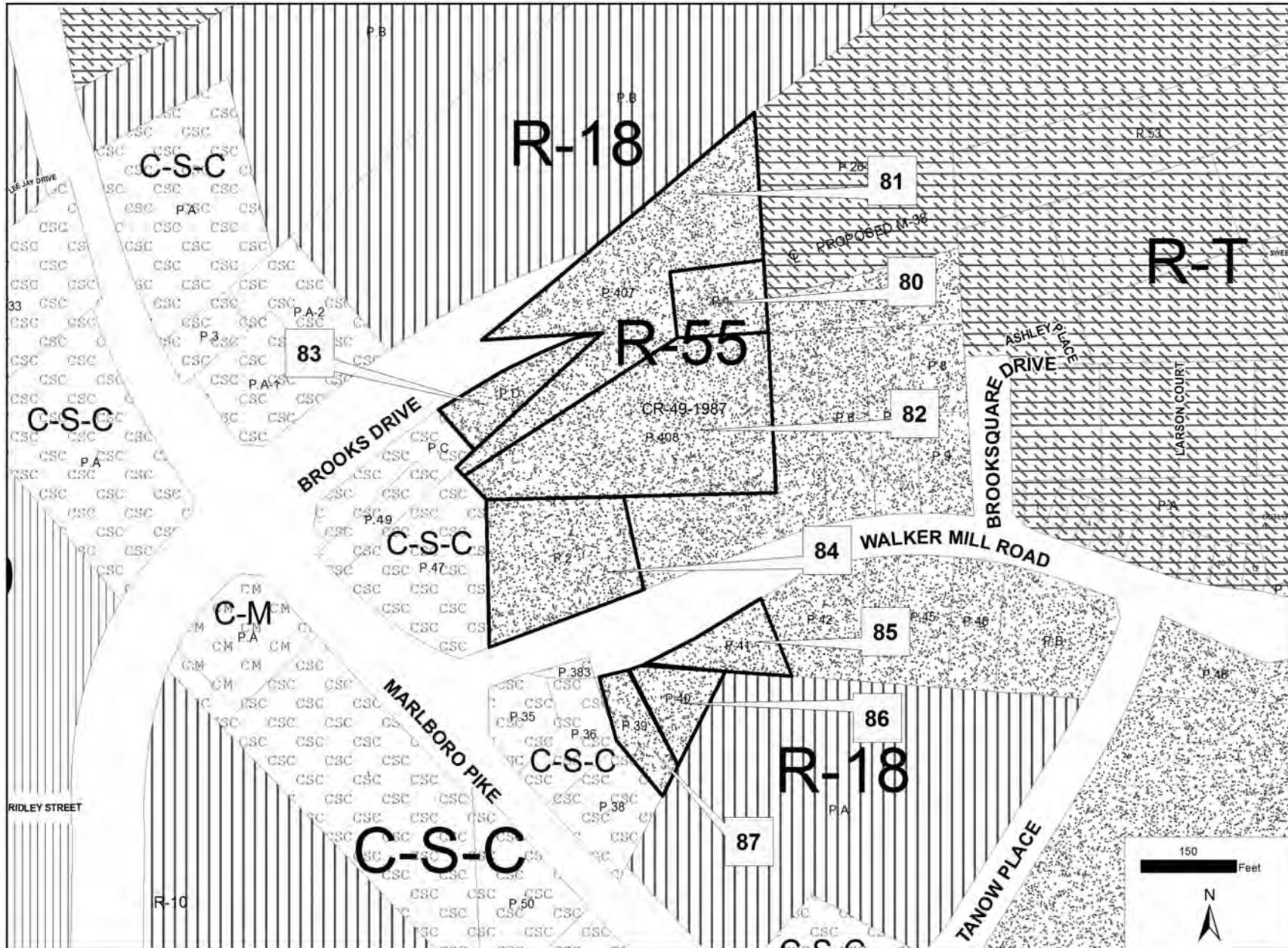
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
77	C-S-C to R-O-S	13.76	202SE05	–	1986
Property Description	Tax Map 72, Grid F4, Parcel B-1. (Greater Capitol Hts Comm Pk Sch, Plat:18197018)				
Use 1	Recreational/Entertainment/Social/Cultural (Athletic field): 5200 block of Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Discussion	This parcel will serve as a park adjacent to the William Hall Elementary School. Rezoning from C-S-C to R-O-S will bring the zoning into compliance with public land policy.				

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
78	C-S-C to R-T	1.01	202SE05	SE-35	1986
Property Description	Tax Map 72, Grid F4, Parcel 14.				
Use 1	2006 - Well Maintained 5234 Marlboro Pike (Use of property unclear)				
Non-Conforming Use Status	Existing Zone: Non-Conforming (not certified)		Proposed Zone: Permitted		
Discussion	The zoning change from C-S-C to R-T will reinforce the residential development pattern of the existing neighborhood.				

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
79	C-S-C to R-T	1.89	202SE05	–	1986
Property Description	Tax Map 72, Grid F4, Parcel 16.				
Use 1	(Undeveloped) 5236 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: NA		Proposed Zone: NA		
Discussion	The zoning change from C-S-C to R-T will reinforce the residential development pattern of the existing neighborhood.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Index G: SMA change 80-87 (R-18, R-R, C-O to R-55)



CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
80	R-R to R-55	0.34	203SE05	–	1986
Property Description	Tax Map 81, Grid A1, Parcel 1				
Use 1	Residential property: 5508 Walker Mill Road				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Discussion:	The zoning change from R-R to R-55 will reinforce the residential development pattern of the existing neighborhood, which is zoned R-55.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
81	R-R and R-18 to R-55	1.88	203SE05	–	1986
Property Description	Tax Map 81, Grid A1, Parcel 407				
Use 1	Residential property: 5414 Walker Mill Road.				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Discussion	The zoning change from R-R and R-18 to R-55 will reinforce the residential development pattern of the existing neighborhood, which is zoned R-55. The zoning change will also correct split zoning on this parcel.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
82	R-R to R-55	1.88	203SE05	–	1986
Property Description	Tax Map 81, Grid A1, Parcel 408				
Use 1	Residential property located at 5502 Walker Mill Road.				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Discussion	The zoning change from R-R to R-55 will reinforce the residential development pattern of the existing neighborhood, which is zoned R-55.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
83	C-O to R-55	0.335	203SE05	–	1986
Property Description	Tax Map 81, Grid A1, Parcel D (Oakcrest Terrace, Plat: A18-5485)				
Use 1	Undeveloped property owned by Prince George's County: at the end of Brooks Drive. 0000 Brooks Drive				
Non-Conforming Use Status	Existing Zone: NA Proposed Zone: NA				
Discussion	The zoning change from C-O to R-55 will reinforce the residential development pattern of the existing neighborhood, which is zoned R-55.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
84	C-O to R-55	1.27	203SE05	–	1986
Property Description	Tax Map 81, Grid A1, Parcel 2				
Use 1	Undeveloped property: 50 feet north of the Marlboro Pike and Walker Mill Drive intersection. 0000 Walker Mill Road				
Non-Conforming Use Status	Existing Zone: NA		Proposed Zone: NA		
Discussion	The zoning change from C-O to R-55 will reinforce the residential development pattern of the existing neighborhood, which is zoned R-55.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
85	C-O to R-55	0.68	203SE05	–	1986
Property Description	Tax Map 81, Grid A1, Parcel 41				
Use 1	Undeveloped property: 0000 Walker Mill Road between 5411 and 5505 Walker Mill Road.				
Non-Conforming Use Status	Existing Zone: NA		Proposed Zone: NA		
Discussion	The zoning change from C-O to R-55 will reinforce the residential development pattern of the existing neighborhood which is zoned R-55.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
86	C-O to R-55	0.22	203SE05	–	1986
Property Description	Tax Map 81, Grid A1, Parcel 40				
Use 1	Residential property: 5411 Walker Mill Road.				
Non-Conforming Use Status	Existing Zone: Non-conforming (Not Certified)		Proposed Zone: Permitted		
Discussion	The zoning change from C-O to R-55 will reinforce the residential development pattern of the existing neighborhood, which is zoned R-55.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
87	C-O to R-55	0.25	203SE05	–	1986
Property Description	Tax Map 81, Grid A1, Parcel 39				
Use 1	Residential property: 5409 Walker Mill Road.				
Non-Conforming Use Status	Existing Zone: Non-Conforming (Not Certified)		Proposed Zone: Permitted		
Discussion	The zoning change from C-O to R-55 will reinforce the residential development pattern of the existing neighborhood, which is zoned R-55.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
88	C-M to C-S-C	0.39		–	
Property Description	Tax Map 81, Grid A1, Parcel 38				
Use 1	Towing/Storage Facility: 5420 Marlboro Pike				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Non-conforming		
Discussion	The zoning change from C-M to C-S-C will reinforce existing commercial development along Marlboro Pike				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
89	C-M to C-S-C	0.45		–	1986
Property Description	Tax Map 81, Grid A1, Parcel 36 and Parcel 383				
Use 1	Auto Repair: 5416 Marlboro Pike				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Non-conforming		
Discussion	The zoning change from C-M to C-S-C will reinforce the existing commercial development along Marlboro Pike				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
90	C-M to C-S-C	0.35		–	1986
Property Description	Tax Map 81, Grid A1, Parcel 35				
Use 1	Parking lot: 5410 Marlboro Pike				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Non-conforming		
Discussion	The zoning change from C-M to C-S-C will reinforce existing commercial development along Marlboro Pike				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
91	I-1 to C-S-C	2.67	203SE05	–	1986
Property Description	Tax Map 81, Grid A1, Parcel 52				
Use 1	Institutional (Glenridge 7th Day Adventist Institutional Church): 5501 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Existing/Endorsed SMA	R-18				
Account	437640				
Discussion:	The zoning change from I-1 to R-18 will reinforce the existing residential development pattern just south of this parcel.				

CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
92	R-T to C-S-C	1.212	203SE05	–	1986
Property Description	Tax Map 81, Grid A1, Parcel 51				
Use 1	Single Family Residential: Home located at 5431 Marlboro Pike				
Non-conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Existing/Endorsed SMA	R-18				
Account	0449629				
Discussion:	The zoning change from R-T to R-18 will reinforce the existing residential development pattern just south of this parcel.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
93	C-M to C-S-C	0.63	203SE05	–	1986
Property Description	Tax Map 81, Grid A1, Parcel 50				
Use 1	Vehicle Sales and Service: (Vacant auto related commercial strip): 5425 Marlboro Pike				
Non-conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Existing/Endorsed SMA	C-M				
Account	0449637				
Discussion:	The retention of the C-M zone will reinforce the existing commercial development pattern clustering adjacent auto-related uses.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
94	C-M to C-S-C	2.35		–	1986
Property Description	Tax Map 80, Grid F1, Lot 1				
Use 1	Vehicle Sales and Service: (Vacant auto related commercial strip): 5401 Marlboro Pike				
Non-conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Existing/Endorsed SMA	C-M				
Account	3679271				
Discussion:	The retention of the C-M zone will reinforce the existing commercial development pattern clustering adjacent auto-related uses.				

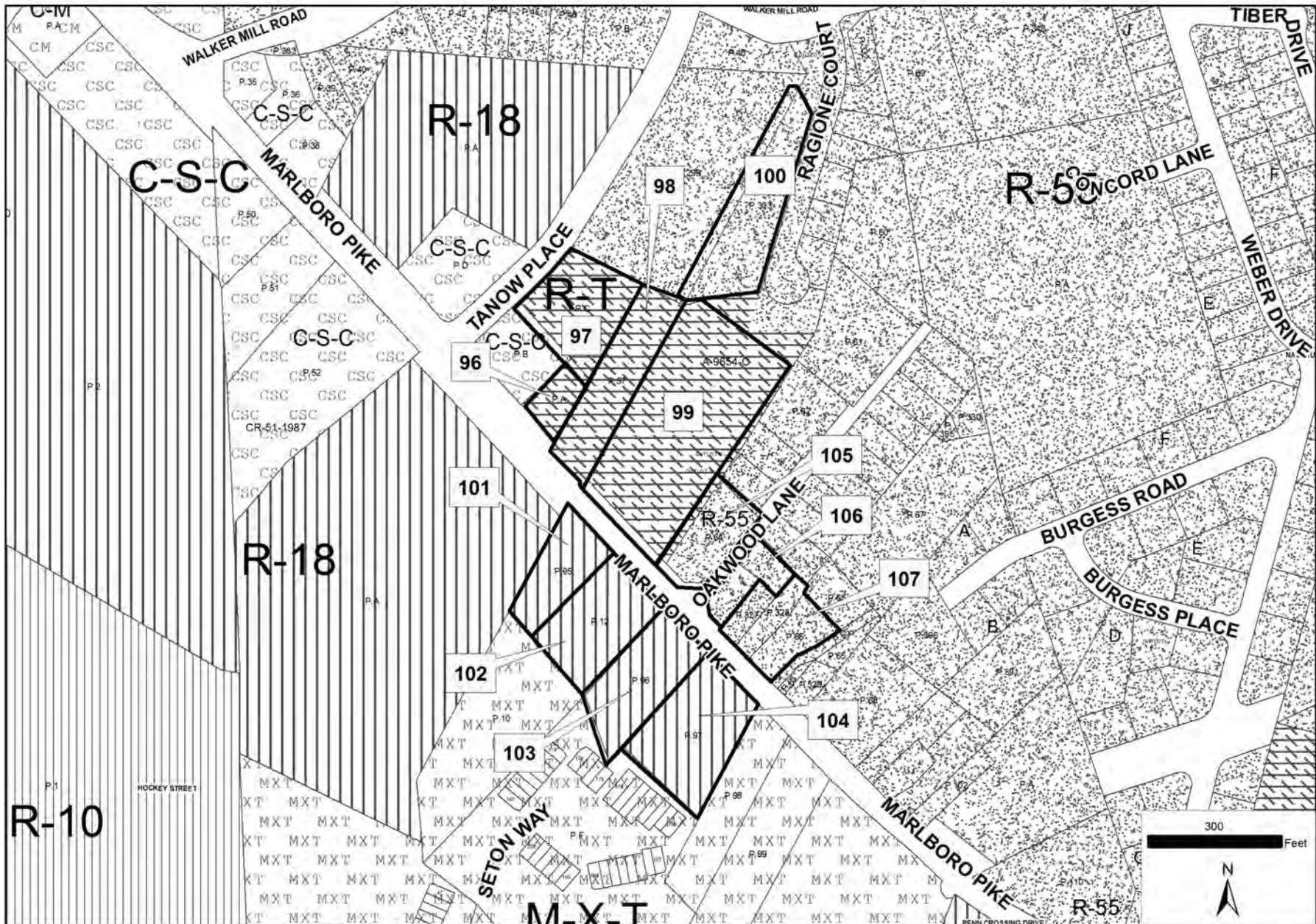
APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Index J: SMA change 96-99 (C-S-C, C-O, to R-T)

Index L: SMA change 101-104 (C-M to R-18)

Index K: SMA change 100 (C-S-C to R-55)

Index M: SMA change 105-107 (C-O, C-S-C to R-55)



CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
95	R-10 to R-18	0.52	203SE05	–	1986
Property Description	Tax Map 80 Grid F1, Parcel 2 (Plat:A06-6984)				
Use 1	Multifamily-Residential (Oakcrest Towers): 2020 Brooks Drive				
Non-conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Discussion	The zoning change from R-10 to R-18 will reinforce the residential development pattern of the existing neighborhood, which is zoned R-18.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
96	C-S-C to R-T	0.27	203SE05	–	1986
Property Description	Tax Map 81, Grid A1, Parcel A (Oakmont Center, Plat: A06-6859)				
Use 1	Institutional (1st Evangelical Institutional church): 5526 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Discussion	The zoning change from C-S-C to R-T will reinforce the residential development pattern of the existing neighborhood.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
97	C-O to R-T	0.99	203SE05	–	1986
Property Description	Tax Map 81, Grid A1, Parcel C (Oakmont Center, Plat: A06-6859)				
Use 1	Undeveloped property: 1900 Tanow Place.				
Non-Conforming Use Status	Existing Zone: NA		Proposed Zone: NA		
Discussion	The zoning change from C-O to R-T will reinforce the residential development pattern of the existing neighborhood.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
98	C-S-C to R-T	0.90	203SE05	SE-3939	1986
Property Description	Tax Map 81, Grid A1, Block (NA), Parcel 57				
Use 1	Vehicle sales and service (A-N-A towing): 5530 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Non-Conforming (Not Certified)		Proposed Zone: Non-Conforming		
Discussion	This property has a re-zoning request to CM. There is a special exception on this property (SE 3939) issued 08/04/89. The zoning change from C-S-C to R-T will reinforce the residential development pattern of the existing neighborhood.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
99	C-S-C to R-T	3.06	203SE05	SE-3972	1986
Property Description	Tax Map 81, Grid A1, Parcel 58, outlot A, and outlot B				
Use 1	Services (Popes Funeral Home): 5538 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Discussion	The zoning change from C-S-C to R-T will reinforce the residential development pattern of the existing neighborhood.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
100	C-S-C-to R-55	1.14	203SE05	SE-3974	1986
Property Description	Tax Map 81, Grid A1, Parcel 303				
Use 1	Public Utility Uses or Structures (Infinity Broadcasting Corporation): 0000 Walker Mill Road				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Non-Conforming				
Discussion	A radio station owns three lots (303, 299, and 48). Lot 303 zoned C-S-C, lot 299 is zoned R-55 and parcel 48 is zoned R-55. The rezoning of lot 303 from C-S-C to R-55 will reinforce the residential development pattern of the existing neighborhood.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
101	C-M to R-18	0.62	203SE05	–	1986
Property Description	Tax Map 81, Grid A2, Parcel 95				
Use 1	Vehicle sales and service (Sam's Auto Service): 5541 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Non-Conforming				
Discussion	Rezoning from C-M to R-18 is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will reduce excessive commercial zoning along the Marlboro Pike Corridor, directing commercial development to the priority areas and encouraging residential development consistent with adjacent land uses.				

CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
102	C-M to R-18	1.05	203SE05	–	1986
Property Description	Tax Map, 81, Grid A2, Parcel 12				
Use 1	Vehicle sales and service (Valentino Motors): 5545 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Non-Conforming		
Discussion	Rezoning from C-M to R-18 is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will reduce excessive commercial zoning along the Marlboro Pike Corridor, directing commercial development to the priority areas and encouraging residential development consistent with adjacent land uses.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
103	C-M to R-18	0.98	203SE05	–	1986
Property Description	Tax Map 81, Grid A2, Parcel 96				
Use 1	Vehicle sales and service (Maryland Auto Club): 5603 Marlboro Pike				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Non-Conforming		
Discussion	Rezoning from C-M to R-18 is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will reduce excessive commercial zoning along the Marlboro Pike Corridor, directing commercial development to the priority areas and encouraging residential development consistent with adjacent land uses.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
104	C-M to R-18	1.24	203SE05	–	1986
Property Description	Tax Map 81, Grid A2, Parcel 97				
Use 1	Vehicle sales and service (AM-KO auto sales): 5611 Marlboro Pike				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Non-Conforming		
Discussion	Rezoning from C-M to R-18 is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will reduce excessive commercial zoning along the Marlboro Pike Corridor, directing commercial development to the priority areas and encouraging residential development consistent with adjacent land uses.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
105	C-O to R-55	0.40	203SE05	–	1986
Property Description	Tax Map 81, Grid A1, Parcel 64				
Use 1	Residential property: 5544 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Non-conforming (Not Certified)		Proposed Zone: Permitted		
Discussion	The zoning change from C-O to R-55 will reinforce the residential development pattern of the existing neighborhood.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
106	C-S-C to R-55	0.35	203SE05	SE-1843	1986
Property Description	Tax Map 81, Grid A1, Lot 11-12 (Oakwood, Plat: A06-2921)				
Use 1	Vacant building: 5600 Marlboro Pike (Lot 11); 2100 Oakwood Lane (Lot 12)				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Discussion	Rezoning from C-S-C to R-55 is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will reduce excessive commercial zoning along the Marlboro Pike Corridor, directing commercial development to the priority areas and encouraging residential development consistent with adjacent land uses.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
107	C-S-C to R-55	0.83	203SE05	SE-2995	1986
Property Description	Tax Map 81, Grid A1, Parcel 65, 327, & 328				
Use 1	Institutional (Sermon of the Mount Institutional church): 5604-6 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Discussion	Rezoning from C-S-C to R-55 is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will reduce excessive commercial zoning along the Marlboro Pike Corridor, directing commercial development to the Priority areas and encouraging residential development consistent with adjacent land uses.				

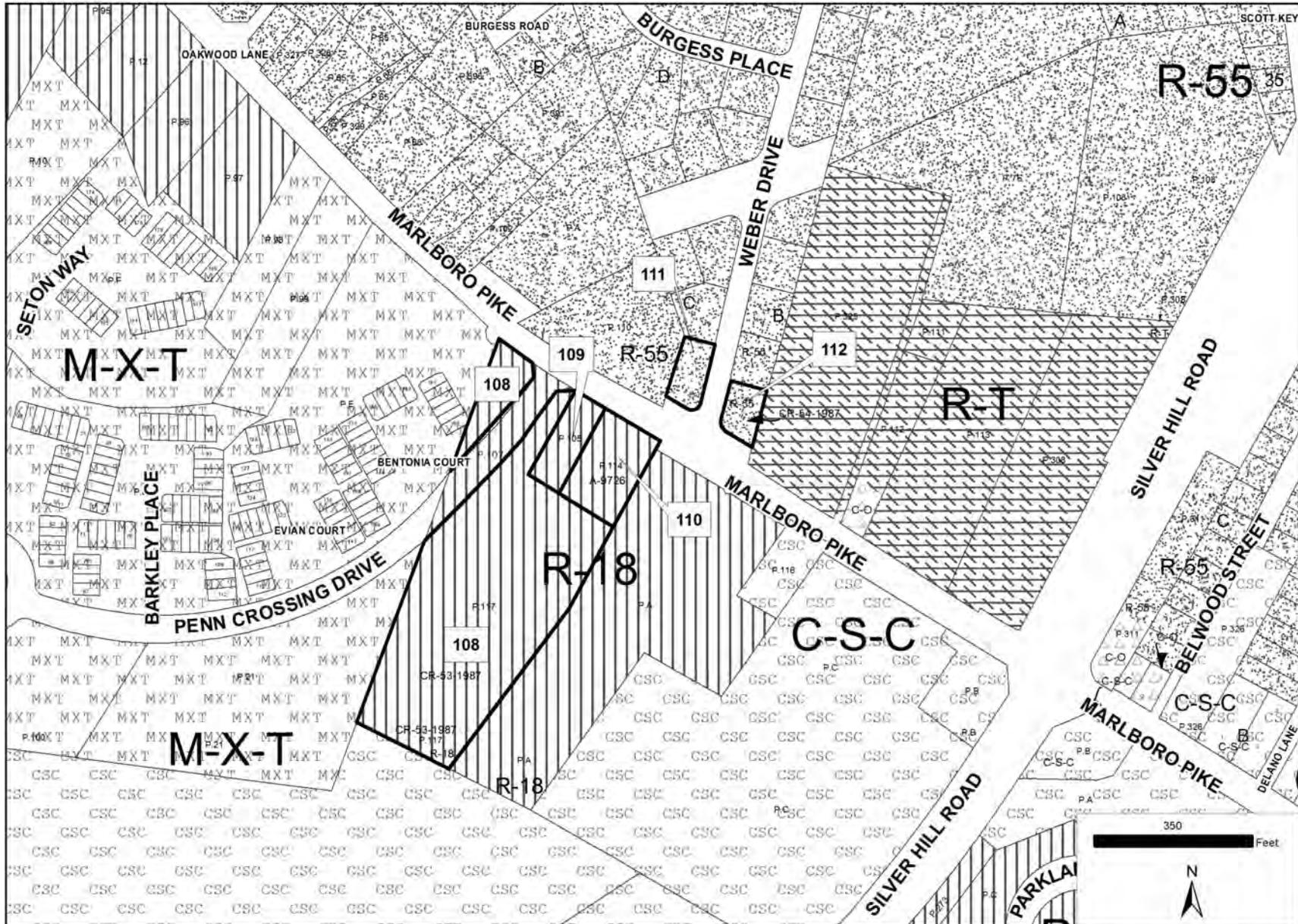
CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
108	C-S-C to R-18	5.70	203SE05	–	1986
Property Description	Tax Map 81, Grid A2, Parcel 117				
Use 1	Undeveloped property: south western side of Penn Crossing Drive and Marlboro Pike. 0000 Marlboro Pike				
Non-Conforming Use Status	Proposed Zone: NA		Proposed Zone: NA		
Discussion	Rezoning from C-S-C to R-18 is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will reduce excessive commercial zoning along the Marlboro Pike Corridor, directing commercial development to the priority areas and encouraging residential development consistent with adjacent land uses.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
109	I-1 to R-18	0.37	203SE05	–	1986
Property Description	Tax Map 81, Grid A2, Parcel 105 (Oakland)				
Use 1	Miscellaneous (Ironworking Koppers Fabricators, Inc): 5711 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Non-Conforming		
Discussion	Rezoning from I-1 to R-18 is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will reduce excessive commercial zoning along the Marlboro Pike Corridor, directing commercial development to the priority areas and encouraging residential development consistent with adjacent land uses.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Index N: SMA change 108-110 (C-S-C, I-1 to R-18)

Index O: SMA change 111-112 (C-C, C-S-C to R-55)



CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
110	C-S-C to R-18	0.64	203SE05	A-9726	1986
Property Description	Tax Map 81, Grid B2, Parcel 114 (Oakland)				
Use 1	Institutional (Word Power Ministries Institutional): 5715 Marlboro Pike				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Discussion	Rezoning from C-S-C to R-18 is consistent with the plan goals, policies and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will reduce excessive commercial zoning along the Marlboro Pike Corridor, directing commercial development to the priority areas and encouraging residential development consistent with adjacent land uses.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
111	C-C to R-55	0.25	203SE05	–	1986
Property Description	Tax Map 81, Grid A2, Block C, Lot 4 (Ridgeway Estates, Plat: A06-1129)				
Use 1	Recreational/Entertainment/Social/Cultural (American Legion): 5716 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Discussion	Rezoning from C-C to R-55 is consistent with the plan goals, policies and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will reduce excessive commercial zoning along the Marlboro Pike Corridor, directing commercial development to the priority areas and encouraging residential development consistent with adjacent land uses.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
112	C-S-C to R-55	0.23	203SE05		1986
Property Description	Tax Map 81, Grid B2, Block B, Lot 5. (Ridgeway Estates, Plat: A06-1129)				
Use 1	Undeveloped property: northeast quadrant of the 5800 block of Marlboro Pike and Weber Drive. 0000 Weber Drive				
Non-Conforming Use Status	Existing Zone: NA		Proposed Zone: NA		
Discussion	The zoning change from C-S-C to R-55 will reinforce the residential development pattern of the existing neighborhood.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

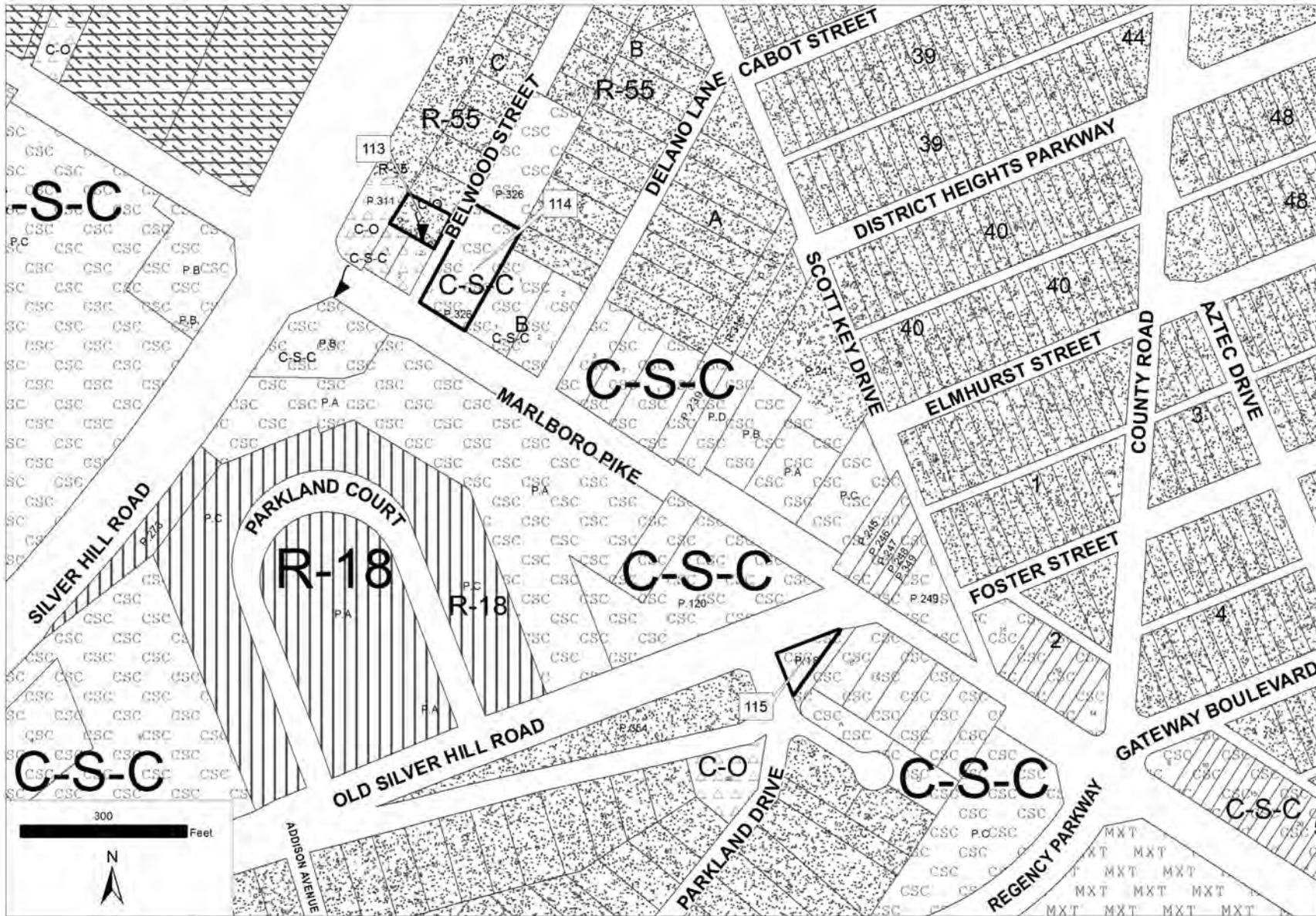
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
113	C-O to R-55	0.122	203SE05	–	1986
Property Description	Tax Map 81, Grid B2, Lot 3 (Weber Terrace, Plat: A06-0116)				
Use 1	Residential property: 6002 Belwood Street.				
Non-Conforming Use Status	Existing Zone: Non-Conforming (Not Certified)		Proposed Zone: Permitted		
Discussion	The zoning change from C-O to R-55 will reinforce the residential development pattern of the existing neighborhood.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
114	C-O to C-S-C	0.46	203SE05	SE-1663	1986
Property Description	Tax Map 81, Grid B2, Parcel 326 (Weber Terrace, Plat: A06-0116)				
Use 1	Office (Progressive insurance): 6000 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Discussion	This parcel is split between the R-55 and C-O zones. The zoning change from R-55/C-O to C-S-C will reinforce the existing commercial development adjacent to the Silver Hill Priority Area.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
115	R-55 to C-S-C	0.19	203SE04	–	1986
Property Description	Tax Map 81, Grid B3, Parcel 18 (Plat A06-0122)				
Use 1	Vehicle Sales and Services: (All Tune and Lube parking lot): 6201 Marlboro Pike at the intersection of Old Silver Hill Road and Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted		Proposed Zone: Permitted		
Discussion	This parcel is zoned for residential use, R-55 zone. The zoning change from R-55 to C-S-C will reinforce the existing commercial development adjacent to the Silver Hill Priority Area.				

CHAPTER X—Sectional Map Amendment

Index P: SMA change 113 (C-O to R-55)

Index R: SMA change 115 (R-55 to C-S-C)

Index Q: SMA change 114 (C-O to C-S-C)

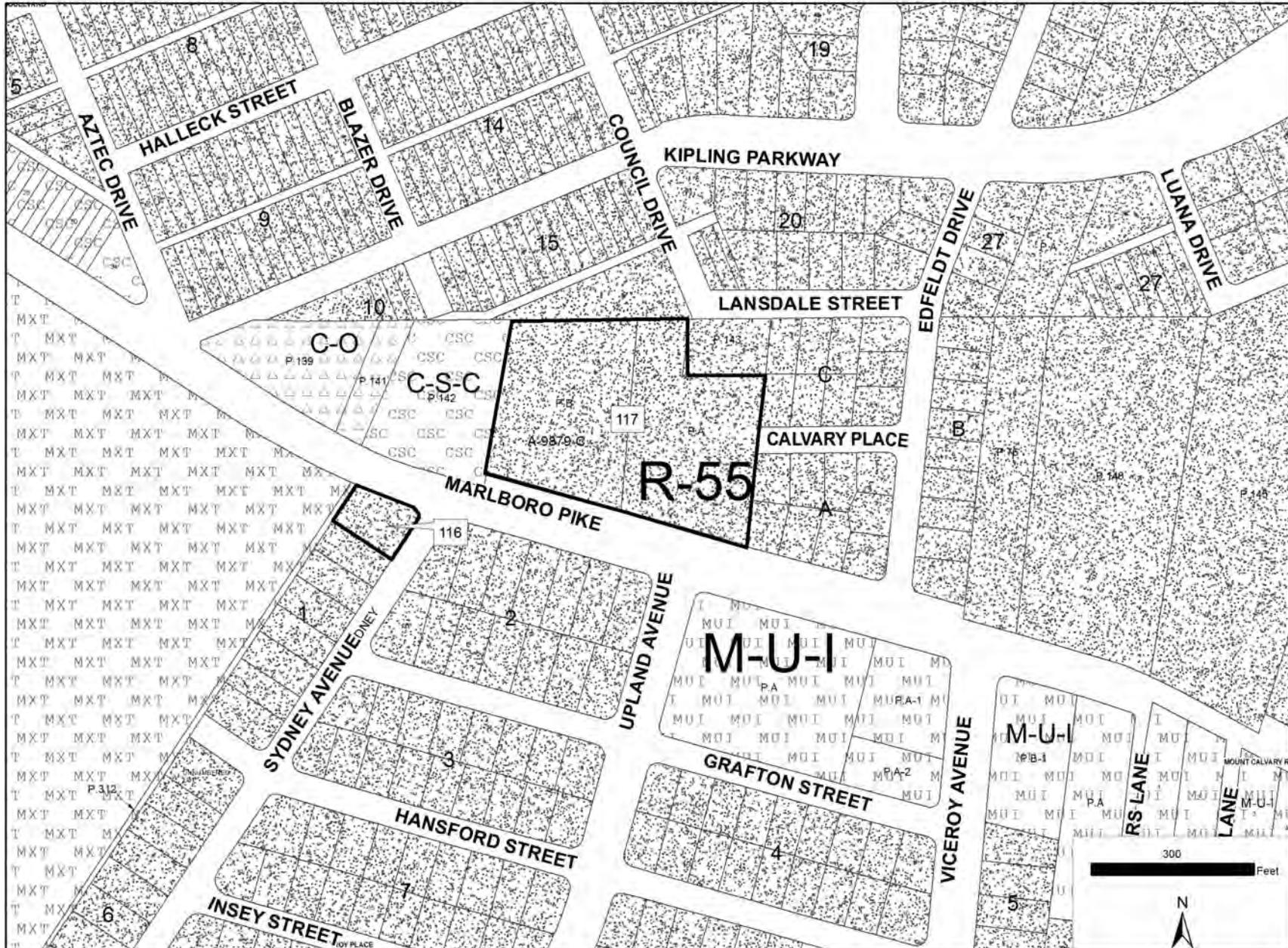


APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
116	C-O to R-55	0.21	204SE06	–	1986
Property Description	Tax Map 81, Grid C3, Block 1 Lot 1 (Berkshire Plat: A06-1336)				
Use 1/Address	Single-Family Residence: 6499 Marlboro Pike				
Non-Conforming Use Status	Existing zone: Non-conforming (not certified)		Proposed zone: Permitted		
Discussion	This is a non-conforming use house. Rezoning from C-O to R-55 is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will reduce excessive commercial zoning along the Marlboro Pike Corridor, directing commercial development to the priority areas, and encouraging residential development consistent with adjacent land uses.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
117	R-18C/C-O to R-55	3.61	204SE06	–	1986
Property Description	Tax Map 81, Grid D3, Parcel A & B (Shady Oak Towers Plat: A06-5205)				
Use 1/Address	Public/Quasi Public (District Heights Post office) 6514 Marlboro Pike				
Non-Conforming Use Status	Existing zone: Permitted		Proposed zone: Permitted		
Discussion	Rezoning Parcel B to R-T and Parcel A to R-55 will create an opportunity to reinforce the existing residential development pattern. It should be noted that a portion of this property was rezoned (AO9879-Shady Oak Towers; Parcel B) from C-O to R-18C on May 10, 1993.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
118	C-S-C to M-U-I with Commercial D-DOZ	2.21	204SE06	–	1986
Property Description	Tax Map 81, Grid D3, P/O Parcel A (Berkshire, Plat: A06-1337)				
Use 1	Vehicle sales and service (Autozone): 6611 Marlboro Pike.				
Non-Conforming Use Status	Proposed Zone: Permitted		Proposed Zone: Permitted		
Use 2	General Retail/Trade (Fashion One and Family Dollar): 6611 Marlboro Pike.				
Non-Conforming Use Status	Proposed Zone: Permitted		Proposed Zone: Permitted		
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				

CHAPTER X—Sectional Map Amendment

Index S: SMA change 116-117 (C-O, R-18C to R-55)

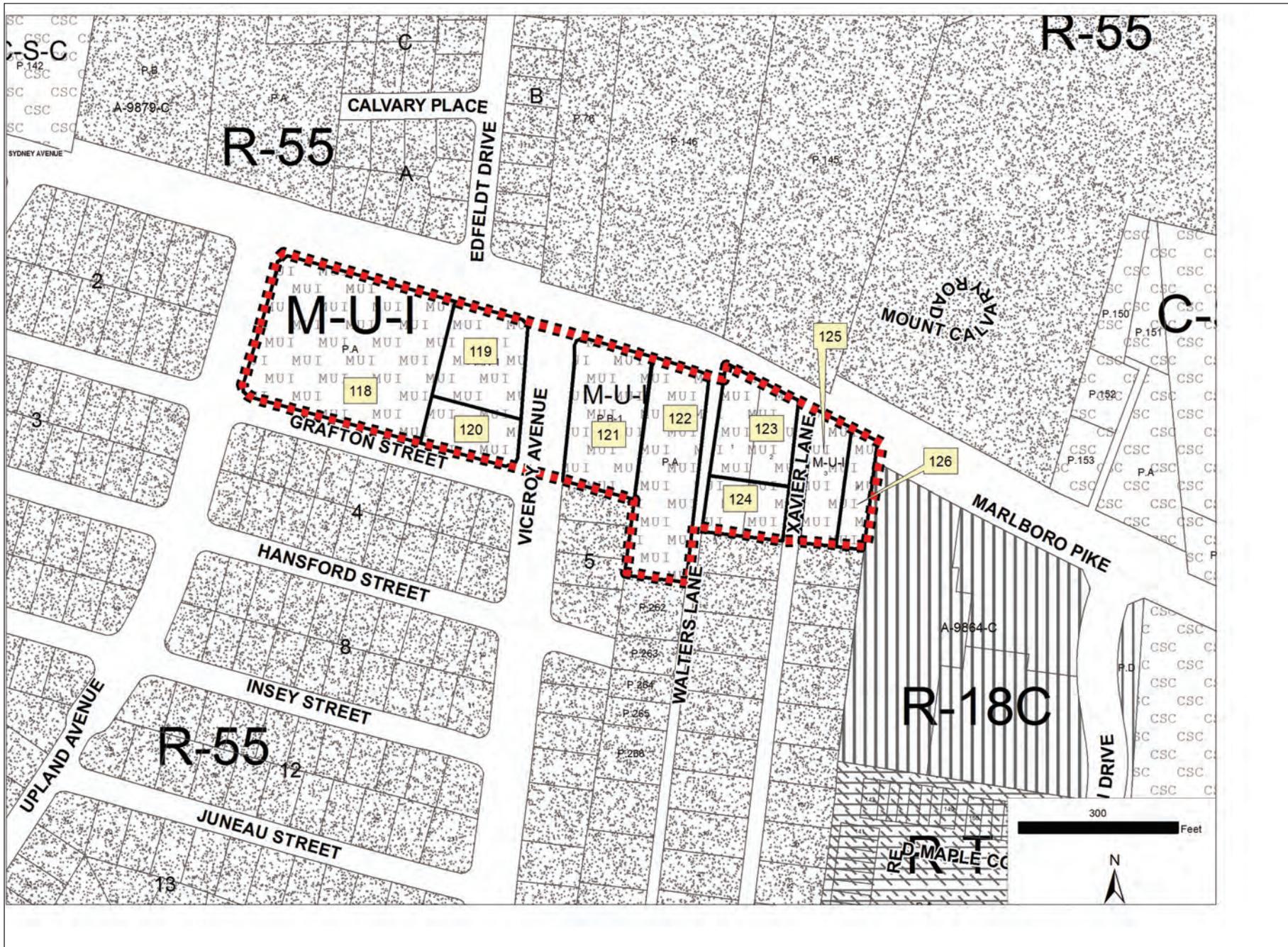


APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
119	C-S-C to M-U-I with Commercial D-DOZ	0.67	204SE06	–	1986
Property Description	Tax Map 81, Grid D3, Parcel A-1 (Berkshire, Plat: A06-7477)				
Use 1	Eating/Drinking Establishments (Kentucky Fried Chicken): 6615 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Non-conforming (Certified 7485-96-CGU/01)		Proposed Zone: Permitted		
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
120	C-S-C to M-U-I with Commercial D-DOZ	0.39	204SE06	–	1986
Property Description	Tax Map 81, Grid D3, Parcel A-2 (Berkshire, Plat: A06-7477)				
Use 1	Undeveloped: lot behind the Kentucky Fried Chicken on Grafton Street. 0000 Grafton Street				
Non-Conforming Use Status	Existing Zone: NA		Proposed Zone: NA		
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
121	C-S-C to M-U-I with Commercial D-DOZ	0.86	204SE06	–	1986
Property Description	Tax Map 81, Grid D3, Block 5, Parcel B-1 (Berkshire, Plat: 06173004)				
Use 1	Services (Coin Laundry): 6701 Marlboro Pike				
Non-Conforming Use Status	Proposed Zone: Permitted		Proposed Zone: Permitted		
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				

CHAPTER X—Sectional Map Amendment

Index T: SMA change 118-126 (C-S-C, C-O to M-U-I with Commercial D-DOZ)



APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
122	C-S-C to M-U-I with Commercial D-DOZ	1.12	204SE06	–	1986
Property Description	Tax Map 81, Grid D3, Part of Parcel A (Swann Property, Plat: A06-3395)				
Use 1	Walters Lane Shopping Plaza at 2801 Walters Lane. Eating and drinking establishment: Mainland. Services: Hair Cutters Coming, LA Professional Nails, Professional Cleaners. General retail/trade: CD's and Tapes, Howell's Appliance Services. Institution/education: Mission Temple Holiness Church.				
Non-Conforming Use Status	Proposed Zone: Permitted		Proposed Zone: Permitted		
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
123	C-S-C to M-U-I with Commercial D-DOZ	0.63	204SE06	–	1986
Property Description	Tax Map 81, Grid D3, P/O Lots 1 and 2 (Hartman, Plat: A06-0079)				
Use 1	Eating and drinking establishment (Nemo Seafood): 6711 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Non-Conforming (certified 3229-83-U)		Proposed Zone: Permitted		
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				

CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
124	C-S-C to M-U-I with Commercial D-DOZ	0.25	204SE06	–	1986
Property Description	Tax Map 81, Grid D3, P/O Lots 1 and 2 (Hartman, Plat: A06-0079)				
Use 1	Services (Alan M Fueund DDS and Assoc. and Johnson, LLC): Office building at 2810 Walters Lane.				
Non-Conforming Use Status	Proposed Zone: Permitted Proposed Zone: Permitted				
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
125	C-S-C to M-U-I with Commercial D-DOZ	0.35	204SE06	–	1986
Property Description	Tax Map 81, Grid D3, Part of Lot 3 (Hartman, Plat: A06-0079)				
Use 1	Miscellaneous (Elevator Company): 6801 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Non-Conforming (Not Certified 1286-90-CGU) Proposed Zone: Permitted (Contractor's office - with no outdoor storage)				
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
126	C-O to M-U-I with Commercial D-DOZ	0.23	204SE06	–	1986
Property Description	Tax Map 81, Grid D3, P/O Lot 4 (Hartman, Plat: A06-0079)				
Use 1	Vacant office building: 6803 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Non-Conforming (Not Certified) Proposed Zone: Permitted				
Discussion	This is an existing non-conforming use (38747-2007-U). Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				

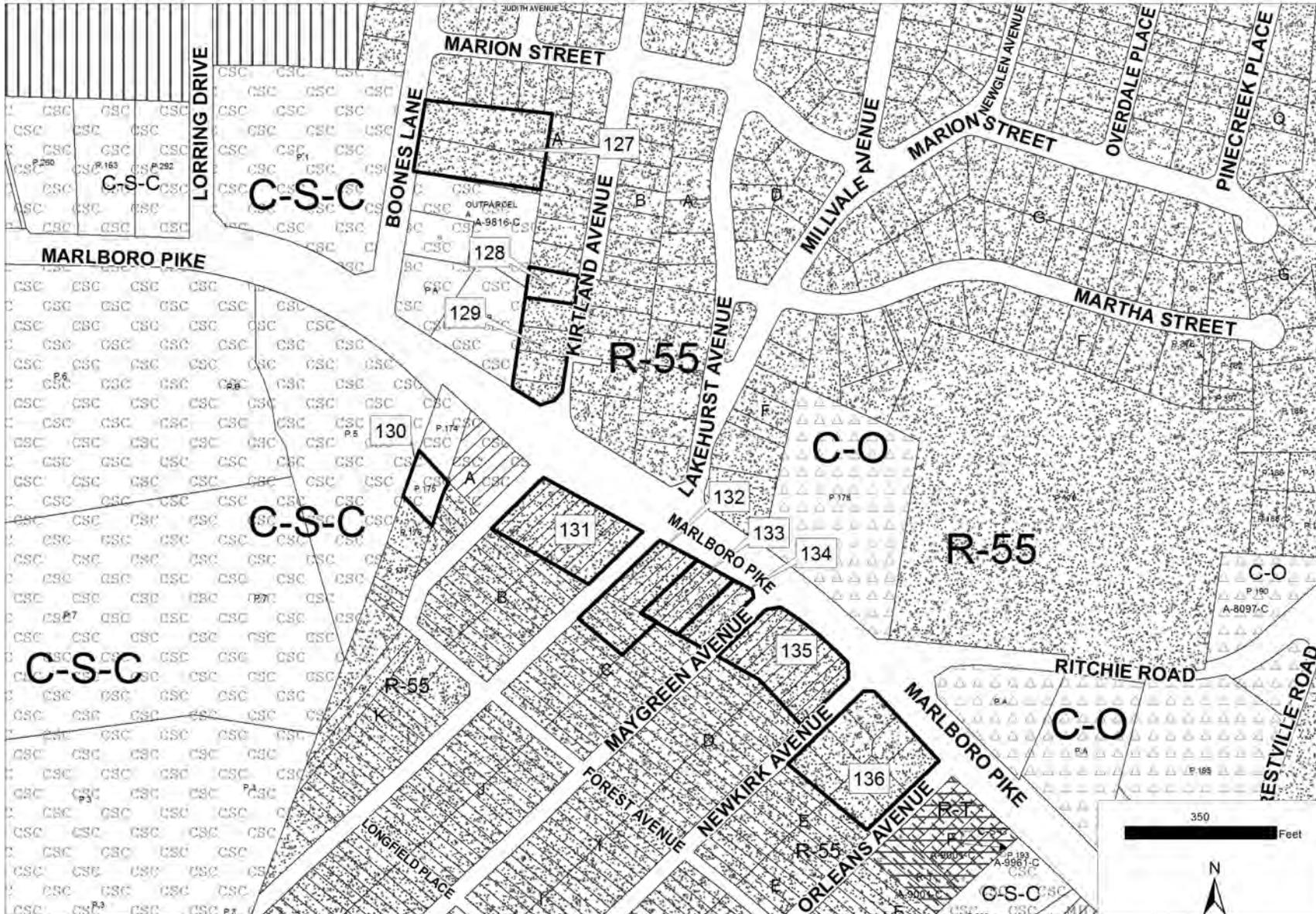
APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Index U: SMA change 127 (R-T to R-55)

Index W: SMA change 130 (R-55 to C-S-C)

Index V: SMA change 128-129 (C-S-C to R-55)

Index X: SMA change 131-136 (R-T, C-A to R-55)



CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
127	R-T to R-55	1.20	204SE06	–	1986
Property Description	Tax Map 81, Grid E3, Block A, Lots 13 and 14 (Carlson Springs Addition, Plat: A06-7658)				
Use 1	Residence: 2804 Boones Lane (Lot 13).				
Non-Conforming Use Status	Existing Zone - Permitted Proposed Zone -Permitted				
Use 2	Residence: 2808 Boones Lane (Lot 14).				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Discussion	The zoning change from R-T to R-55 will reinforce the residential development pattern of the existing neighborhood, which is zoned R-55.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
128	C-S-C to R-55	0.172	204SE06	–	1986
Property Description	Tax Map 81, Grid F3, Lot 8 (S O Taymans, Plat: A06-0066).				
Use 1	Undeveloped parcel: 2901 Kirtland Avenue				
Non-Conforming Use Status	Existing Zone: NA Proposed Zone: NA				
Discussion	The zoning change from C-S-C to R-55 will reinforce the residential development pattern of the existing neighborhood, which is zoned R-55.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
129	C-S-C to R-55	0.633	204SE06	–	1986
Property Description	Tax Map 81, Grid F3, Lots 9 - 12 (S O Taymans, Plat: A06-0066).				
Use 1	Single-family home assessed as a commercial business: 2903 Kirtland Avenue (lot 9)				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Use 2	Three undeveloped lots in front of 2903 Kirtland Avenue (Lots 10 - 12)				
Non-Conforming Use Status	Existing Zone: NA Proposed Zone: NA				
Discussion	The zoning change from C-S-C to R-55 will reinforce the residential development pattern of the existing neighborhood, which is zoned R-55.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
130	R-55 to C-S-C	0.234	204SE06	SE-3448, SE-3525	1986
Property Description	Tax Map 81, Grid E3, Parcel 175 (Sansbury Park)				
Use 1	Vehicle Sales and Services: (Forestville Auto Service): 7303 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Discussion	The zoning change from R-55 to C-S-C will reinforce the existing adjacent commercial development, which is zoned C-S-C.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
131	R-T to R-55		204SE06	–	1986
Property Description	Tax Map 81, Grid F4, Block B, Lots 1-10 (Sansbury Park, Plat: A06-1431)				
Use 1	Residence: 7315 Marlboro Pike (lots 1 and 2), 7317 Marlboro Pike (lots 3 and 4), 7319 Marlboro Pike (lots 5 through 8), and 7323 Marlboro Pike (lots 9 and 10) .				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Discussion	The zoning change from R-T to R-55 will reinforce the residential development pattern of the existing neighborhood, which is zoned R-55.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
132	R-T to R-55	0.6559	204SE06	–	1986
Property Description	Tax Map 81, Grid F4, Block C, P/O Lot 1, Lots 2,3,4 and lots 36 - 39 (Sansbury, Plat: A06-1431).				
Use 1	Residence: 7401 Marlboro Pike (lots 1 - 4)				
Non-Conforming Use Status	Existing Zone - Permitted Proposed Zone - Permitted				
Use 2	Undeveloped lots at Lakehurst Avenue (lots 36-39) and Marlboro Pike (lots1-4) 0000 Lakehurst Avenue				
Non-Conforming Use Status	Existing Zone: NA Proposed Zone: NA				
Discussion	The zoning change from R-T to R-55 will reinforce the residential development pattern of the existing neighborhood, which is zoned R-55.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
133	R-T/C-A to R-55	0.40	204SE06	–	1986
Property Description	Tax Map 81, Grid E3, Block C, Lots 5-8 (Sansbury Park, Plat: A06-1431).				
Use 1	Residence: 7405 Marlboro Pike.				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Discussion	The zoning change from R-T/C-A (Lots 5-7; R-T and Lot 8; C-A) to R-55 will reinforce the residential development pattern of the existing neighborhood, which is zoned R-55. The rezoning will also remove the split zoning that currently exists on this property.				

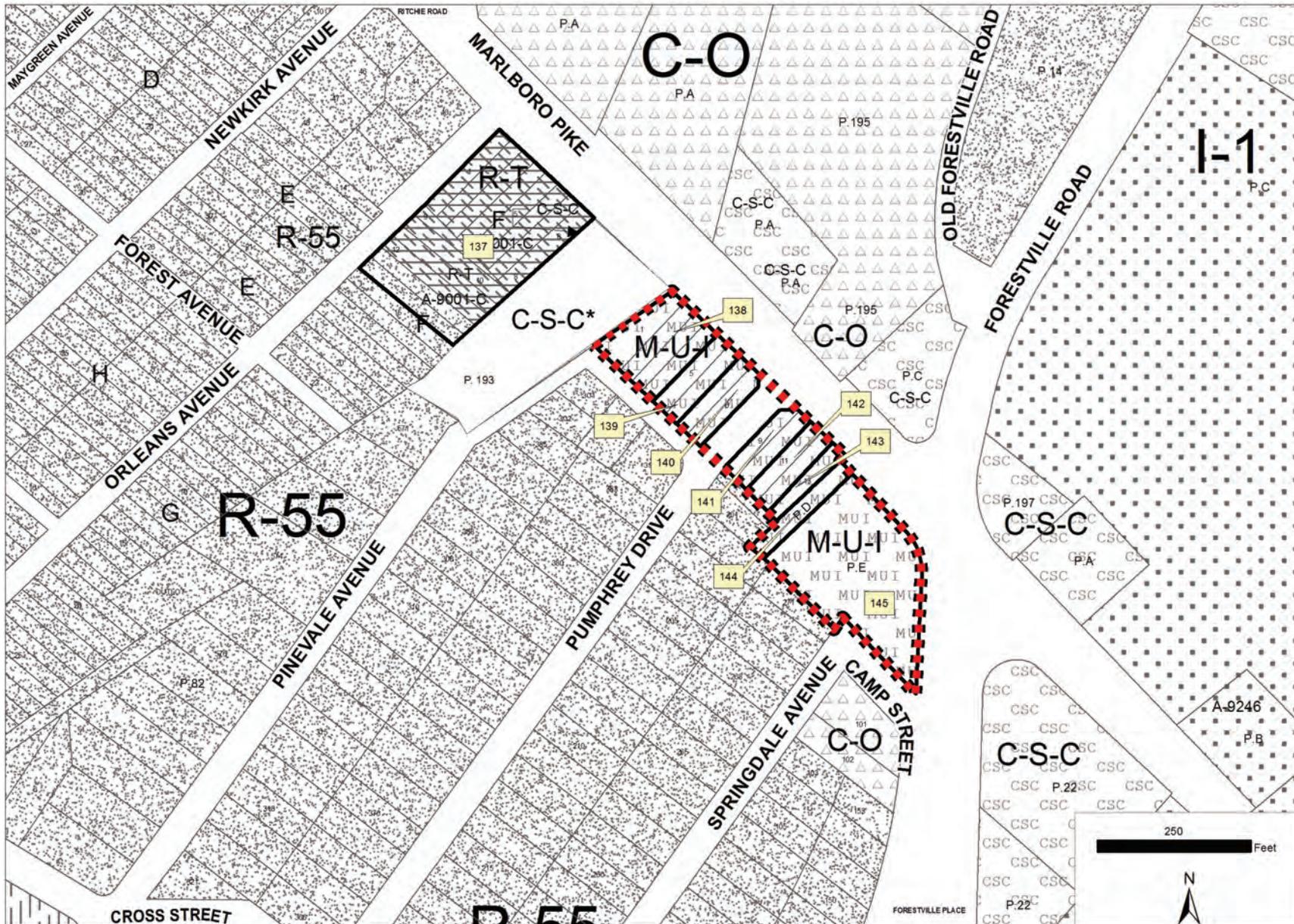
CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
134	C-A to R-55	0.21	204SE06	–	1986
Property Description	Tax Map 81, Grid F4, Block C, Lots 9 and 10 (Sansbury Park, Plat: A06-1431).				
Use 1	General Retail/Trade (Dodge City Market): 7409 Marlboro Pike & 3105 Maygreen Avenue				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Non-Conforming				
Discussion	The zoning change from C-A to R-55 will reinforce the residential development pattern of the existing neighborhood, which is zoned R-55.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
135	R-T to R-55	1.224	204SE06	–	1986
Property Description	Tax Map 81, Grid F4, Block D, Lots 1 - 10 (Sansbury, Plat: A06-1431).				
Use 1	Residence: 7415 Marlboro Pike (lots 1 and 2), 7417 Marlboro Pike (lots 3 and 4), 7419 Marlboro Pike (lots 5 and 6), 7421 Marlboro Pike (lots 7 and 8), 3101 Newkirk Avenue (lots 9 and 10).				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Discussion	The zoning change from R-T to R-55 will reinforce the residential development pattern of the existing neighborhood, which is zoned R-55.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
136	R-T to R-55		204SE06	–	1986
Property Description	Tax Map 81, Grid F4, Block E, Lots 41- 48 (Sansbury Park, Plat: 06182049).				
Use 1	Single-Family Homes: 3105 Orleans Avenue (lot 41), 3103 Orleans Avenue (lot 42), 7505 Marlboro Pike (lot 43), 7503 Marlboro Pike (lot 44), 7501 Marlboro Pike (lot 45), 3104 Newkirk Avenue (lot 46), 3106 Newkirk Avenue (lot 47), 3108 Newkirk Avenue (lot 48).				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Discussion	The zoning change from R-T to R-55 will reinforce the residential development pattern of the existing neighborhood, which is zoned R-55.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
137	C-S-C/C-C to R-T	1.41	204SE06	SE-3953	1986
Property Description	Tax Map 81, Grid F4, Lots 1 - 12 (Sansbury Park, Plat: A06-1431).				
Use 1	Entertainment (IOOF social club): 7515 Marlboro Pike (Lots 1 - 12) & 3110 Orleans Avenue				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Permitted				
Discussion	The zoning change from C-S-C/C-C to R-T will reinforce the residential development pattern of the existing neighborhood, which is zoned R-55. This rezoning will also remove the split zoning that currently exists across these lots.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

Index Y: SMA change 137 (C-S-C, C-C to R-T)

Index Z: SMA change 138-145 (C-S-C to M-U-I with Commercial D-DOZ)



*Per File No. A-9961 PGCPB No. 04-243(C)

CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
138	C-S-C to M-U-I with Commercial D-DOZ	0.34	204SE06	–	1986
Property Description	Tax Map 81, Grid F4, Part of Lots 1 - 4 (Ole Longfield, Plat: A06-0086) .				
Use 1	Ole Longfield Shopping Center: Eating and drinking establishments: Eddie Leonards, Crab Line, Service: Laundromat, Vivian Nails 7603 Marlboro Pike				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Non-Conforming				
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
139	C-S-C to M-U-I with Commercial D-DOZ		204SE06	–	1986
Property Description	Tax Map 81, Grid F4, Part of Lots 5-6 (Ole Longfield, Plat: A06-0086) .				
Use 1	Ole Longfield Shopping Center: General retail/trade: Ferry's Discount 7605 Marlboro Pike				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Non-Conforming				
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
140	C-S-C to M-U-I with Commercial D-DOZ	0.16	204SE06	–	1986
Property Description	Tax Map 81, Grid F4, Part of Lots 7-8 (Ole Longfield, Plat: A06-0086).				
Use 1	Ole Longfield Shopping Center: General retail/trade: TC and Jason Surplus Sales 7613 Marlboro Pike				
Non-Conforming Use Status	Existing Zone: Permitted Proposed Zone: Non-Conforming				
Discussion	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
141	C-S-C to M-U-I with Commercial D-DOZ	0.15	–	–	1986
Property Description	Tax Map 81, Grid F4, P/O Lots 9-10				
Use 1	Commercial Strip Shopping Center: 7617 Marlboro Pike				
Existing/Endorsed SMA	C-S-C				
Account	0570309				
Discussion:	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
142	C-S-C to M-U-I with Commercial D-DOZ	0.15	–	–	1986
Property Description	Tax Map 81, Grid F4, P/O Lots 11-12				
Use 1	Commercial Strip Shopping Center: 7619 Marlboro Pike				
Existing/Endorsed SMA	C-S-C				
Account	0570317				
Discussion:	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				

CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
143	C-S-C to M-U-I with Commercial D-DOZ	0.08	–	–	1986
Property Description	Tax Map 81, Grid F4, P/O Lots 13 EX 250 sq ft				
Use 1	Commercial Strip Shopping Center: 7619 Marlboro Pike				
Existing/Endorsed SMA	C-S-C				
Account	0570325				
Discussion:	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
144	C-S-C to M-U-I with Commercial D-DOZ	0.13	–	–	1986
Property Description	Tax Map 81, Grid F4, Parcel D				
Use 1	Commercial Strip Shopping Center: 7625 Marlboro Pike				
Existing/Endorsed SMA	C-S-C				
Account	0570382				
Discussion:	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
145	C-S-C to M-U-I with Commercial D-DOZ	1.50	–	–	1986
Property Description	Tax Map 81, Grid F4, Parcel E				
Use 1	Services: Gas station 7631 Marlboro Pike				
Existing/Endorsed SMA	C-S-C				
Account	0570440				
Discussion:	Rezoning from C-S-C to M-U-I is consistent with the plan goals, polices and strategies in the General Plan for the Developed Tier to strengthen existing neighborhoods, encourage appropriate infill development and provide pedestrian oriented neighborhoods. The zoning change will also encourage a mix of housing types along the Marlboro Pike Corridor.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
146	I-1 to C-S-C with Low-Intensity Business Park	2.16	–	–	1986
Property Description	Tax Map 89, Grid F1, Parcel 22				
Use 1	Vacant Commerical Building: 3300 Forestville Road				
Existing/Endorsed SMA	I-1				
Account	0615179				
Discussion:	C-S-C zoning will reinforce the existing adjacent commercial development, which is zoned C-S-C.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
147	C-S-C to I-1 with D-DOZ (Low Intensity Business Park)	0.64	205SE07	–	1986
Property Description	Tax Map 90, Grid A1, Parcel B, (Forestville Plaza Shopping Center, Plat: A06-7850)				
Use 1/Address	Church (Pillars of Faith Holy Church): 7714 Marlboro Pike				
Non-Conforming Use Status	Existing zone: Permitted		Proposed zone: Permitted		
Discussion	Rezoning from C-S-C to I-1 will create an opportunity for the redevelopment of this parcel for a new small scale employment center offering flex space as high as three floors catering to professional businesses in accordance with the AICUZ guidelines.				

CHAPTER X – Sectional Map Amendment

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
148	C-S-C to I-1 with D-DOZ (Low Intensity Business Park)	18.17	205SE07	–	1986
Property Description	Tax Map 82, Grid A4, Parcel C, (Forestville Plaza Shopping Center, Plat: A06-7850)				
Use 1/Address	Shopping Center (Forestville Plaza shopping center) 7702 Marlboro Pike. Services: Hair Expressions, Sunshine Nails. Churches: Sword of the Spirit, Freedom Center, Soul Factory, Christ Church of Light and Salvation.				
Non-Conforming Use Status	Existing zone: Permitted Proposed zone: Nonconforming (Hair Expressions, Sunshine Nails)				
Discussion	Rezoning from C-S-C to I-1 will create an opportunity to develop the industrial/employment areas offering flex space as high as three floors catering to professional businesses in accordance with AICUZ guidelines.				
Discussion:	C-S-C zoning will reinforce the existing adjacent commercial development, which is zoned C-S-C.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
149	I-4 to I-1 with D-DOZ for a Low-Intensity Business Park	1.19	–	SE-1884	1986
Property Description	Tax Map 90, Grid A1, Parcel B				
Use 1	Contractor's Office: 8002 Marlboro Pike				
Non-Conforming Use Status	Existing zone: Permitted Proposed zone: Permitted				
Discussion	Rezoning from I-4 to I-1 will create an opportunity to develop the industrial/employment areas offering flex space as high as three floors catering to professional businesses in accordance with AICUZ guidelines.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
150	I-4 to I-1 with D-DOZ for a Low-Intensity Business Park	1.79	–	–	1986
Property Description	Tax Map 90, Grid A1, Parcel A				
Use 1	Office: 8008 Marlboro Pike				
Non-conforming Use Status	Existing zone: Permitted Proposed zone: Permitted				
Discussion	Rezoning from I-4 to I-1 will create an opportunity to develop the industrial/employment areas offering flex space as high as three floors catering to professional businesses in accordance with AICUZ guidelines.				

APPROVED MARLBORO PIKE SECTOR PLAN AND PROPOSED SMA

SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
151	I-4 to I-1 with D-DOZ for a Low-Intensity Business Park	0.61	–	–	1986
Property Description	Tax Map 90, Grid A1, Lots 9-10				
Use 1	Bus Storage: 8014 Marlboro Pike				
Non-conforming Use Status	Existing zone: Permitted		Proposed zone: Permitted		
Discussion	Rezoning from I-4 to I-1 will create an opportunity to develop the industrial/employment areas offering flex space as high as three floors catering to professional businesses in accordance with AICUZ guidelines.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
152	I-4 to I-1 with D-DOZ for a Low-Intensity Business Park	0.57	–	–	1986
Property Description	Tax Map 90, Grid A1, Lots 7-8				
Use 1	Vehicular Storage: 8016 Marlboro Pike				
Non-Conforming Use Status	Existing zone: Permitted		Proposed zone: Permitted		
Discussion	Rezoning from I-4 to I-1 will create an opportunity to develop the industrial/employment areas offering flex space as high as three floors catering to professional businesses in accordance with AICUZ guidelines.				
SMA Change Number	Zoning Change	Area of Change	200' Scale Index Map	ZAP/SE Number	Prior SMA Date
153	I-4 to I-1 with D-DOZ for a Low-Intensity Business Park	See Appendix B	–	–	1986
Property Description	See Appendix				
Use1	Multiple Uses				
Non-conforming Use Status	Existing Zone:		Proposed Zone:		
Discussion:	Rezoning from I-4 to I-1 will create an opportunity to develop the industrial/employment areas offering flex space as high as three floors catering to professional businesses in accordance with AICUZ guidelines.				

CHAPTER X—Sectional Map Amendment

Index AA: SMA change 146 (I-1 to C-S-C with Low Intensity Business Park D-DOZ)

Index BB: SMA change 147-148 (C-S-C to I-1 with Low Intensity Business Park D-DOZ)

Index CC: SMA change 149-152 (I-4 to I-1 with Low Intensity Business Park D-DOZ)

Index DD: SMA change 153 (Low Intensity Business Park D-DOZ)

