



MONUMENT VILLAGE

# CHAPTER 7

## Transit District Use Tables

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## Transit District Use Tables

The Transit District Use Tables establish uses that are permitted or prohibited within the Transit District. All uses not listed within these tables are prohibited. Several uses are permitted subject to conditions found in the footnotes that follow each table. No uses are permitted by special permit in the Transit District.

The Transit District includes properties zoned R-O-S, O-S, R-80, R-55, R-20, R-18, R-10, M-U-I, and M-X-T. Uses permitted within each of these zones are consistent with the vision, goals, and policies of this TDDP, and the purpose of the underlying zones as described in Parts 5 and 10 of the Zoning Ordinance. Uses inconsistent with this TDDP are prohibited. Uses ordinarily permitted in a particular zone may be prohibited within the Transit District if their use is inconsistent with the goals and policies for the Character Area (Downtown Core or Neighborhood Edge) in which properties within that underlying zone district are located.

No use shall be allowed except as provided for in the following Tables of Uses. In these tables, the following applies:

- (1) The letter "P" indicates that the use is permitted in the zone indicated.
- (2) 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.
- (3) The letter "X" indicates that the use is prohibited.
- (4) All uses not listed are prohibited.

For example, low-density residential and auto-oriented uses are prohibited in zones that are located within the Downtown Core. Single-family detached housing is limited to the underlying zone R-80, which is intended for that land use. Commercial or institutional uses with potential impacts on traffic and parking are prohibited within the Neighborhood Edge, where streets are intended to serve neighborhood traffic only. Development within the R-55, R-O-S or O-S zones inconsistent with their intended purpose as woodland conservation, open space, or parkland is prohibited.

## TDDP Goals for Underlying Zones

R-O-S	Reserved Open Space	Preservation Of Undeveloped Space
O-S	Open Space	Conservation
R-80	One-Family Detached Residential	Single-Family Detached Residential
R-55	One-Family Detached Residential	Woodland Conservation
R-20	One-Family Triple Attached	Single-Family Attached Residential
R-18	Multifamily Medium-Density Residential	Garden Apartments And Mid-Rise Residential
R-10	Multifamily High Density Residential	Mid- to High-Rise Residential
M-U-I	Mixed-Use Infill	Residential, Commercial, Or Mixed
M-X-T	Mixed-Use Transportation-Oriented	Mixed Use

**Table 47. Table of Permitted Uses: Transit District Overlay/Mixed-Use Infill (T-D-O/M-U-I) Zone**

USE	ZONE	
	M-U-I	T-D-O/M-U-I
<b>(1) Commercial</b>		
(A) Eating or Drinking Establishments:		
Eating or drinking establishment, with drive-through service (CB-49-2005; CB-19-2010)	P <sup>24</sup>	X
Eating or drinking establishment, excluding drive-through service (CB-49-2005; CB-19-2010)	P	P
Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 midnight, excluding adult entertainment (CB-49-2005; CB-19-2010; CB-56-2011)	SE	P
(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	X
Boat sales, service, and repair, including outdoor storage of boats and boat trailers:		
(i) Accessory to a marina	P	X
(ii) All others	SE	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	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 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 27-358(a)(1),(2),(4),(5),(6),(7),(8),(9), and (10) (CB-1-1989; CB-72-1999)	SE	P <sup>c</sup>
Incidental automobile service in a parking garage <sup>3</sup>	SE	P
Private Automobile and Other Motor Vehicle Auctions		
(i) Operating prior to January 1, 2011, as a use that conforms to the definition under Section 27-107.01, subject to the provisions of Section 27-464.06(c), (d), and (f)	X	X
(ii) All others, subject to the requirements of Section 27-464.06 (CB-59-2010)	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)	SE	X
Vehicle, mobile home, or camping trailer repair and service station (CB-50-1993)	SE <sup>19</sup>	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 that the dealership will repair <sup>37</sup> (CB-95-1987; CB-87-2000; CB-29-2002)	SE <sup>60</sup>	X
Vehicle or camping trailer rental (in the C-M Zone, subject to Section 27-417(a),(b)(2), and (c))	SE	X
Vehicle or camping trailer storage yard (CB-80-1996)	X	X
Vehicle parts or tire store including installation facilities, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage:		

**Table 47. Table of Permitted Uses: Transit District Overlay/Mixed-Use Infill (T-D-O/M-U-I) Zone**

USE	ZONE	
	M-U-I	T-D-O/M-U-I
(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) Accessory to a department store (CB-58-1990)	X	X
(iii) All others (CB-21-1992)	SE	X
Vehicle parts or tire store without installation facilities	P	X
Vehicle towing station, provided it is enclosed by a sight-tight wall or fence at least six feet high, or an evergreen screen (CB-30-1992)	X	X
Waterless automobile detailing, at a specific location having a fixed business address	P	P
(C) Offices:		
Bank, savings and loan associations, or other savings or lending institutions:		
(i) Automatic teller machine, only	P	P
(ii) All others	P	P
Check cashing business (CB-23-2009; CB-85-2012)	SE <sup>55</sup>	P
Contractor's office:		
Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping and the like, with buildings, and uses accessory to the business (as well as the office) use:		
(A) With no outdoor storage of materials or equipment	P	P
(B) With outdoor storage of materials, located only in a side or rear yard, enclosed by a slightly opaque wall or fence at least six 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
Office accessory to an allowed use	P	P
Office (except as otherwise provided):		
(i) Within an integrated shopping center, and not exceeding 10 percent of the gross floor area of the center	X	P
(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

**Table 47. Table of Permitted Uses: Transit District Overlay/Mixed-Use Infill (T-D-O/M-U-I) Zone**

USE	ZONE	
	M-U-I	T-D-O/M-U-I
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 percent 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 percent 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 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 streets shown on the master plan as arterial or higher classification, and located at an intersection where the three 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 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 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 streets shown on the master plan as arterial or higher classification, and located at an intersection where the three 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 locations (CB-69-1999)	X	X
(D) Services:		
Ambulance service, private	X	X
Animal hospital, animal training, kennel	SE	P
Artist studio	P	P
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 (CB-56-2011)	P	P
Data processing	P	P
Dry cleaning or laundry pickup station (CB-127-1986)	P	P
Dry cleaning store or plant: <sup>43</sup>		
(i) Retail, gross floor area under 6,000 square feet	P	P
(ii) Retail, unrestricted	X	X
(iii) Wholesale (may include retail service) (CB-55-2002)	X	X

**Table 47. Table of Permitted Uses: Transit District Overlay/Mixed-Use Infill (T-D-O/M-U-I) Zone**

USE	ZONE	
	M-U-I	T-D-O/M-U-I
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	X
Household appliance or furniture repair shop	P	P
Key or locksmith shop (CB-128-1986)	P	P
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	P
(ii) All others	P	P
Laundry store or plant: <sup>43</sup>		
(i) Retail, gross floor area under 6,000 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 <sup>24</sup>	P
(ii) All others (CB-120-1994)	X	X
Machine shop accessory to an allowed use	X	X
Massage establishment	SE	P
Methadone Treatment Center (CB-103-1993)	SE	X
Model studio	X	P
Newspaper publishing establishment	SE	X
Pet grooming shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor	P	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 square feet of gross floor area	P	P
(ii) Unrestricted in size with no carryout service (CB-83-1986; CB-102-2001)	X	P

**Table 47. Table of Permitted Uses: Transit District Overlay/Mixed-Use Infill (T-D-O/M-U-I) Zone**

USE	ZONE	
	M-U-I	T-D-O/M-U-I
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
Tattoo Parlor (CB-10-2012)	P	P
Taxidermy (CB-30-1986)	P	P
Travel bureau	P	P
Upholstery shop (CB-65-1989)	PA	P
Veterinarian's office:		
(i) Outpatient	P	P
(ii) Inpatient (CB-96-1988)	PB	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	P	P
Bakery products, wholesale (may include retail sales)	X	P
Bicycle (sales) shop:		
(i) Nonmotorized, only	P	P
(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	P
Building supply store:		
(i) Wholly enclosed, except for nursery stock	P	P
(ii) With outdoor storage on not more than 50 percent of the lot, provided it is enclosed by a slightly opaque wall or fence at least eight feet high (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 <sup>32</sup>	P
(ii) Products allowed to be sold in a C-M Zone	X	X

**Table 47. Table of Permitted Uses: Transit District Overlay/Mixed-Use Infill (T-D-O/M-U-I) Zone**

USE	ZONE	
	M-U-I	T-D-O/M-U-I
Buying of items within guest rooms and vehicles, pursuant to Section 27-115(a)(2)	X	X
Carpet or floor covering store	P	P
Clothing, dry goods, millinery, or shoe store (CB-58-1985; CB-71-1993)	P	P
Confectioner (not exceeding 40,000 square feet of gross floor area):		
(i) Retail (CB-65-1989)	P	P
(ii) Wholesale (may include accessory retail sales)	X	P
Department or variety store, excluding pawnshops		
(i) Not exceeding 125,000 square feet of gross floor area so long as the department or variety store does not contain any food or beverage component. (CB-64-2012)	P	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; CB-13-2012)	P <sup>52</sup>	P
(iii) Not exceeding 85,000 square feet of gross floor area without regard to percentage of gross floor area for food and beverage component. (CB-13-2012; CB-64-2012)	P	P
(iv) Exceeding 85,000 square feet of gross floor area and less than 10 percent of that gross floor area for food and beverage component. (CB-64-2012)	P	P
(v) All others,40 in accordance with Section 27-348.02 (CB-71-1993; CB-28-1997, CB-4-1999; CB-2-2002; CB-13-2012; CB-64-2012)	SE	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 percent of the gross floor area, or 2,000 square feet, whichever is less (CB-65-1989)	P	P
(iii) All others	P	P
Farm implement sales	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	P
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	P

**Table 47. Table of Permitted Uses: Transit District Overlay/Mixed-Use Infill (T-D-O/M-U-I) Zone**

USE	ZONE	
	M-U-I	T-D-O/M-U-I
(iv) In combination with a gas station, subject to detailed site plan review in accordance with Part 3, Division 9	X	P <sup>c</sup>
(v) All others (CB-112-1986; CB-65-1989; CB-2-2002; CB-99-2012)	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	P
Ice vending machine (not exceeding eight ton capacity)	X	P
Lawn mower (sales) store	P	P
Monument and headstone sales establishment (CB-22-2004)	X	X
Newspaper or tobacco shop (CB-92-2015)	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 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)	SE	X
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; CB-22-2010)	SE	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 27-115(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

**Table 47. Table of Permitted Uses: Transit District Overlay/Mixed-Use Infill (T-D-O/M-U-I) Zone**

USE	ZONE	
	M-U-I	T-D-O/M-U-I
Stationery or office supply store which may include the sale of furniture or business machines	P	P
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
Tobacco shop or electronic cigarette shop (CB-92-2015)	SE	
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	P	P
(ii) All others (CB-122-1986)	P	P
<b>(2) Institutional/Educational:</b>		
Adult day care center	SE	P
Assisted living facility, subject to the requirements of Section 27-464.04 (CB-72-1996)	X	P
Church or similar place of worship, convent, or monastery (CB-23-1988)	P	P
Day care center for children:		
(A) In accordance with Section 27-464.0212	P	P
(B) All others (CB-23-1988)	SE	P
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	P
Hospital (may include a private spa)	SE	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)	SE	P
School, Private:		
(A) Driving school, automobile only	P	P <sup>f</sup>
(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	SE	P
(E) Tutoring establishment	P	P
(F) Private college or university	P <sup>28</sup>	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)	SE	P
<b>(3) Miscellaneous:</b>		
Accessory structures and uses (when not otherwise provided for)	P	P
Adaptive reuse of a surplus public school, when not otherwise allowed	SE	P

**Table 47. Table of Permitted Uses: Transit District Overlay/Mixed-Use Infill (T-D-O/M-U-I) Zone**

USE	ZONE	
	M-U-I	T-D-O/M-U-I
Adaptive use of a historic site, when not otherwise allowed (CB-58-1987)	SE	P
Animals, not customarily household pets (CB-117-1986; CB-55-1988)	SE	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 <sup>41</sup> (CB-55-1988)	P	P
Business Advancement and Food Access Infill, in accordance with Section 27-445.15 of this Subtitle (CB-62-2015)	X	X
Cemetery, crematory:		
(A) Cemetery, in accordance with Section 27-445.06	X	X
(B) Cemetery, accessory to a church, convent, or monastery <sup>49</sup>	P	X
(C) All others (CB-86-1989; CB-11-1991)	X	X
Home occupations for residents <sup>20</sup> (CB-86-1989; CB-78-2003; CB-11-2004)	X	P
Home occupations for residents, low-impact (CB-11-2004)	X	P
Increase in height of accessory building, used for:		
(A) Servant, household help living quarters <sup>30</sup>	SE	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	SE	P
Medical Cannabis Dispensary, in accordance with Section 27-372.01 (CB-5-2016)	SE	SE
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	SE	X
<b>(4) Public/Quasi-Public:</b>		
Ambulance service, private	X	X
Community building, except as otherwise provided	P	P
Library, private	P	P
Post office	P	P
Public building and use, except as otherwise prohibited	P	P
Sanitary landfill or rubble fill <sup>17</sup> (CB-15-1990)	SE	X
Voluntary fire, ambulance, or rescue station <sup>1</sup> (CB-70-2008)	P	P
<b>(5) Recreational/Entertainment/Social/Cultural:</b>		
Adult Entertainment (CB-46-2010; CB-56-2011)	X <sup>58</sup>	X
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	P
(B) All others	SE	X
Amusement Center (CB-35-1994)	P	P

**Table 47. Table of Permitted Uses: Transit District Overlay/Mixed-Use Infill (T-D-O/M-U-I) Zone**

USE	ZONE	
	M-U-I	T-D-O/M-U-I
Amusement park:		
(A) Within a wholly enclosed shopping mall	SE	P
(B) All others	X	X
Archery or baseball batting range	SE	X
Arena or stadium (which may include a private spa)	X	X
Athletic field:		
(A) With no seating or nonpermanent bleacher-type seating for not more than 100 spectators	P	P
(B) With permanent bleacher-type seating for more than 100 spectators	SE	P
Auditorium	p <sup>56</sup>	P
Beach	P	P
Billiard or pool parlor	SE	P
Boat ramp	P	P
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	P
(B) All others	SE	P
Carnival, circus, fair or similar use, not exceeding seventeen 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	P
Club or lodge (private) except as otherwise provided	P	P
Employees' recreational facilities (private, nonprofit) accessory to an allowed use	P	P
Fishing pier	P	P
Go-cart track	X	X
Golf course or country club:		
(A) Accessory to a commercial use	P	X
(B) All others	SE	X
Golf driving range	SE	X
Marina (CB-72-1987)	SE	X
Miniature golf course	P	P
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)	SP	P <sup>i</sup>
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	P
(B) All others (CB-72-1998)	SE	P
Reducing/exercise salon or health club	P	P

**Table 47. Table of Permitted Uses: Transit District Overlay/Mixed-Use Infill (T-D-O/M-U-I) Zone**

USE	ZONE	
	M-U-I	T-D-O/M-U-I
Riding stable	X	X
Rifle, pistol, or skeet shooting range:		
(A) Indoor	SE	X
(B) Outdoor	X	X
Skating rink	SE	P
Spa (community)	P	P
Spa (private), accessory to an allowed dwelling unit	P	P
Spa (public):		
(A) Accessory to a hotel or motel	P	P
(B) Accessory to a reducing/exercise salon or health club	P	P
(C) Accessory to a commercial swimming pool	P	P
(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	P
(B) Accessory to a recreational campground	X	X
(C) Community	P	P
(D) Indoor	P	P
(E) Private, accessory to an allowed one-family detached dwelling	P	P
(F) All others	X	X
Tennis, basketball, handball, or similar court:		
(A) Indoor (within a permanent wholly enclosed building)	P	P
(B) Outdoor	P	P
(C) With a temporary removable cover (bubble)	P	P
Theatre:		
(A) Indoor	P	P
(B) Outdoor (including drive-in)	X	P
Zoo, not publicly owned	X	X
<b>(6) Residential/Lodging:</b>		
Apartment hotel	X	P
Apartment housing for elderly or handicapped families in a building other than a surplus public school building (with provisions for increased density and reduced lot size in Multifamily Zones) (CB-85-1988; CB-91-1991; CB-44-1992, CB-46-1999; CB-66-2005)	SE <sup>81</sup>	P
Apartment housing for elderly or handicapped families in a surplus public school building	SE	X
Artists' residential studios, in accordance with Section 27-445.09 (CB-12-2001)	SP	P
Boardinghouse	P	P

**Table 47. Table of Permitted Uses: Transit District Overlay/Mixed-Use Infill (T-D-O/M-U-I) Zone**

USE	ZONE	
	M-U-I	T-D-O/M-U-I
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)	SE	P
Convent or monastery (CB-23-1993)	P	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): <sup>57</sup>		
(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
(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 (CB-33-2005)	X	X
Dwelling, multifamily:		
(A) In general (CB-67-2003; CB-109-2004; CB-82-2008)	P <sup>76</sup>	P
(B) Subject to applicable bedroom percentages	P	P
(C) In excess of applicable bedroom percentages	SE	P
(D) Restricted to one-bedroom and efficiency apartments	X	P
(E) Higher than 110 feet (CB-85-1988)	X	P
(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	P
Dwelling, one-family attached, for the elderly <sup>58</sup> (CB-71-1996)	P <sup>2</sup>	X
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	X
Dwelling, one-family semidetached <sup>1</sup> (CB-85-1988)	P <sup>2</sup>	X
Dwelling, quadruple-attached (CB-83-1997)	P <sup>2, 5</sup>	X
Dwelling, three-family	P <sup>2</sup>	X
Dwelling, two-family detached (CB-85-1988)	P <sup>2</sup>	X
Dwelling, two-family (in general)	P <sup>2</sup>	X
Dwellings, one-family attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X
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:		

**Table 47. Table of Permitted Uses: Transit District Overlay/Mixed-Use Infill (T-D-O/M-U-I) Zone**

USE	ZONE	
	M-U-I	T-D-O/M-U-I
(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	SE	X
Group residential facility for more than eight mentally handicapped dependent persons, or for five or more other dependent persons	SE	P
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	P	P
(B) Including any use allowed in the C-S-C Zone (but not generally allowed in the C-M Zone, excluding those permitted by Special Exception), when located within a hotel, provided the uses shall not be located above the ground floor; not more than fifteen 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 <sup>28</sup>	P	X
Opportunity Housing dwelling units <sup>59</sup> (CB-66-1991; CB-55-1996)	P	P
Planned retirement community <sup>59</sup> (CB-55-1996, CB-21-1999)	SE	P
Public Benefit Conservation Subdivision pursuant to Section 24-152 of Subtitle 24 (CB-32-2008)	X	X
Recreational community development, in accordance with Section 27-44459 (CB-16-1989; CB-55-1996)	X	X
Rental of guest rooms (by the residents):		
(A) To one or two persons (unrelated to all principal residents)	X	X
(B) To three persons (unrelated to all principal residents)	X	X
(C) To not more than three persons (unrelated to all principal residents) by a family of related individuals, one individual, or two unrelated individuals (CB-122-1986)	X	X
Residential Revitalization in accordance with Section 27-445.10 (CB-58-2001)	P	P
Rooming houses	P	X
Tourist cabin camp	X	X
Tourist homes	SE	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 <sup>2,5</sup>	X
Townhouse, shown on a preliminary plat of subdivision approved pursuant to Part 4A. (CB-47-1996)	P <sup>2,5</sup>	X
Townhouse, Transit Village (CB-37-2006)	X	X

**Table 47. Table of Permitted Uses: Transit District Overlay/Mixed-Use Infill (T-D-O/M-U-I) Zone**

USE	ZONE	
	M-U-I	T-D-O/M-U-I
Townhouse, if located within a designated Revitalization Tax Credit District, within a Transit District Overlay Zone, or a Development District Overlay Zone. (CB-112-2004, CB-106-2015)	P <sup>78</sup>	X
Townhouse, all others (CB-55-1996)	SE	X
<b>(7) Resource Production/Recovery:</b>		
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	X
(ii) on lots under 20,000 square feet	SE	X
(iii) on lots under 20,000 square feet adjoining occupied residentially-zoned property <sup>38</sup> (CB-71-2001)	X	X
Sand and gravel wet-processing	SE	X
Surface mining	SE	X
<b>(8) Transportation/Parking/Communications/Utilities:</b>		
Airport, airpark, airfield, airstrip, heliport, helistop	SE	P <sup>9</sup>
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	SE	P
Monopoles and related equipment buildings and enclosures, in accordance with Section 27-464.03 (CB-65-2000)	P	P
Moving and Storage Operation (CB-2-2016)	X	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 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 <sup>4</sup>	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 one dwelling unit	P	P
(B) More than 10 feet in diameter to serve only one dwelling	SE	X

**Table 47. Table of Permitted Uses: Transit District Overlay/Mixed-Use Infill (T-D-O/M-U-I) Zone**

USE	ZONE	
	M-U-I	T-D-O/M-U-I
(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 <sup>6</sup> (CB-4-1987)	X	X
Taxicab dispatching station:		
(A) Without cab storage, repair, or servicing	P	P
(B) With cab storage	SE	X
(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	P
(B) Freestanding for commercial purposes, not exceeding 100 feet above ground level	P	P
(C) Attached to a roof for commercial purposes, not exceeding 40 feet above the height of the building	p <sup>23</sup>	p <sup>23</sup>
(D) All others (CB-8-1990; CB-41-1994; CB-123-1994; CB-65-2000)	SE	P

- a Signs within the Prince George's Plaza Transit District are subject to the Transit District Standards as well as certain provisions of Part 12 of the Zoning Ordinance. See Applicability clause SG2 to determine which standards apply.
- b Use is not permitted above the second story above grade in a multifamily building, except where footnote "h" applies.
- c Use is permitted and not nonconforming within the Prince George's Plaza Transit District if legally existing on July 19, 2016. New uses of this type are prohibited within the Transit District.
- d Permitted pursuant to a currently valid Preliminary Plan of Subdivision or Detailed Site Plan approved on or before July 19, 2016. Otherwise, only multifamily dwelling units are permitted in the T-D-O/M-X-T Zone. All other dwelling unit types are prohibited.
- e [Reserved]
- f Driving instruction limited to classroom instruction; no on-site driving course permitted.
- g Airport, airpark, airfield, airstrip, and heliport prohibited within the Transit District. Helistop permitted.
- h Use is permitted on the top floor or roof of a multifamily building, but on no other floor except where footnote "b" also applies. .
- i Use must meet the requirements of Section 27.464.05(a)(1), (a)(2), and (b) of the Zoning Ordinance, as well as the Transit District Standards, at the time of Detailed Site Plan. A Special Permit shall not be required.
- j Use must meet the requirements of Section 27.445.09(a)(1), (a)(2), and (b) of the Zoning Ordinance, as well as the Transit District Standards, at the time of Detailed Site Plan. A Special Permit shall not be required.

The following footnotes apply to sections (1), (2), (4), (5), (7), and (8) above:

- 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)

- 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.
- 6 This shall not apply to:
  - (A) Storage accessory (and related) to an allowed use; or
  - (B) One such vehicle stored in a wholly enclosed garage.
- 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)
- 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)
- 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 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)
- 23 Provided the building to which it is attached is at least 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. Any fast-food restaurant operating pursuant to an approved Special Exception as of the effective date of CB-49-2005 shall remain valid, be considered a legal use, and shall not be deemed a nonconforming use. Such fast-food restaurants and their underlying special exceptions may be modified pursuant to the existing provisions relating to revisions or amendments to special exceptions generally and fast-food restaurants specifically as they exist in the Zoning Ordinance. The requirement for detailed site plan approval does not apply to eating or drinking establishments 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-120-1994; CB-19-2010; CB-46-2010; CB-56-2011)
- 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)

- 32 If located outside a Revitalization Tax Credit Area in a commercial center with less than 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)
- 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)
- 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)
- 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)
- 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)
- 55 Businesses with a valid state license for check cashing issued prior to September 1, 2009, may continue as a matter of right and shall not be deemed nonconforming. Any change in tenant or ownership of the check cashing business requires approval of a special exception for this use prior to issuance of the Use & Occupancy permit. (CB-23-2009)
- 56 Businesses with a valid use and occupancy permit issued prior to May 1, 2010, may continue as a matter of right and shall not be deemed nonconforming if the use does not include any form of adult entertainment. (CB-46-2010)
- 58 Any existing establishment in the C-S-C Zone or C-M Zone with a valid use and occupancy permit for an auditorium, private club or lodge that included activity that meets the definition of "adult entertainment" may continue upon approval of a Special Exception. Applications for adult entertainment must be filed and accepted by June 1, 2012. The hours of operation shall be limited to 5:00 p.m. to 3:00 a.m. (CB-56-2011)

The following footnotes apply to sections (3) and (6) above:

- 1 Provided both of an adjoining pair are erected at the same time.
- 2 Subject to all requirements applicable to the R-T Zone (except as specifically modified for the R-20 Zone).
- 5 The townhouses may be developed without conforming to the regulations applicable to townhouses governing streets and drives, tract widths and sizes, density, and net lot area, provided:
  - (A) A Special Exception for multifamily dwelling bedroom percentages increase (Section 27-382) has been granted for the subject property with a condition that the property be developed with townhouses;
  - (B) A preliminary plat of subdivision has been approved for the property as of June 1, 1975, in accordance with the net lot area and lot frontage requirements applicable to multifamily dwellings in the R-18 Zone, with a maximum density of 22 dwelling units per acre; and
  - (C) A final plat was recorded prior to June 1, 1976.
- 20 Home occupations consisting of general clerical work or professional offices require a use and occupancy permit. (CB-31-1985)
- 28 Provided:
  - (A) The mobile home is located on a lot having a net area of at least five acres;

- (B) The use of the mobile home is in connection with another use on the property for which the County levies 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 120 cumulative days per calendar year, except mobile homes used in connection with pari-mutuel racetracks where the use shall not exceed 218 cumulative days per calendar year.
- 30 Only in connection with one-family detached dwellings.
- 41 Provided the health center is located on a minimum of 25 acres. (CB-55-1988)
- 49 Provided both uses were existing as of January 1, 1991. (CB-11-1991)
- 57 Conversion shall not occur until:
- (A) The building is structurally modified to include the additional dwelling units; and
  - (B) The additional dwelling units are occupied. (CB-73-1996)
- 58 For the purposes of this Section, a dwelling for the elderly shall be housing which is operated in accordance with State and Federal Fair Housing laws. (CB-71-1996)
- 59 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-55-1996)
- 60 A special exception shall not be required and shall be a permitted use for:
- (A) Existing shopping centers in the C-S-C Zone. The C-S-C parcels in the shopping center shall:
    - (1) Have an approved Preliminary Plan of Subdivision for property which is located inside the Capital Beltway (I-495) and within one-half mile of an existing interchange with the Capital Beltway (I-495); and
    - (2) Is or was the subject of a Preliminary Plan of Subdivision or Detailed Site Plan for an integrated shopping center developed pursuant to CB-65-2003. (CB-25-2015)
- 76 Provided:
- (A) A condominium plat is recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit, or a housing cooperative is established to own the dwelling units; and
  - (B) At least 90 percent of all required parking spaces are provided in a parking structure. (CB-109-2004)
- 78 Provided:
- (A) Townhouse development is within a multifamily complex formerly used for multifamily dwellings, where residential (multifamily and/or townhouse) density was reduced as part of its redevelopment;
  - (B) Townhouse development shall be in accordance with the regulations for the R-T Zone; and
  - (C) Detailed site plan approval is required in accordance with Part 3, Division 9, of this Subtitle. (CB-112-2004)
- 81 (A) Permitted in the R-18 Zone without a Special Exception, provided that the subject property:
- (i) Includes at least five (5) acres;
  - (ii) Is located within the Developed Tier; and
  - (iii) Adjoins property also in the R-18 Zone.
- (B) Age restrictions in conformance with the Federal Fair Housing Act shall be set forth in covenants submitted with the application and shall be approved by the District Council and filed in the land records at the time the final subdivision plat is recorded. The applicant must obtain approval of a detailed site plan, as provided in Part 3, Division 9, and demonstrate by evidence in the record that:
- (i) The net lot area is at least 50 percent of the minimum net lot area normally required in the zone;
  - (ii) The density is not more than twice that normally allowed in the zone; and
  - (iii) The project is financed at least partially by tax credits approved by the State of Maryland. (CB-66-2005)

**Table 48. Table of Permitted Uses: Transit District Overlay/Mixed-Use Transportation-Oriented (T-D-O/M-X-T) Zone**

USE	ZONE	
	M-X-T	T-D-O/M-X-T
<b>(1) COMMERCIAL:</b>		
All types offices and research	P	P
Banks, savings and loan associations, and other savings or lending institutions	P	P
Bulk retailing (CB-83-2006)	X <sup>9</sup>	P
Check cashing business (CB-23-2009)	SE <sup>11</sup>	P
Data processing facilities	P	P
Eating or Drinking Establishments	P	P
Offices (may include a private spa in a medical practitioner's office or medical clinic)	P	P
Research, development, and testing laboratory (may include testing facilities and equipment), medical or dental laboratory	P	P
Services and Trade (Generally Retail):		
Barber or beauty shop	P	P
Blue printing, photostating, or other photocopying establishment	P	P
Book (except adult book store), camera, gift, jewelry, music, souvenir, or other specialty store not specifically listed, excluding tobacco shops or electronic cigarette shops (CB-63-1992; CB-92-2015)	P	P
Buying of items within guest rooms or vehicles, pursuant to Section 27 115(a)(2)	X	X
Department store	P	P
Pet grooming establishment (CB-63-1992)	P	P
Dry cleaning or laundry establishment	P	P
Drug paraphernalia display or sales, pursuant to Section 27-115(a)	X	X
Drug store	P	P
Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261	—	P
Food or beverage store (CB-63-1992)	P	P
Gas station:		
(A) With or without a service center for minor repairs (placed underground or in a wholly enclosed structure)	P	X
(B) With or without a service center, and may include a car wash (CB-63-1992)	X	X
Hardware store (CB-63-1992)	P	P
Hobby shop	P	P
Pet (sales) shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor (CB-63-1992)	P	P
Photographic supply store	P	P
Private automobile and other motor vehicle auctions (CB-59-2010)	X <sup>12</sup>	X
Seafood market (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
Studio for artistic practice	P	P
Repair shops for small items (such as bicycles, watches, clothing, and shoes) (CB-63-1992)	P	P

**Table 48. Table of Permitted Uses: Transit District Overlay/Mixed-Use Transportation-Oriented (T-D-O/M-X-T) Zone**

USE	ZONE	
	M-X-T	T-D-O/M-X-T
Tobacco shop or electronic cigarette shop (CB-92-2015)	SE	X
Valet shop	P	P
Variety or dry goods store	P	P
Vehicle parts store including minor installation services with no outdoor storage in accordance with Section 27-548.01.05 (CB-16-2014)	P	X
Veterinary clinic (CB-63-1992)	P	P
Waterfront entertainment/retail complex (CB-44-1997)	P	P
<b>(2) INDUSTRIAL:</b>		
Manufacturing, fabrication, assembly or repair of the following, from materials or parts previously produced elsewhere:		
Artist supplies and equipment	P	P
Business machines	P	P
Drafting supplies and equipment	P	P
Electrical and electronic equipment and component parts for radio, television, telephone, computer, and similar equipment	P	P
Flex space (CB-28-2012)	p <sup>13</sup>	X
Jewelry and silverware	P	P
Musical instruments	P	P
Optical equipment and supplies	P	P
Photographic developing and processing establishment	P	P
Photographic equipment and supplies	P	P
Scientific and precision instruments, devices, and supplies	P	P
Small electrical household appliances (including televisions, but excluding refrigerators and the like)	P	P
Surgical, medical, and dental instruments, devices, and supplies	P	P
Toys, sporting equipment, and athletic equipment (excluding ammunition, firearms, and fireworks)	P	P
Watches, clocks, and similar timing devices	P	P
Wearing apparel	P	P
Where not otherwise specifically permitted, any use allowed in the I-1 Zone (excluding those permitted by Special Exception) (CB-6-2007)	p <sup>10</sup>	X
<b>(3) INSTITUTIONAL/EDUCATIONAL:</b>		
Adult day care facility (CB-63-1992)	P	P
Assisted living facility:		
(A) Subject to the requirements of Section 27-464.04(a)(1), and (2)(A), (C), (D), and (E)	P	P
(B) All others (CB-26-2002, CB-56-2014, CB-26-2015)	p <sup>14, 15, 16</sup>	P
Church or similar place of worship, convent, or monastery (CB-23-1988)	P	P
Congregate Living Facility (CB-26-2015)	P	P
Day care center for children (CB-23-1988)	P	P

**Table 48. Table of Permitted Uses: Transit District Overlay/Mixed-Use Transportation-Oriented (T-D-O/M-X-T) Zone**

USE	ZONE	
	M-X-T	T-D-O/M-X-T
Eleemosynary or philanthropic institution (CB-99-2013)	P	P
Family day care	P	P
Hospital (CB-99-2013)	P	P
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989)	P	P
Nursing or care home (CB-26-2002, CB-26-2015)	P	P
School, private or public, all types (which may include private spas)	P	P
Small group child care center (CB-131-1993)	P	P
<b>(4) MISCELLANEOUS:</b>		
Accessory structures and uses	P	P <sup>e</sup>
Cemetery, accessory to a church, convent, or monastery <sup>5</sup> (CB-11-1991)	P	X
Home occupations (except in multifamily dwellings)	P	X
Medical Cannabis Dispensary (CB-5-2016)	SE <sup>18</sup>	SE <sup>18</sup>
Metro planned community (CB-35-1998)	P	P
Mixed-use planned community; list of permitted uses is the same as in the M-X-T zone (CB-13-2002)	P	P
Mobile home, with use for which amusement taxes collected <sup>2</sup>	P	X
Other uses of appropriate size, which can be justified as similar to one of the uses listed in this section	P	X
Real estate subdivision sales office as a temporary use, in accordance with Sections 27-260 and 27-261	P	P
Regional Urban Community (CB-29-2008)	P	P
Signs, in accordance with Part 12	P	P <sup>a</sup>
Temporary contractor's office (must include sanitary facilities), construction yard, construction shed, or storage building, in connection with a construction project on the same property; provided no item stored or assembled there is offered for sale at the location, and in accordance with Sections 27-260 and 27-261	P	P
<b>(5) PUBLIC/QUASI-PUBLIC:</b>		
Library	P	P
Post office	P	P
Public building and use, if not otherwise specified (CB-63-1992)	X	P
Sanitary Landfill or rubble fill (CB-63-1992)	X	X
Volunteer fire, ambulance, or rescue station <sup>1</sup>	P	P
<b>(6) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:</b>		
Community building	P	P
Convention center	P	P
Exhibition halls and facilities	P	P
Golf course or country club (CB-63-1992)	P	X
Indoor theater or recital hall	P	P

**Table 48. Table of Permitted Uses: Transit District Overlay/Mixed-Use Transportation-Oriented (T-D-O/M-X-T) Zone**

USE	ZONE	
	M-X-T	T-D-O/M-X-T
Marina:		
(A) In accordance with Sections 27-371.01(a) and 27-548.01.01	P	P
(B) All others (CB-72-1987; CB-34-1989)	SE	P
Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)	P	P
Outdoor exhibition, display, entertainment, or performance	P	P
Park, playground, or other outdoor recreational area	P	P
Private club or service organization	P	P
Recreational or entertainment establishment (commercial or noncommercial)		
(A) In accordance with Section 27-548.01.04 (Recreational or Entertainment Establishment with Video Lottery Facility) (CB-6-2014)	P	P
(B) All others (CB-6-2014)	P	P
Reducing/exercise salon or health club	P	P
Skating facility (CB-89-1994)	P	P
Spa, community	P	P
Spa, private	P	P
Spa, public, accessory to hotel, motel, reducing/exercise salon, health club, or swimming pool	P	P
Swimming pool (indoor or outdoor) commercial or noncommercial (CB-63-1992)	P	P
Tennis, basketball, handball, or similar court (indoor or outdoor), commercial or noncommercial (CB-63-1992)	P	P
Tourist home (CB-63-1992)	P	P
<b>(7) RESIDENTIAL/LODGING:</b>		
Country inn (CB-63-1992)	P	X
Dwellings, all types (except mobile homes) (CB-56-1996, CB-27-2015)	p <sup>7</sup>	p <sup>d</sup>
Flag lot development, subject to the provisions of Section 24-138.01 of Subtitle 24 (CB-25-2002)	X	X
Group residential facility for up to eight mentally handicapped dependent persons	P	P
Group residential facility (CB-19-2015)	p <sup>17</sup>	p <sup>17</sup>
Hotel or motel	P	P
<b>(8) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:</b>		
Heliport	P	X
Helistop (CB-63-1992)	P	P
Parking lot, garage, or loading area, in accordance with Part 11	P	P
Parking of mobile home in public rights-of-way <sup>3</sup>	X	X
Parking of mobile home not otherwise provided for	X	X
Passenger transportation station or depot (such as rapid transit station, bus stop, taxi, or auto rental stand)	P	P
Public utility use or structure:		
(A) Railroad yard, round house, car barn, and freight station	X	X
(B) All others	P	P

**Table 48. Table of Permitted Uses: Transit District Overlay/Mixed-Use Transportation-Oriented (T-D-O/M-X-T) Zone**

USE	ZONE	
	M-X-T	T-D-O/M-X-T
Radio or television broadcasting studio	P	P
Satellite dish antenna, in accordance with Section 27-541.02:		
(A) Up to 10 feet in diameter, to serve only one dwelling unit	P	P
(B) Over 10 feet in diameter, to serve only one dwelling unit	SE	X
(C) All others (CB-19-1985)	P	P
Storage of any motor vehicle that is wrecked, dismantled, or not currently licensed, except where specifically authorized <sup>4</sup> (CB-4-1987)	X	X
Telegraph or messenger service	P	P
Tower, pole, or antenna (electronic, radio, or television, transmitting or receiving), except a public utility structure or a satellite dish antenna: <sup>8</sup>		
(A) Maximum of 150 feet	P	P
(B) Exceeding 150 feet (CB-123-1994; CB-103-1997)	SE	P

- a Signs within the Prince George's Plaza Transit District are subject to the Transit District Standards as well as certain provisions of Part 12 of the Zoning Ordinance. See Applicability clause SG2 to determine which standards apply.
- b Use is not permitted above the second story above grade in a multifamily building, except where footnote "h" applies.
- c Use is permitted and not nonconforming within the Prince George's Plaza Transit District if legally existing on July 19, 2016. New uses of this type are prohibited within the Transit District.
- d Permitted pursuant to a currently valid Preliminary Plan of Subdivision or Detailed Site Plan approved on or before July 19, 2016. Otherwise, only multifamily dwelling units are permitted in the T-D-O/M-X-T Zone. All other dwelling unit types are prohibited.
- e [Reserved]
- f Driving instruction limited to classroom instruction; no on-site driving course permitted.
- g Airport, airpark, airfield, airstrip, and heliport prohibited within the Transit District. Helistop permitted.
- h Use is permitted on the top floor or roof of a multifamily building, but on no other floor except where footnote "b" also applies. .
- i Use must meet the requirements of Section 27.464.05(a)(1), (a)(2), and (b) of the Zoning Ordinance, as well as the Transit District Standards, at the time of Detailed Site Plan. A Special Permit shall not be required.
- j Use must meet the requirements of Section 27.445.09(a)(1), (a)(2), and (b) of the Zoning Ordinance, as well as the Transit District Standards, at the time of Detailed Site Plan. A Special Permit shall not be required.

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) as appropriate.
- (C) Is 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 Permitting, Inspections and Enforcement), 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 licenses 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 30 minutes after closing.

(CB-70-2008; CB-29-2014)

2 Provided:

- (A) The mobile home is located on a lot having a net area of at least five 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.
- (D) The mobile home shall not be located on the property for more than 120 cumulative days per calendar year, except mobile homes used in connection with pari-mutuel racetracks when the use shall not exceed 218 cumulative days per calendar year.

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

4 This shall not apply to:

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

5 Provided both uses were existing as of January 1, 1991. (CB-11-1991)

6 Accessory uses such as light manufacturing, assembly service, repair, or warehousing associated with this use are permitted. (CB-63-1992)

7 The maximum number and type of dwelling units shall be determined at the time of the Conceptual Site Plan approval. (CB-27-2015)

8 Any related telecommunications equipment building shall be screened by means of landscaping or berming to 100 percent opacity. (CB-103-1997)

9 Bulk retailing may be permitted as part of a Detailed Site Plan for a planned mixed-use development that, at a minimum, includes other commercial retail uses (at least one of which shall be a freestanding use consisting of a minimum of 75,000 square feet) as well as commercial office uses. (CB-83-2006)

## 10 Provided:

(A) The property was rezoned from the I-1 Zone to the M-X-T Zone through a Sectional Map Amendment approved after January 1, 2007.

(B) All or part of the property is located within an airport noise zone subject to noise measuring a minimum of 70 dBA at the time the property was zoned M-X-T. (CB-6-2007)

## Editor's Notes:

Pursuant to Section 2 of CB-5-2010, this Ordinance shall be abrogated and no longer effective after July 9, 2012, at which time, the use(s) then located on the property or for which permits were issued pursuant to this Ordinance shall be deemed nonconforming.

Pursuant to CR-54-2012, the provisions of Section 2 of Chapter No. 4 of the 2010 Laws of Prince George's County, Maryland, shall remain in full force and effect, subject to the requirements specified in Section 27-547(b) until July 1, 2013.

Pursuant to Section 2 of CB-61-2012, this Ordinance shall be abrogated and no longer effective after July 1, 2013, at which time the use(s) then located on the property or for which permits were issued pursuant to this Ordinance shall be deemed nonconforming in accordance with part 3, Division 6 of this Subtitle.

CR-67-2013 provides that the provisions of CB-61-2012 amending Section 2 of Chapter No. 4 of the 2010 Laws of Prince George's County, Maryland, shall remain in full force and effect, subject to the requirements specified in Section 27-547(b) until July 1, 2014.

Pursuant to Section 2 of CB-61-2013, this Ordinance shall be abrogated and no longer effective after July 1, 2015, at which time the use(s) then located on the property or for which permits were issued pursuant to this Ordinance shall be deemed nonconforming in accordance with part 3, Division 6 of this Subtitle.

CR-38-2015 provides that the provisions of Chapter 50, 2013 Laws of Prince George's County, Maryland (CB-61-2013), shall remain in full force and effect, subject to the requirements specified in Section 27-547(b) of this Subtitle, until July 1, 2016.

Pursuant to Section 2 of CB-48-2015, this Ordinance shall be abrogated and no longer effective after July 1, 2016, at which time the use(s) then located on the property or for which permits were issued pursuant to this Ordinance shall be deemed nonconforming in accordance with part 3, Division 6 of this Subtitle.

CR-53-2016 provides that the provisions of Chapter 33, 2015 Laws of Prince George's County, Maryland (CB-48-2015), shall remain in full force and effect, subject to the requirements specified in Section 27-547(b) of this Subtitle, until July 1, 2018.

- 11 Businesses with a valid state license for check cashing issued prior to September 1, 2009 may continue as a matter of right and shall not be deemed nonconforming, regardless of a change in tenancy or ownership of the check cashing business. (CB-23-2009; CB-106-2012)
- 12 Any private automobile and other motor vehicle auction operating in the M-X-T Zone prior to January 1, 2011, shall have until January 1, 2013, to cease all auction operations on the property. (CB-59-2010)
- 13 Provided the property was rezoned from the E-I-A Zone to the M-X-T Zone through a Sectional Map Amendment approved between January 1, 2006 and July 1, 2012. (CB-28-2012)
- 14 Provided the property was rezoned from the E-I-A Zone to the M-X-T Zone through a Sectional Map Amendment approved between January 1, 2006 and July 1, 2012. Permitted subject to the guidelines for development set forth in Section 27-464.04 (a)(1)(A)(i) through (v), and the requirements set forth in 27-464.04 (a)(2)(A) and (E). The facility shall not be more than six (6) stories in height and may be placed above podium parking. (CB-56-2014)
- 15 Subject to Detailed Site Plan approval pursuant to Part 3, Division 9 of this Code. Notwithstanding any other provision of this Code, a Conceptual Site Plan shall not be required and any previously approved Conceptual Site Plan shall not be of any force or effect where the subject property on which the use is located was rezoned from the E-I-A Zone to the M-X-T Zone through a Sectional Map Amendment approved between January 1, 2006 and July 1, 2012. (CB-56-2014)
- 16 An assisted living facility located on property rezoned from the E-I-A Zone to the M-X-T Zone through a Sectional Map Amendment approved between January 1, 2006 and July 1, 2012 may also include semi-independent living units which may include permanent provisions for living, sleeping, eating, cooking and sanitation. (CB-56-2014)
- 17 Provided the site had a validly issued use and occupancy permit for a rehabilitation center or similar use prior to 1985 and was rezoned from the R-A Zone to the M-X-T Zone through a Sectional Map Amendment approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation. (CB-19-2015; CB-66-2015; CB-107-2015)
- 18 Subject to conformance with Section 27-372.01 of this Subtitle. (CB-5-2016)

**Table 49. Table of Permitted Uses: Multifamily Residential Zones**

USE	R-18	T-D-O/ R-18	R-10	T-D-O/ R-10
<b>(1) COMMERCIAL:</b>				
Agritourism (CB-39-2009)	X	P	X	X
Animal Hospital, veterinary office	X	X	X	X
Antique shop	X	X	X	X
Artist's Studio (CB-24-2015)	P <sup>103</sup>	P	X	P
Barber Shop (CB-81-2008) (CB-24-2015)	P <sup>103</sup>	P <sup>b</sup>	X	P <sup>b</sup>
Beauty Shop (CB-24-2015)	P <sup>103</sup>	P <sup>b</sup>	X	P <sup>b</sup>
Bed-and-Breakfast Inn in accordance with Section 27-445.13 (CB-39-2009)	X	X	X	X
Bus maintenance accessory to a private school, church, or other place of worship (CB-23-1988)	SE	X	X	X
Buying of items within guest rooms and pursuant to Section 27 115(a)(2)	X	X	X	X
Catering Establishment (CB-4-2014)	X	X	X	X
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P
Commercial recreational development (CB-35-2000)	X	X	X	X
Contractor's office (must include sanitary facilities), construction yard or shed, or storage building (in connection with a construction project) as a temporary use:				
(A) Subject to Sections 27-260 and 27-261	P	P	P	P
(B) All others	SE	X	X	X
Contractor's Office, which may include wholly-enclosed storage, as a permanent use (CB-75-2001)	X	X	X	X
Distillery for the production of fuel alcohol	X	X	X	X
Drug paraphernalia display or sales, pursuant to Section 27 115(a)(1)	X	X	X	X
Eating or Drinking Establishments:				
(i) Eating or drinking establishment, with drive-through service	X	X	X	X
(ii) Eating or drinking establishment, excluding drive-through service	X	X	X	P <sup>b,h</sup>
(iii) Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 a.m., excluding adult entertainment (CB-14-2013)	X	X	X	P <sup>h</sup>
Farm implement sales or repair; farm supplies sales	X	X	X	X
Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-63-1998)	P	P	P	P
Farm Winery <sup>89</sup>	X	X	X	X
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P
Funeral parlor, undertaking establishment	SE	X	SE	X
Gas station (CB-36-2004)	X	X	X	X
Kennel:				
(A) On a lot having a net area of 20,000 sq. ft. or less	X	X	X	X

**Table 49. Table of Permitted Uses: Multifamily Residential Zones**

USE	R-18	T-D-O/ R-18	R-10	T-D-O/ R-10
(B) On a lot having a net area between 20,000 sq. ft. and 80,000 sq. ft.	X	X	X	X
(C) On a lot having a net area exceeding 80,000 sq. ft. (CB-37-1991; CB-16-1993)	X	X	X	X
Landscaping contractor's business (CB-10-1996)	X	X	X	X
Limited professional uses in multifamily projects	SE	P	X	P <sup>b</sup>
Monument and headstone sales establishment (CB-60-1998)	X	X	X	X
Offices:				
(A) Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	X	X	X	X
(B) Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance of the dwelling or project (CB-36-1987)	P <sup>10,39</sup>	P <sup>10,39</sup>	PB <sup>10</sup>	PB <sup>10</sup>
(C) General business and professional offices (CB-4-2003)	X	X	SE <sup>70</sup>	P <sup>b</sup>
(D) Insurance sales office as an accessory use in a dwelling	X	X	X	X
(E) Medical practitioner's office (CB-24-2015)	P <sup>103</sup>	P <sup>b</sup>	SE	P <sup>b</sup>
(F) Medical practitioner's office in a one-family dwelling (except as provided in (A) above)	X	X	X	X
(G) Real estate sales office as an accessory use in a dwelling	X	X	X	X
(H) Real estate subdivision sales office as a temporary use:				
(i) Subject to Sections 27-260 and 27-261	P	P	P	P
(ii) All others	P	P	P	P
(I) Multifamily dwelling management company (must manage the project within which it is located)	X	P	X	P
(J) Temporary trailer for office space accessory to an existing group residential facility, which services more than eight (8) persons, in accordance with Sections 27-260 and 27-261 (CB-35-1996)	X	X	X	X
Parking lot, required, serving adjacent Commercial or Industrial Zone	SE	X	X	X
Photography studio and darkroom, as an accessory use solely by the resident of a one-family detached dwelling and located within such dwelling (CB-140-1986)	X	X	X	X
Retail sales and consumer service establishment (CB-140-1986)	X	X	SE	P <sup>b</sup>
Seasonal Decorations Display and Sales, as a temporary use, in accordance with Sections 27-260 and 27-261.43 (CB-23-1989)	P	P	P	P
Waterfront Entertainment/Retail Complex, in accordance with Section 27 445.08 (CB-44-1997)	X	X	X	X
Wayside stand as a temporary use:				
(A) Subject to Sections 27-260 and 27-261	P	P	P	P
(B) All others	SE	P	SE	P

**Table 49. Table of Permitted Uses: Multifamily Residential Zones**

USE	R-18	T-D-O/ R-18	R-10	T-D-O/ R-10
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), if, as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan. (CB-4-2003)	X	X	P	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C, if, as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan. (CB-4-2003)	X	X	SE	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-70-2003)	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone. (CB-65-2003; CB-70-2003)	X	X	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 a multi-family development, provided that the multi-family development is the subject of a high-rise condominium regime; the uses are located on the street level of the multi-family building, the property is located in a Transit District Overlay Zone, and the property abuts the District of Columbia. (CB-82-2008)	X	X	X	X
Where not otherwise specifically permitted, any use allowed in the M-X-T Zone (excluding those permitted by Special Exception). (CB-8-2015)	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the M-X-T Zone. (CB-8-2015)	X	X	X	X
<b>(2) Institutional/Educational:</b>				
Adult day care center	SE	X	X	X
Assisted living facility (CB-110-2004)	X	P	X	X
Chancery, on a lot having a net area of at least 15 acres	X	X	X	X
Church or similar place of worship:				
(A) Located on a lot less than one-acre in size	SE	P	SE	P
(B) Located in a building that was originally constructed as a dwelling, on a lot less than one-acre in size	SE	X	SE	X
(C) Located on a lot between one and two acres in size <sup>52</sup>	P	P	P	X
(D) Located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size <sup>52</sup>	P	X	P	X
(E) All others (CB-23-1988; CB-23-1993; CB-76-1993)	P	X	P	X
Day care center for children:				
(A) Accessory to a publicly-owned recreational facility, a school, a surplus school building, improved property (other than a school) that is under the control of the Board of Education, a church, a public building, or a community building, in accordance with Section 27-445.03 <sup>34</sup>	P	P	P	P

**Table 49. Table of Permitted Uses: Multifamily Residential Zones**

USE	R-18	T-D-O/ R-18	R-10	T-D-O/ R-10
(B) Accessory to a multifamily dwelling or project when located within a community room for the sole use of the residents or employees, in accordance with Section 27-445.03	P	P	P	P
(C) Accessory to a multifamily development when located within an existing building in accordance with Section 27-445.03	P	P	P	P
(D) All others <sup>95</sup> (CB-23-1988; CB-44-1989; CB-24-1999; CB-2-2013)	SE	X	SE	X
Eleemosynary or philanthropic institution:				
(A) An adaptive reuse of a structure last occupied by a Federal postal facility on a lot or parcel not more than 25,000 square feet in area for use by an organization serving the homebound.	SE	X	SE	X
(B) An adaptive reuse of a structure(s) last owned by the Federal Government on a parcel with not more than eight acres for use by survivors of domestic violence and their families, including social services and rehabilitative services related thereto, such as educational and employment training, counseling, and day care.	X	X	X	X
(C) 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; for a permitted use, any change in occupant or use shall require Detailed Site Plan approval by the District Council.	SE	X	SE	X
(D) All others (CB-78-1997; CB-8-1998; CB-97-2013)	SE	X	SE	X
Employment or training center, in accordance with Sections 27-260 and 27-261	X	X	X	X
Family day care	P	X	P	X
Health campus	SE	X	SE	X
Hospital	SE	X	SE	X
Medical/residential campus	SE	X	SE	X
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989)	P	P	P	P
Nursing or care home (may include a private spa)	SE	X	SE	X
School, private:				
(A) In accordance with Section 27-443	P	P	P	P
(B) All others	SE	P	SE	P
Small group child care center (CB-131-1993)	P	P	P	P
<b>(3) Miscellaneous:</b>				
Accessory structures and uses (when not otherwise provided for)	P	P	P	P
Adaptive reuse of a surplus public school, when not otherwise allowed	SE	P	SE	P
Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987)	SE	P	SE	P
Animals, not customarily household pets (CB-117-1986; CB-55-1988)	SE	X	SE	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 <sup>41</sup> (CB-55-1988)	P	X	P	X
Business Advancement and Food Access Infill, in accordance with Section 27-445.15 of this Subtitle	X	X	P	P
Cemetery, crematory:				

**Table 49. Table of Permitted Uses: Multifamily Residential Zones**

USE	R-18	T-D-O/ R-18	R-10	T-D-O/ R-10
(A) Cemetery, in accordance with Section 27-445.06	X	X	X	X
(B) Cemetery, accessory to a church, convent, or monastery <sup>49</sup>	P	X	P	X
(C) All others (CB-86-1989; CB-11-1991)	X	X	X	X
Home occupations for residents <sup>20</sup> (CB-86-1989; CB-78-2003; CB-11-2004)	X	P	X	P
Home occupations for residents, low-impact (CB-11-2004)	X	P	X	P
Increase in height of accessory building, used for:				
(A) Servant, household help living quarters <sup>30</sup>	SE	X	SE	X
(B) Agricultural purposes on a lot having a net area of less than five acres	X	X	X	X
(C) Agricultural purposes on a lot having a net area of at least five acres	X	X	X	X
(D) Office	SE	X	X	X
Signs, in accordance with Part 12, associated with uses allowed in the applicable Residential Zone (CB-85-1988)	P	P <sup>a</sup>	P	P <sup>a</sup>
Signs, outdoor advertising (Billboards) (CB-85-1988)	X	X	X	X
Temporary structures and uses not otherwise allowed	SE	X	SE	X
<b>(4) Public/Quasi Public:</b>				
Library	P	P	P	P
Public buildings and uses, except as otherwise provided	P	P	P	P
Sanitary landfill, rubble fill, or Class 3 fill <sup>47, 71</sup> (CB-15-1990; CB-8-2003)	X	X	X	X
Voluntary fire, ambulance, or rescue station <sup>26</sup> (CB-70-2008)	P	P	P	P
<b>(5) Recreational/Entertainment/Social/Cultural:</b>				
Archery range, privately owned and commercially operated on land leased from, and owned by, a public agency	X	X	X	X
Athletic field, outdoor, private nonprofit (CB-43-1994)	SE	X	SE	X
Boathouse (private) as an accessory use	X	X	X	X
Carnival, circus, fair, or similar use, not exceeding 17 days duration and only on a parking lot as a temporary use in accordance with Sections 27-260 and 27-261	P	X	P	X
Club, private	SE	X	SE	X
Commercial recreational attraction	X	X	X	X
Commercial recreational facilities (privately owned) on land leased from a public agency, except as otherwise allowed:				
(A) Leased on or after January 1, 1974	X	X	X	X
(B) Leased before January 1, 1974	X	X	X	X
Community building or similar nonprofit social use, not publicly owned or operated:				
(A) Only for residents and guests	P	P	P	P
(B) All others (CB-85-1988; CB-33-1989)	SE	P	SE	P
Conference center and uses accessory thereto (such as restaurants, tennis courts, auditoriums, swimming pools, racquetball courts, riding stables, golf courses, or other recreational, physical fitness, or educational activities) privately owned and commercially operated, on a tract having a gross area of at least 500 acres, owned by a public agency, on which a public golf course is operated on a regular basis.	X	X	X	X

**Table 49. Table of Permitted Uses: Multifamily Residential Zones**

USE	R-18	T-D-O/ R-18	R-10	T-D-O/ R-10
Courts (indoor or outdoor) (tennis, handball, racquetball, or volleyball), not including courts accessory to a dwelling:				
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency <sup>56</sup>	X	X	X	X
(B) All others (CB-47-1995)	X	P	X	X
Golf course:				
(A) At least 18 holes on a tract having a gross area of at least 200 acres; provided that any accessory recreational facilities shall be located at least 100 feet from the nearest property line and effectively screened from view of any adjoining land in a 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, not on publicly owned land.	SE	X	SE	X
(B) Privately owned and commercially operated on land leased from, and owned by, a public agency <sup>56</sup>	X	X	X	X
(C) Golf Course Conference/Hotel Complex	X	X	X	X
(D) All others (CB-47-1995; CB-45-2002)	SE	X	SE	X
Golf course, miniature (indoor or outdoor):				
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency <sup>56</sup>	X	X	X	X
(B) All others (CB-47-1995)	X	X	X	X
Golf driving range:				
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency <sup>56</sup>	X	X	X	X
(B) All others (CB-47-1995)	X	X	X	X
Homes Association Recreational Use, in accordance with Section 27-445	X	X	X	X
Marina (CB-76-2001)	X	X	X	X
Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)	P	P	P	P
Performance arts center, in accordance with Section 27-445.09 (CB-12-2001)	SP	P <sup>j</sup>	SP	P <sup>j</sup>
Racetrack, including pari-mutuel	X	X	X	X
Racetrack, pari-mutuel only	X	X	X	X
Recreational campground	X	X	X	X
Recreational program, before- and after-school	P	P	P	P
Recreational use (nonprofit) not publicly owned or operated, when not otherwise allowed:				
(A) Only for residents and guests	P	P	P	P
(B) All others (CB-33-1989)	SE	P	SE	P
Saunas, solariums, and health clubs, noncommercial, for the sole use of residents and their guests	X	P	SE	P
Shooting range (rifle, pistol, or skeet):				
(A) On a lot having a net area of at least 20 acres, and subject to annual renewal	X	X	X	X

**Table 49. Table of Permitted Uses: Multifamily Residential Zones**

USE	R-18	T-D-O/ R-18	R-10	T-D-O/ R-10
(B) All others	X	X	X	X
Skating facility:				
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency <sup>56</sup>	X	X	X	X
(B) All others (CB-89-1994; CB-47-1995)	X	X	X	X
Spa, private	P	p <sup>b</sup>	P	P
Spa, community	P	p <sup>b</sup>	P	P
Stable, private (CB-29-1985)	X	X	X	X
Swimming pool (community) for sole use of residents and their guests, in accordance with Section 27-411	P	P	P	P
Swimming pool (community), in accordance with Section 27-411	X	X	X	X
Swimming pool (private):				
(A) Accessory to a one-family detached dwelling	P	X	P	X
(B) Accessory to other dwellings	SE <sup>21</sup>	P	X	P
Swimming pool, privately owned and commercially operated on land leased from, and owned by, a public agency <sup>56</sup> (CB-47-1995)	X	X	X	X
<b>(6) Residential/Lodging:</b>				
Apartment hotel	X	X	SE	X
Apartment housing for elderly or handicapped families in a building other than a surplus public school building (with provisions for increased density and reduced lot size in Multifamily Zones) (CB-85-1988; CB-91-1991; CB-44-1992, CB-46-1999; CB-66-2005)	SE <sup>81</sup>	X	SE	X
Apartment housing for elderly or handicapped families in a surplus public school building	SE	X	SE	X
Artists' residential studios, in accordance with Section 27-445.09 (CB-12-2001)	SP	P	SP	X
Boardinghouse	P	X	P	X
Congregate living facility for more than eight elderly or physically handicapped residents (CB-90-1985)	SE	X	X	X
Congregate living facility for NOT more than eight elderly or physically handicapped residents (CB-90-1985)	P	X	X	X
Convent or monastery (CB-23-1993)	P	X	P	X
Conservation subdivision pursuant to Section 24-152 of Subtitle 24 (CB-6-2006)	X	X	X	X
Conversion of one-family detached dwelling to a building containing up to three dwelling units (not considered as a two-family, three-family, or multifamily dwelling): <sup>57</sup>				
(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	X	X
(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	X	X
(C) Prior to November 18, 1980, but on or after November 29, 1949	X	X	X	X
(D) On or after November 18, 1980 (CB-58-1986; CB-73-1996)	X	X	X	X
Country Inn	X	X	X	X

**Table 49. Table of Permitted Uses: Multifamily Residential Zones**

USE	R-18	T-D-O/ R-18	R-10	T-D-O/ R-10
Dwelling, farm tenant	X	X	X	X
Dwelling, metropolitan, one-family attached (CB-33-2005)	X	X	X	X
Dwelling, multifamily:				
(A) In general (CB-67-2003; CB-109-2004; CB-82-2008)	P <sup>76</sup>	P	X	P
(B) Subject to applicable bedroom percentages	P	P	P	P
(C) In excess of applicable bedroom percentages	SE	P	SE	P
(D) Restricted to one-bedroom and efficiency apartments	X	X	X	X
(E) Higher than 110 feet (CB-85-1988)	X	X	SE	P
(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	X	X
Dwelling, one-family attached, for the elderly <sup>58</sup> (CB-71-1996)	P <sup>2</sup>	X	X	X
Dwelling, one-family detached, for the elderly (CB-90-2004)	X	X	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	X	X
Dwelling, one-family detached (in general)	P	X	P	X
Dwelling, one-family semidetached <sup>1</sup> (CB-85-1988)	P <sup>2</sup>	X	X	X
Dwelling, quadruple-attached (CB-83-1997)	P <sup>2,5</sup>	P	X	X
Dwelling, three-family	P <sup>2</sup>	P	X	X
Dwelling, two-family detached (CB-85-1988)	P <sup>2</sup>	P	X	X
Dwelling, two-family (in general)	P <sup>2</sup>	P	X	X
Dwellings, one-family attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X
Dwellings, one-family triple-attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X
Dwellings, one-family triple-attached (in general)	X	X	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	X	X
(B) In accordance with Section 24-138.01 of Subtitle 24 (CB-72-1989)	X	X	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	P	X
(B) All others	SE	X	P	X
Group residential facility for more than 8 mentally handicapped dependent persons, or for 5 or more other dependent persons (CB-29-2012)	P	X	P	X
Group residential facility for not more than 8 mentally handicapped dependent persons (CB-29-2012)	P	X	P	X
Guest house, as an accessory use	X	X	X	X
Mobile home used as a dwelling for emergency purposes as a temporary use, in accordance with Sections 27-260 and 27-261	X	X	X	X

**Table 49. Table of Permitted Uses: Multifamily Residential Zones**

USE	R-18	T-D-O/ R-18	R-10	T-D-O/ R-10
Mobile home used as a one-family detached dwelling	X	X	X	X
Mobile home, with use for which amusement taxes collected <sup>28</sup>	P	X	P	X
Motel	X	X	X	X
Opportunity Housing dwelling units <sup>59</sup> (CB-66-1991; CB-55-1996)	P	P	P	P
Planned retirement community <sup>59</sup> (CB-55-1996, CB-21-1999)	SE	P	SE	X
Public Benefit Conservation Subdivision pursuant to Section 24-152 of Subtitle 24 (CB-32-2008)	X	X	X	X
Recreational Community Development, in accordance with Section 27-444 <sup>59</sup> (CB-16-1989; CB-55-1996)	X	X	X	X
Rental of guest rooms (by the residents):				
(A) To 1 or 2 persons (unrelated to all principal residents)	X	X	X	X
(B) To 3 persons (unrelated to all principal residents)	X	X	X	X
(C) To not more than 3 persons (unrelated to all principal residents) by a family of related individuals, 1 individual, or 2 unrelated individuals (CB-122-1986)	X	X	X	X
Residential Revitalization accordance with Section 27-445.10 (CB-58-2001; CB-89-2014)	P	P	P	P
Rooming houses	P	X	P	X
Tourist cabin camp	X	X	X	X
Tourist homes	SE	X	P	X
Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986 (CB-54-1986)	X	P	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 <sup>2.5</sup>	P	X	X
Townhouse, shown on a preliminary plat of subdivision approved pursuant to Part 4A. (CB-47-1996)	P <sup>2.5</sup>	P	X	X
Townhouse, Transit Village (CB-37-2006)	X	P	X	X
Townhouse, if located within a designated Revitalization Tax Credit District, within a Transit District Overlay Zone, or a Development District Overlay Zone. (CB-112-2004)	P <sup>78</sup>	P	X	X
Townhouse, all others (CB-55-1996)	SE	P	X	X
<b>(7) Resource Production/Recovery:</b>				
Agricultural uses:				
(A) All general agriculture <sup>22</sup>	X	X	X	X
(B) Limited to floriculture, horticulture, gardening, and private, noncommercial greenhouses	P	P	P	P
(C) Keeping of homing or racing pigeons, provided the use was in existence:				
(i) Prior to June 30, 1987	X	X	X	X
(ii) On or after June 30, 1987 (CB-45-1987; CB-36-1991)	X	X	X	X
(D) Equine Activities	X	X	X	X
(E) Equine Facility	X	X	X	X
(i) Keeping of horses or ponies	X	X	X	X
(ii) Private stable	X	X	X	X

**Table 49. Table of Permitted Uses: Multifamily Residential Zones**

USE	R-18	T-D-O/ R-18	R-10	T-D-O/ R-10
(iii) Riding stable				
(aa) On a tract consisting of less than 20,000 sq. ft.	X	X	X	X
(bb) On a tract consisting of between 20,000 sq. ft. and 9 contiguous acres.	X	X	X	X
(cc) All others (CB-92-2010)	X	X	X	X
(F) Urban Farm (CB-76-2013)	P <sup>97</sup>	P	X	P
(G) Medical Cannabis Grower and/or Processor (CB-5-2016)	X	X	X	X
Nursery and garden center:				
(A) In accordance with Section 27-445.05	X	X	X	X
(B) All others (CB-35-1989; CB-143-1989; CB-135-1993)	X	X	X	X
Sand or gravel wet-processing, in accordance with Section 27 445.02	SE	X	SE	X
Sawmill:				
(A) Only for timber grown on the premises	SE	X	SE	X
(B) In connection with an agricultural operation	X	X	X	X
Surface mining, in accordance with Section 27-445.02	SE	X	SE	X
<b>(8) Transportation/Parking/Communications/Utilities:</b>				
Airport, airpark, airfield, heliport, or helistop; private (CB-14-1992)	SE	X	SE	X
Airstrip, private:				
(A) In accordance with Section 27-445.07	SE	X	SE	X
(B) All others (CB-14-1992)	SE	X	SE	X
Antennas and related equipment buildings and enclosures, other than satellite dish antennas:				
(A) In accordance with Section 27-445.04	P	P	P	P
(B) All others (CB-65-2000)	SE	P	SE	P
Farm vehicles and farm machinery used on farm premises <sup>51</sup> (CB-105-1993)	X	X	X	X
Monopoles and related equipment buildings and enclosures:				
(A) In accordance with Section 27-445.04	P	P	P	P
(B) All others (CB-65-2000)	SE	P	SE	P
Parking lot or garage, or loading area, used in accordance with Part 11 to serve:				
(A) A permitted, PA, or PB use	P	P	P	P
(B) A Special Exception use (CB-85-1988)	SE	P	SE	P
Parking lot used in accordance with Part 11 to serve a use in an adjacent Commercial, Industrial, or M-X-T Zone (CB-85-1988; CB-4-2003)	SE	P	SE <sup>70</sup>	P
Parking of mobile home except as otherwise specified	X	X	X	X
Parking of mobile home in a public right-of-way <sup>31</sup>	X	X	X	X
Parking of vehicles owned or used by the occupants of the premises or their bona fide guests:				
(A) Boats and boat trailers <sup>91</sup> (CB-24-2010)	P	P	P	P

**Table 49. Table of Permitted Uses: Multifamily Residential Zones**

USE	R-18	T-D-O/ R-18	R-10	T-D-O/ R-10
(B) Buses, 18 on the same lot with, and accessory to, the principal use, such as a school or church	P	P	P	P
(C) Camping trailer (unoccupied): <sup>44</sup>				
(i) Not more than one	X	X	X	X
(ii) Unlimited number (CB-43-1989)	P	X	P	X
(D) Not more than 1 commercial vehicle:				
(i) Having a maximum manufacturer's gross vehicle weight specification of up to 17,000 pounds, and which may include unlimited advertising on the side of the vehicle:				
(aa) If parked within a wholly enclosed private parking garage	X	X	X	X
(bb) If parked in a side or rear yard <sup>11</sup>	X	X	X	X
(ii) If parked on the premises, having a maximum manufacturer's gross vehicle weight specification of up to 8,500 pounds, no advertising (other than a firm name or similar designation not exceeding 4 inches high), and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, and vehicles with dual rear axles	X	X	X	X
(iii) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours on a lot at least 5 acres in size, and set back 300 feet from all lot lines <sup>11</sup>	X	X	X	X
(iv) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours, on a lot at least 2 acres in size <sup>11</sup> (CB-53-1987; CB-35-1993)	X	X	X	X
(E) Commercial vehicles not exceeding a manufacturer's gross vehicle weight specification of 8,500 pounds; containing no advertising other than a firm name or similar designation not more than 4 inches high; and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, or vehicles with dual rear wheels.	P	P	P	P
(F) Private passenger vehicles	P	P	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	P	P
(B) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding railroad yards, round houses, car barns, and freight stations) (CB-25-1987; CB-65-2000)	SE	P	SE	P
Satellite dish antenna, in accordance with Section 27-424.02:				
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P	P	P
(B) More than 10 feet in diameter, to serve only 1 dwelling unit	SE	X	SE	X
(C) All others (CB-19-1985)	P	P	P	P
Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically allowed <sup>12</sup> (CB-4-1987)	X	X	X	X
Towers or poles (electronic, radio, or television, transmitting or receiving):				

**Table 49. Table of Permitted Uses: Multifamily Residential Zones**

USE	R-18	T-D-O/ R-18	R-10	T-D-O/ R-10
(A) Commercial purposes	X	X	X	X
(B) Nonprofit, noncommercial purposes (CB-18-1984; CB-39-1984; CB-94-1984; CB-133-1984; CB-33-1985; CB 123 1994; CB-65-2000)	P	P	P	P

- a Signs within the Prince George’s Plaza Transit District are subject to the Transit District Standards as well as certain provisions of Part 12 of the Zoning Ordinance. See Applicability clause SG2 to determine which standards apply.
  - b Use is not permitted above the second story above grade in a multifamily building, except where footnote “h” applies.
  - c Use is permitted and not nonconforming within the Prince George’s Plaza Transit District if legally existing on July 19, 2016. Use may continue to operate and may be reconstructed or restored pursuant to the Transit District Standards up to a density equal to the dwelling units per acre in existence on July 19, 2016. New uses of this type are prohibited within the Transit District.
  - d Permitted pursuant to a currently valid Preliminary Plan of Subdivision or Detailed Site Plan approved on or before July 19, 2016. Otherwise, only multifamily dwelling units are permitted in the T-D-O/M-X-T Zone. All other dwelling unit types are prohibited.
  - e [Reserved]
  - f Driving instruction limited to classroom instruction; no on-site driving course permitted.
  - g Airport, airpark, airfield, airstrip, and heliport prohibited within the Transit District. Helistop permitted.
  - h Use is permitted on the top floor or roof of a multifamily building, but on no other floor except where footnote “b” also applies.
  - i Use must meet the requirements of Section 27.464.05(a)(1), (a)(2), and (b) of the Zoning Ordinance, as well as the Transit District Standards, at the time of Detailed Site Plan. A Special Permit shall not be required.
  - j Use must meet the requirements of Section 27.445.09(a)(1), (a)(2), and (b) of the Zoning Ordinance, as well as the Transit District Standards, at the time of Detailed Site Plan. A Special Permit shall not be required.
- 1 Provided both of an adjoining pair are erected at the same time.
  - 2 Subject to all requirements applicable to the R-T Zone (except as specifically modified for the R-20 Zone).
  - 3 Limited to dwelling units arranged one above the other.
  - 4 On lots having a net area exceeding 20,000 square feet. (CB-45-1987)
  - 5 The townhouses may be developed without conforming to the regulations applicable to townhouses governing streets and drives, tract widths and sizes, density, and net lot area, provided:
    - (A) A Special Exception for multifamily dwelling bedroom percentages increase (Section 27-382) has been granted for the subject property with a condition that the property be developed with townhouses;
    - (B) A preliminary plat of subdivision has been approved for the property as of June 1, 1975, in accordance with the net lot area and lot frontage requirements applicable to multifamily dwellings in the R-18 Zone, with a maximum density of 22 dwelling units per acre; and
    - (C) A final plat was recorded prior to June 1, 1976.
  - 6 Provided a condominium plat is recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit.
  - 7 Provided the use is limited to a person residing in the dwelling.
  - 8 Except as allowed without a Special Exception.

- 9 Provided the use is located in a community building (constructed as part of a multifamily project), owned by a homes association, that does not contain any dwelling units. Not more than one-third of the gross floor area of the community building may be used for professional office space.
- 10 Provided the multifamily dwelling or project contains at least 24 dwelling units. (CB-36-1987)
- 11 For lots having frontage on more than one street (i.e., a corner lot), a commercial vehicle may only be parked in a yard that does not have street frontage. (CB-53-1987)
- 12 This shall not apply to:
  - (A) Such storage accessory to an allowed use; or
  - (B) One such vehicle which is stored in a wholly enclosed garage.
- 13 For zero lot line development, in accordance with Optional Residential Design Approach provisions of Subtitle 24.
- 14 Only for the expansion of the existing business on abutting land in the C-M, I-1, I-2, or I-4 Zones.
- 15 Restricted to one-family detached and semidetached dwellings.
- 16 Restricted to one-family detached dwellings.
- 17 Only one of each.
- 18 Provided:
  - (A) The parking area shall be in addition to any required parking lot on the premises. The parking area shall be connected to a public street by means of a driveway (constructed in compliance with the minimum standards of the Department of Permitting, Inspections and Enforcement) with a minimum width of 11 feet for each lane;
  - (B) The parking area shall be screened from any adjoining land in any Residential Zone (on 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; and
  - (C) No repairs, service, maintenance, or gasoline dispensing or storage facility shall be permitted without a Special Exception. (CB-29-2014)
- 19 Provided:
  - (A) The use is limited to one bona fide resident of the dwelling;
  - (B) Not more than two nonresident, nonprofessional assistants may be employed;
  - (C) Professional consultation at a professional's dwelling with a visiting consultant, or the employment of an alternate professional in the event of the death, disability, illness, temporary absence, or vacation of the resident professional, is also allowed;
  - (D) The use shall not alter the residential character or appearance of the premises; and
  - (E) The use shall not occupy more than 50 percent of the gross floor area of the dwelling.
- 20 Home occupations consisting of general clerical work or professional offices require a use and occupancy permit. (CB-31-1985)
- 21 Not applicable to multifamily dwellings.
- 22 Slaughterhouses, fertilizer works, bone yards, plants for the reduction of animal matter, and any uses which are noxious or offensive because of odor, dust, smoke, gas, or noise, are prohibited; may include an equine facility in conjunction with the agricultural use. (CB-92-2010)
- 23 On lots having a net area of 20,000 square feet or less, keeping cattle, equines, poultry, or other animals or birds (other than customary household pets) shall only be permitted upon approval of a Special Exception. (CB-92-2010)
- 24 As a temporary use subject to annual renewal and located at least 500 feet from the boundary line of any other land in a Residential Zone, or land proposed to be used for residential purposes in a Comprehensive Design, Mixed Use, or Planned Community Zone.
- 25 Limited to 400 square feet.
- 26 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 that the Fire Chief has indicated (in writing) is appropriate; or

(C) Occupied by a station that was in use as a station on June 30, 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 Department of Permitting, Inspections and Enforcement), 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 30 minutes after closing. (CB-70-2008; CB-29-2014)

- 27 The field shall be located on a lot having a net area of at least 10 acres, which is owned and operated by an eleemosynary or philanthropic institution. Any accessory building shall not exceed 1,000 square feet of gross floor area, and shall only be used for maintenance and storage. Otherwise, a Special Exception is required.
- 28 Provided:
  - (A) The mobile home is located on a lot having a net area of at least five acres;
  - (B) The use of the mobile home is in connection with another use on the property for which the County levies 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 120 cumulative days per calendar year, except mobile homes used in connection with pari-mutuel racetracks where the use shall not exceed 218 cumulative days per calendar year.
- 29 Limited to two vehicles (total, all types) for a lot used for one-family semidetached dwelling, and four vehicles (total, all types) for a two-family detached dwelling.
- 30 Only in connection with one-family detached dwellings.
- 31 Except in an emergency. In this case, the parking shall be subject to the traffic and parking regulations applicable to the right-of-way.
- 32 In a cluster development for which the preliminary plat of subdivision was approved prior to September 1, 1986, showing such one-family attached dwellings. Up to 20 percent in the R-80 Zone, and 25 percent in the R-55 Zone, of the total number of dwelling units in the cluster development may be one-family attached dwellings. The remainder shall be one-family detached dwellings. (CB-54-1986)
- 33 Only for expansion of an existing sanitary landfill or rubble fill on abutting land for which an approved Special Exception has not expired.
- 34 Minimum lot size of two acres required. If associated with a church that has approved off-site parking, the total area of the properties shall be a minimum of two acres. 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-44-1989)
- 35 In conjunction with an agricultural use.
- 36 Not allowed in an Agricultural Preservation Development, unless it existed prior to the approval of the site plan.
- 37 Permitted only on lots having a gross lot area of one acre or more, otherwise a special exception is required. (CB-29-1985)
- 38 Provided the use either:
  - (A) Is located at or below the ground floor level of a multifamily dwelling and does not exceed 2,000 square feet; or
  - (B) Is located in a community building (constructed as part of a multifamily project) owned by a homeowners' association and not containing dwelling units, and does not occupy more than one-half of the gross floor area of the community building. (CB-81-1985)

- 39 The use shall be related to, dependent on, secondary to, and located on the same record lot as, the multifamily dwelling or project. (CB-36-1987)
- 40 This does not provide for accessory antennas or overhead distribution lines. (CB-25-1987)
- 41 Provided the health center is located on a minimum of 25 acres. (CB-55-1988)
- 42 Either:
  - (A) In conjunction with an existing golf course or equestrian center; or
  - (B) The golf course or equestrian center shall be constructed within five years of approval of the detailed site plan. (CB-16-1989)
- 43 Minimum lot size of 30,000 square feet required, except for bona fide nonprofit groups or organizations. (CB-23-1989)
- 44 Parking shall be provided as follows:
  - (A) The vehicle shall be located at least eight feet from a street line; and
  - (B) If parked in a yard abutting a street, it shall be parked on a dust-free surfaced area. (CB-43-1989)
- 45 The sale of gazebos and sheds is permitted for a Special Exception approved in 1984 as incidental to its operation if such sale and display is in accordance with Section 27-385 and provided no more than two gazebos and two sheds are visible from any public street. (CB-143-1989)
- 46 If the property is located within the Chesapeake Bay Critical Area, was zoned R-80 prior to December 18, 1989, and is not the subject of a record plat. (CB-72-1989)
- 47 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)
- 48 Townhouses which were permitted when developed pursuant to former Part 4A of this Subtitle prior to January 21, 1997, are permitted. No more than 20 percent of the total number of dwelling units in the development may be townhouses. (CB-84-1990; CB-47-1996)
- 49 Provided both uses were existing as of January 1, 1991. (CB-11-1991)
- 50 On lots having a total area exceeding 12,000 square feet. (CB-36-1991)
- 51 Includes semitrailers for an agricultural use located on a minimum of 10 acres. (CB-105-1993)
- 52 A church or similar place of worship that is located on a lot between one and two acres in size shall require a detailed site plan in accordance with Part 3, Division 9, of this Subtitle. In addition to the requirements of Section 27-285(b), the following requirements shall be met:
  - (A) The minimum setback for all buildings shall be 25 feet from each lot line;
  - (B) When possible, there should be no parking or loading spaces located in the front yard; and
  - (C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased. (CB-76-1993)
- 53 Provided the net lot area is at least five acres. (CB-76-1993)
- 54 Any property rezoned to the R-E Zone by a Sectional Map Amendment prior to January 1, 1994, on which a previous special exception was approved for a nursery and garden center may continue to operate as a permitted special exception use, notwithstanding the provisions of Section 27-320 of this Subtitle. (CB-135-1993)
- 55 Provided the field is located on a lot having a net area of at least 40 acres, and any field constructed after August 1, 1996, is set back 100 feet from all property lines. Otherwise, a Special Exception is required. (CB-43-1994; CB-33-1996)
- 56 Subject to detailed site plan approval in accordance with Part 3, Division 9 of this Subtitle, unless the use is located in a Regional Park owned by the M-NCPPC. (CB-47-1995)
- 57 Conversion shall not occur until:
  - (A) The building is structurally modified to include the additional dwelling units; and
  - (B) The additional dwelling units are occupied. (CB-73-1996)
- 58 For the purposes of this Section, a dwelling for the elderly shall be housing which is operated in accordance with State and Federal Fair Housing laws. (CB-71-1996)

- 59 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-55-1996)
- 60 Section 3 of CB-55-1996 reads as follows: “BE IT FURTHER ENACTED that the provisions of this Ordinance shall not apply to projects for which a detailed site plan has been filed and accepted prior to November 1, 1996, provided the design guidelines and regulations not resulting in a requirement of resubdivision are applicable, and provided building permits for 10 percent of the dwelling units included in the detailed site plan are issued within one year of the effective date of this legislation (December 30, 1996), and extensions of time for the permits do not exceed six months, and that the dwelling units are constructed pursuant to the permits.
- 61 Provided the use is located on a lot or parcel with not more than one-half acre which is adjoining and contiguous to an existing cemetery. (CB-60-1998)
- 62 Permitted use without requirement for special exception provided the use is on a parcel of land in the R-H Zone, the gross tract area of which is a maximum of 20 acres, which is adjoining R-R zoned land developed with an existing Medical Residential Campus. The entire tract of land in the R-H Zone shall require detailed site plan approval in accordance with Part 3, Division 9, of this Subtitle. Regulations restricting the height of structures, lot size and coverage, frontage, setbacks, density, and other requirements of the zone shall be consistent with existing development in the adjacent Medical Residential Campus. The dimensions and percentages shown on the approved site plan shall constitute the regulations for development. (CB-21-1999)
- 63 Provided:
- (A) The use is located on a lot or parcel not less than 15 or more than 20 acres in size and has frontage on a public street having a proposed right-of-way width of at least 120 feet;
  - (B) The lot or parcel abuts property in the C-O Zone; and
  - (C) The property is located in a Revitalization Tax Credit Area. (CB-46-1999)
- 64 Use of permitted mobile homes is restricted to employees at a riding stable on the Special Exception property. No more than two mobile homes may be located on such a property, and each must be on its own R-E lot as required by Section 27-118.01(c). A building permit shall be issued by the Department of Department of Permitting, Inspections and Enforcement for each mobile home. Any mobile home unoccupied for more than 60 days must be removed from the property. (CB-79-1999; CB-29-2014)
- 65 Permitted use without requirement for Special Exception provided the land on which the lot exists is in the R-55 Zone, immediately adjoins land in the C-S-C Zone, is a part of the same parcel as the land in the C-S-C Zone, and is located within the municipal limits of the City of New Carrollton. (CB-88-1999)
- 66 The use is permitted on R-R zoned property leased from a public agency before January 1, 1974. 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).
- The following uses are not permitted: car wash, animal hospital, training, kennel, grooming, blacksmith, carpet or rug shampooing, department store exceeding 80,000 square feet, 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; CB-60-2009)
- 67 Permitted use without requirement for Special Exception provided the use was existing as of July 1, 2001, is located on a lot or parcel that is not less than 10 acres in size, and abuts a multiuse trail designated on an Approved Master Plan. (CB-53-2001)
- 68 Provided the use will be located on land that is located within the median of a road classified as a freeway on the applicable Master Plan; the property is at least one-half acre in size; and access to the property will not be directly from the main travel lanes of the freeway. (CB-75-2001)
- 69 Provided:
- (A) The use abuts an existing marina in the C-W-Zone approved prior to 1972 pursuant to a special exception; and

- (B) Notwithstanding the provisions to the contrary, a revised site plan shall be approved by the Planning Board that incorporates the entire property showing existing and proposed improvements in both the R-R and C-W Zones. (CB-76-2001)
- 70 Permitted use without requirement for special exception, provided; if as of February 1, 2003:
- (A) The use is on a parcel of land which is surrounded by commercial and institutional uses;
  - (B) The parcel does not abut any property that is improved with single-family detached residential dwellings;
  - (C) The site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification; and
  - (D) Any such use shall only be located upon property that is the subject of an approved detailed site plan. (CB-4-2003)
- 71 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)
- 72 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 80 acres that is split-zoned, I-3 and R-R, with not more than 20 percent 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 stores containing 100,000 square feet or more of gross floor area. (CB-65-2003)
- 73 Provided:
- (A) The use is located on land no less than 30 acres and not more than 70 acres in size;
  - (B) The land adjoins properties in the R-T Zone that is at least 60 acres in size and is developed with at least 350 townhouses;
  - (C) The land and adjoining properties described in Subsection(B) were placed in the R-T Zone as a result of an approved Sectional Map Amendment;
  - (D) The land has frontage on and access to a road classified as an arterial on the applicable Master Plan and maintained by the State Highway Administration; and
  - (E) A detailed site plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. (CB-70-2003)
- 74 Permitted as an expansion of an existing nonconforming animal hospital, veterinary office with a valid use and occupancy permit issued on or before July 1, 1998. Said expansion, is limited to 4,000 square feet of gross floor area and is subject to detailed site plan approval, in accordance with Part 3, Division 9, of this Subtitle, by the Planning Board or its designee. (CB-76-2003)
- 75 Provided:
- (A) The use is located on property in both the C-M and R-A Zones;
  - (B) The property has frontage on a road classified as a freeway on the applicable Master Plan;
  - (C) The property is between 40,000 and 45,000 square feet in size and abuts the site of an existing gas station that was certified as a nonconforming use; and
  - (D) A detailed site plan shall be approved by the Planning Board that shows proposed improvements in both the C-M and R-A Zones and demonstrated compliance with Section 27-358(a)(1),(2),(4),(5),(6),(7),(8),(9) and (10). In addition, the detailed site plan shall demonstrate that there are no single family homes on the property or on any abutting property. (CB-36-2004)
- 76 Provided:
- (A) A condominium plat is recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit, or a housing cooperative is established to own the dwelling units; and
  - (B) At least 90 percent of all required parking spaces are provided in a parking structure. (CB-109-2004)

- 77 Up to 75 dwelling units are permitted only if adjoining and operated by the same organization as an adult day care use, approved by Special Exception. All assisted living facilities standards and requirements in Part 6, Division 5, must be met, including detailed site plan approval under Part 3, Division 9. (CB-110-2004)
- 78 Provided:
- (A) Townhouse development is within a multifamily complex formerly used for multifamily dwellings, where residential (multifamily and/or townhouse) density was reduced as part of its redevelopment;
  - (B) Townhouse development shall be in accordance with the regulations for the R-T Zone; and
  - (C) Detailed site plan approval is required in accordance with Part 3, Division 9, of this Subtitle. (CB-112-2004)
- 79 Permitted only to replace an existing surface mining or Class III fill operation located directly adjacent to an interstate (with "I" classification, not "US" or "MD") highway, which operation has an active permit at the time of preliminary plan approval for the townhouse, two-family dwelling or multifamily development. The Planning Board shall approve a detailed site plan under Part 3, Division 9, of the Zoning Ordinance. Multifamily dwellings are permitted as provided in Section 27-436 for the R-18 Zone, and townhouses are permitted as provided in Section 27-433 for the R-T Zone. Regulations concerning lot size, coverage, frontage, setbacks, density, bedroom percentages, and other requirements applicable to multifamily, two-family dwellings and townhouse dwellings shall not apply; these dimensional (bulk) requirements shall be those approved by the Planning Board (or District Council after review) in the detailed site plan. In its site plan review, the District Council may require the applicant to demonstrate in the site plan record that highway facilities are adequate to serve the townhouse project. This provision shall not apply to legal nonconforming sand and gravel or Class III fill operations. (CB-37-2005; CB-9-2012)
- 80 Reserved.
- 81 (A) Permitted in the R-18 Zone without a Special Exception, provided that the subject property:
- (i) Includes at least five acres;
  - (ii) Is located within the Developed Tier; and
  - (iii) Adjoins property also in the R-18 Zone.
- (B) Age restrictions in conformance with the Federal Fair Housing Act shall be set forth in covenants submitted with the application and shall be approved by the District Council and filed in the land records at the time the final subdivision plat is recorded. The applicant must obtain approval of a detailed site plan, as provided in Part 3, Division 9, and demonstrate by evidence in the record that:
- (i) The net lot area is at least 50 percent of the minimum net lot area normally required in the zone;
  - (ii) The density is not more than twice that normally allowed in the zone; and
  - (iii) The project is financed at least partially by tax credits approved by the State of Maryland. (CB-66-2005)
- 82 Permitted in the R-55 Zone provided that the subject property meets the following criteria:
- (A) Has area of at least two acres;
  - (B) Has frontage on a freeway or highway; and
  - (C) Is within a Growth Corridor or Growth Center as defined in the General Plan.
- In accordance with the standards listed below, the applicant must obtain approval of a detailed site plan as provided in Part 3, Division 9. In site plan review, the Planning Board shall find that the proposed use and subject property meet all Division 9 requirements (except as provided below) and will:
- (A) Include at least 30 but not more than 50 residential units;
  - (B) Include a traffic study that is prepared in accordance with the Planning Board Guidelines for Analysis of Traffic Impact of Development Proposals showing on-site circulation patterns, access points on and off-site, impacts on major highways and intersections, and impacts mitigated in accordance with the Guidelines;
  - (C) Incorporate reasonable regulations for height of structures, architectural design, lot size and coverage, frontage, setbacks, density (as restricted below), dwelling unit types, percentages of uses, and other dimensional requirements, in place of conventional requirements;
  - (D) Have residential densities not exceeding 18 units per gross tract acre;
  - (E) Have interior private roads only where appropriate for and in furtherance of community purposes, and approved by Department of Permitting, Inspections and Enforcement; and

- (F) Be adjacent to or connected to C-S-C zoned land being redeveloped as a mixed-use development defined as at least two (2) uses including residential, retail, or office with each use comprising no less than 10 percent of the uses of the site.
  - (i) Recreation facilities should be provided to serve the community; and
  - (ii) The recreation facilities shall be constructed prior to or concurrently with the residential units or as stated in a construction schedule approved by the District Council.
- (G) The site plan shall also demonstrate the development and uses:
  - (i) Are in harmony with the purposes of this Subtitle;
  - (ii) Conform with all applicable requirements of this Subtitle;
  - (iii) Will not substantially impair the integrity of the applicable Master Plan, any applicable Functional Master Plan, or the General Plan;
  - (iv) Will not adversely affect the health, safety, or welfare of residents or workers in the neighborhood;
  - (v) Will not be detrimental to the use or development of adjacent properties or the neighborhood generally; and
  - (vi) Conform to an approved Tree Conservation Plan. (CB-97-2005; CB-29-2014)
- 83 In the Rural Tier as defined by the 2002 General Plan or as amended through a subsequent planning process where a preliminary plat of subdivision is required pursuant to Subtitle 24 after June 30, 2006 the subdivision of land shall be subject to Section 24-152(g)(2) through (6), and (h) of the Conservation Subdivision regulations. The minimum lot width at the building line and street line, and main building setback along a scenic and historic road are contained in Section 27-445.12(a) Tables 1 and 3. (CB-1-2006)
- 84 Provided the property has a net lot area of at least six acres and is located in a mixed-use activity center designated as a "Transit Village" in the applicable Area Master Plan. (CB-37-2006)
- 85 In a Public Benefit Conservation Subdivision, townhouses, one-family semidetached, and one-family metropolitan dwellings are allowed subject to the approval of a detailed site plan and subject to the design guidelines of Section 27-274(A)(11) and the regulations for development set forth in Section 27-433 (c) through (k). Townhouses, one-family semidetached, and one-family metropolitan dwellings may not comprise more than 25 percent of the total number of units included in a Public Benefit Conservation Subdivision. (CB-32-2008)
- 86 Provided:
  - (A) The subject property is a minimum of 18,000 square feet in size.
  - (B) The subject property is located on a corner lot with frontage on at least one public street with a right of way greater than 80 feet in width.
  - (C) The use requires no new "building" construction on the subject property.
  - (D) The use meets the Additional Requirements for Specific Special Exception as set forth in Sec. 27-348.03. (CB-81-2008)
- 87 Each project developed pursuant to this provision shall be subject to a mandatory detailed site plan reviewed by the District Council. (CB-82-2008)
- 88 Permitted only where the multifamily development is the subject of a condominium regime, the property is located in a Transit Development Overlay Zone, the property abuts the District of Columbia, and the development includes a mix of residential and commercial uses. A detailed site plan shall be approved by the Planning Board in accordance with Part 3, Division 9 of the Zoning Ordinance. Regulations concerning lot size, coverage, frontage, setbacks, density, bedroom percentages, and other requirements applicable to multifamily dwellings shall apply; these dimensional (bulk) requirements shall be those approved by the Planning Board (or the District Council) in the detailed site plan. (CB-82-2008)
- 89 Permitted in accordance with Section 27-445.01 on land assessed for agricultural use. A restaurant may be permitted as an accessory use to a farm winery subject to approval of a special exception. The inclusion of a food or beverage store is not permitted as an accessory use to a Farm Winery. (CB-36-2009)
- 90 The use is permitted by right, but requires approval of a detailed site plan to ensure the development of an appropriate rural/environmental setting whenever the land area covered by buildings and other structures exceeds 40,000 square feet. (CB-39-2009)
- 91 Parking shall be provided as follows:
  - (A) The boat and boat trailer shall be located at least eight feet from a street line;
  - (B) The boat and boat trailer shall be parked on a dust-free surface area such as concrete, asphalt, or gravel;

- (C) The boat and boat trailer shall be properly licensed and operable;
  - (D) The boat and boat trailer shall not be in excess of 20 feet unless located on a lot at least two acres in size; and
  - (E) The boat and boat trailer shall be covered to prevent the accumulation of water. (CB-24-2010)
- 92 Provided the use is for the purpose of promoting agritourism as defined in Sec. 27-107(a). (CB-92-2010)
- 93 Permitted use without requirement for Special Exception only to replace a legal, nonconforming nursing or care home on an abutting R-80 Zone lot, which has been in continuous operation since 1970. A detailed site plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. (CB-55-2011)
- 94 Permitted use without requirement for Special Exception or detailed site plan provided the property on which the use is located is owned by a non-profit organization as of October 1, 2012, and further provided that said property shall be exempt from the requirements of the Prince George's County Landscape Manual, Section 27-442 (c) Regulations for Lot Coverage and Green Area, and Part 11 for off-street parking and loading except for parking facilities for the physically handicapped. (CB-105-2012; CB-97-2013)
- 95 If the day care center is owned and operated by a church and was previously a Head Start public school and day care center operated by Prince George's Board of Education, it may be permitted by right, in accordance with Section 27-445.03. Said day care center must be adjacent to the church. The church must provide its tax-exempt identification number when applying for a detailed site plan or a building or use and occupancy permit, as well as documentation demonstrating the contractual relationship between the church and the Prince George's Board of Education. (CB-2-2013)
- 96 Permitted use provided the subject property is subject to a previously approved special exception for a parking lot on residential land serving an adjacent property in a commercial zone and the adjacent property is developed with an eating or drinking establishment with drive-through service. (CB-14-2013)
- 97 Permitted use only where a municipality indicates approval to operate such use on the property, and the extent of the use on the property does not exceed a maximum of five acres in size. The Urban Farm shall not allow noxious odors or dust to drift off the premises. The applicant shall be required to obtain a Health Department permit if fruits and vegetables are cut up or prepared foods are being sold to the public. The Urban Farm will not be subject to the sections of Subtitle 27 as listed below or the Landscape Manual:
- (A) Exempt from the Landscape Manual regulations;
  - (B) Exempt from Part 11, the parking and loading requirements;
  - (C) Accessory structures are permitted; and
  - (D) Signage shall be limited to way finding and directional signs. (CB-76-2013)
- 98 Provided the use is limited to the preparation of food and/or beverages only and is within a public building owned and operated by a municipality that operates a food service facility therein pursuant to a food service facility permit issued prior to January 1, 2014. (CB-4-2014)
- 99 Provided, and notwithstanding any other provision of this Section, that:
- (A) The property has frontage on and access to a road classified as arterial on the applicable Master Plan;
  - (B) The use is located on a site that is split-zoned, C-S-C and R-R, consisting of no more than six acres in size, with existing commercial improvements on the site; and
  - (C) The site and the land described in Subsection(B) was split-zoned, C-S-C and R-R, as a result of a Sectional Map Amendment approved after January 1, 2013. (CB-12-2014)
- 100 A special exception shall not be required for an eleemosynary or philanthropic institution, or the rental of the facilities on the property by the eleemosynary or philanthropic institution, including but not limited to banquet hall, auditorium, or other indoor or outdoor recreational facilities not already permitted on property that is:
- (A) an aggregate of at least 85 acres in area;
  - (B) is split-zoned Open Space (O-S) and Residential Estate (R-E);
  - (C) partially outside the Growth Boundary of the County; and
  - (D) the eleemosynary or philanthropic institution is the title owner of the property in the land records of the County. (CB-70-2014)
- 101 For a public safety fraternal organization private club located on a lot having a gross tract area of at least five acres, a special exception shall not be required and shall be deemed a permitted use. (CB-75-2014)

**Table 50. Table of Permitted Uses: Open Space and Single-Family Residential Zones**

USE	R-O-S	T-D-O/ R-O-S	O-S	T-D- O/O-S	R-80	T-D-O/ R-80	R-20	T-D-O/ R-20	R-55	T-D-O/ R-55
<b>(1) Commercial:</b>										
Agritourism	P <sup>90</sup>	P	P <sup>90</sup>	P	X	P	X	P	X	X
Animal Hospital, Veterinary Office (CB-76-2003)	SE	X	SE	X	X	X	X	X	P <sup>74</sup>	X
Antique Shop	X	X	SE	X	X	X	X	X	X	X
Artist's Studio (CB-24-2015)	X	X	X	X	X	X	X	X	X	X
Barber Shop (CB-81-2008)	X	X	X	X	X	X	X	X	X	X
Beauty Shop (CB-24-2015)	X		X	X	X	X	X	X	X	X
Bed-and-Breakfast Inn in accordance with Section 27-445.13 (CB-39-2009)	P	X	P	P	P	P	X	X	P	X
Bus maintenance accessory to a private school, church, or other place of worship (CB-23-1988)	X	X	SE	X	SE	X	SE	X	SE	X
Buying of items within guest rooms and pursuant to Section 27-115(a)(2)	X	X	X	X	X	X	X	X	X	X
Catering Establishment (CB-4-2014)	X	X	X	X	X	X	X	X	X	X
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P
Commercial recreational development (CB-35-2000)	X	X	X	X	X	X	X	X	X	X
Contractor's office (must include sanitary facilities), construction yard or shed, or storage building (in connection with a construction project) as a temporary use:										
(A) Subject to Sections 27-260 and 27-261	X	X	P	P	P	P	P	P	P	P
(B) All others	X	X	SE	P	SE	P	SE	P	SE	X
Contractor's Office, which may include wholly-enclosed storage, as a permanent use (CB-75-2001)	X	X	X	X	X	X	X	X	X	X
Distillery for the production of fuel alcohol	SE	X	SE	X	X	X	X	X	X	X
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	X	X	X	X	X	X	X	X	X
Eating or Drinking Establishments:										
(i) Eating or drinking establishment, with drive-through service	X	X	X	X	P <sup>96</sup>	X	X	X	X	X
(ii) Eating or drinking establishment, excluding drive-through service	X	X	X	X	X	X	X	X	X	X
(iii) Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult entertainment. (CB-14-2013)	X	X	X	X	X	X	X	X	X	X

**Table 50. Table of Permitted Uses: Open Space and Single-Family Residential Zones**

USE	R-O-S	T-D-O/ R-O-S	O-S	T-D- O/O-S	R-80	T-D-O/ R-80	R-20	T-D-O/ R-20	R-55	T-D-O/ R-55
Farm implement sales or repair; farm supplies sales	X	X	X	X	X	X	X	X	X	X
Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-63-1998)	P	P	P	P	P	P	P	P	P	P
Farm Winery <sup>89</sup> (CB-36-2009)	P	P	P	P	X	X	X	X	X	X
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P
Funeral parlor, undertaking establishment	X	X	SE	X	SE	X	SE	X	SE	X
Gas station (CB-36-2004)	X	X	X	X	X	X	X	X	X	X
Kennel:										
(A) On a lot having a net area of 20,000 sq. ft. or less	X	X	SE	X	X	X	X	X	X	X
(B) On a lot having a net area between 20,000 sq. ft. and 80,000 sq. ft.	X	X	P	X	X	X	X	X	X	X
(C) On a lot having a net area exceeding 80,000 sq. ft. (CB-37-1991; CB-16-1993)	P	X	P	X	X	X	X	X	X	X
Landscaping contractor's business (CB-10-1996)	SE	X	SE	X	X	X	X	X	X	X
Limited professional uses in multifamily projects	X	X	X	X	X	X	X	X	X	X
Monument and headstone sales establishment (CB-60-1998)	X	X	X	X	X	X	X	X	X	X
Offices:										
(A) Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	P <sup>7</sup>	X	P <sup>7</sup>	X	P <sup>19</sup>	P <sup>19</sup>	P <sup>16,19</sup>	P <sup>19</sup>	P <sup>19</sup>	X
(B) Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance of the dwelling or project (CB-36-1987)	X	X	X	X	X	X	X	X	X	X
(C) General business and professional offices	X	X	X	X	X	X	X	X	X	X
(D) Insurance sales office as an accessory use in a dwelling	X	X	X	X	SE	X	SE	P <sup>19</sup>	SE	X
(E) Medical practitioner's office (CB-24-2015)	X	X	X	X	X	X	X	X	X	X
(F) Medical practitioner's office in a one-family dwelling (except as provided in (A) above)	X	X	X	X	SE	X	SE <sup>16</sup>	P <sup>16</sup>	SE <sup>16</sup>	X

**Table 50. Table of Permitted Uses: Open Space and Single-Family Residential Zones**

USE	R-O-S	T-D-O/ R-O-S	O-S	T-D- O/O-S	R-80	T-D-O/ R-80	R-20	T-D-O/ R-20	R-55	T-D-O/ R-55
(G) Real estate sales office as an accessory use in a dwelling	X	X	X	X	SE	P	SE	P <sup>19</sup>	SE	P
(H) Real estate subdivision sales office as a temporary use:										
(i) Subject to Sections 27-260 and 27-261	X	X	P	X	P	P	P	P	P	P
(ii) All others	X	X	SE	X	SE	P	SE	P	SE	X
(I) Multifamily dwelling management company (must manage the project within which it is located)	X	X	X	X	X	X	X	P	X	X
(J) Temporary trailer for office space accessory to an existing group residential facility, which services more than eight (8) persons, in accordance with Sections 27-260 and 27-261 (CB-35-1996)	X	X	P	X	X	X	X	X	X	X
Parking lot, required, serving adjacent Commercial or Industrial Zone	X	X	SE	X	SE	X	SE	X	SE	X
Photography studio and darkroom, as an accessory use solely by the resident of a one-family detached dwelling and located within such dwelling (CB-140-1986)	X	X	X	X	X	X	X	X	SE	X
Retail sales and consumer service establishment (CB-140-1986)	X	X	X	X	X	X	X	X	X	X
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-26143 (CB-23-1989)	P	X	P	X	P	X	P	P	P	P
Waterfront Entertainment/Retail Complex, in accordance with Section 27-445.08 (CB-44-1997)	P	X	P	X	P	X	X	X	X	X
Wayside stand as a temporary use:										
(A) Subject to Sections 27-260 and 27-261	P	X	P	X	P	X	P	P	P	P
(B) All others	SE	X	SE	X	SE	X	SE	X	SE	X
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved detailed site plan. (CB-4-2003)	X	X	X	X	X	X	X	X	X	X

**Table 50. Table of Permitted Uses: Open Space and Single-Family Residential Zones**

USE	R-O-S	T-D-O/ R-O-S	O-S	T-D- O/O-S	R-80	T-D-O/ R-80	R-20	T-D-O/ R-20	R-55	T-D-O/ R-55
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone, if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved detailed site plan. (CB-4-2003)	X	X	X	X	X	X	X	X	X	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-70-2003; CB-12-2014; CB-8-2015)	X	X	X	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone. (CB-65-2003; CB-70-2003; CB-12-2014; CB-8-2015)	X	X	X	X	X	X	X	X	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 a multifamily development, provided that the multifamily development is the subject of a high-rise condominium regime; the uses are located on the street level of the multifamily building, the property is located in a Transit District Overlay Zone, and the property abuts the District of Columbia. (CB-82-2008)	X	X	X	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed in the M-X-T Zone (excluding those permitted by Special Exception). (CB-8-2015)	X	X	X	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the M-X-T Zone. (CB-8-2015)	X	X	X	X	X	X	X	X	X	X
<b>(2) Institutional/Educational:</b>										
Adult day care center	X	X	SE	X	SE	X	SE	X	SE	X
Assisted living facility (CB-110-2004)	X	X	X	X	X	X	X	X	X	X
Chancery, on a lot having a net area of at least 15 acres	X	X	X	X	X	X	X	X	P	X

**Table 50. Table of Permitted Uses: Open Space and Single-Family Residential Zones**

USE	R-O-S	T-D-O/ R-O-S	O-S	T-D- O/O-S	R-80	T-D-O/ R-80	R-20	T-D-O/ R-20	R-55	T-D-O/ R-55
Church or similar place of worship:										
(A) Located on a lot less than one acre in size	X	X	X	X	SE	X	SE	P	SE	P
(B) Located in a building that was originally constructed as a dwelling, on a lot less than one acre in size	X	X	X	X	SE	X	SE	X	SE	X
(C) Located on a lot between one and two acres in size <sup>52</sup>	X	X	X	X	P	X	P	X	P	P
(D) Located in a building that was originally constructed as a dwelling, on a lot between one and two acres in size <sup>52</sup>	X	X	X	X	P	X	P	X	P	X
(E) All others (CB-23-1988; CB-23-1993; CB-76-1993)	SE	X	P <sup>53</sup>	X	P	X	P	X	P	X
Day care center for children:										
(A) Accessory to a publicly-owned recreational facility, a school, a surplus school building, improved property (other than a school) that is under the control of the Board of Education, a church, a public building, or a community building, in accordance with Section 27-445.0334	P	P	P	P	P	X	P	P	P	P
(B) Accessory to a multifamily dwelling or project when located within a community room for the sole use of the residents or employees, in accordance with Section 27-445.03	X	X	X	X	X	X	X	P	X	X
(C) Accessory to a multifamily development when located within an existing building in accordance with Section 27-445.03	X	X	P	X	P	X	P	P	P	X
(D) All others 95 (CB-23-1988; CB-44-1989; CB-24-1999, CB-2-2013)	SE	X	SE	X	SE	X	SE	X	SE	X
Eleemosynary or philanthropic institution:										
(A) An adaptive reuse of a structure last occupied by a Federal postal facility on a lot or parcel not more than 25,000 square feet in area for use by an organization serving the homebound	SE	X	SE	X	SE	X	SE	X	SE	X
(B) An adaptive reuse of a structure(s) last owned by the Federal Government on a parcel with not more than eight acres for use by survivors of domestic violence and their families, including social services and rehabilitative services related thereto, such as educational and employment training, counseling, and day care.	X	X	P	X	X	X	X	X	X	X

**Table 50. Table of Permitted Uses: Open Space and Single-Family Residential Zones**

USE	R-O-S	T-D-O/ R-O-S	O-S	T-D- O/O-S	R-80	T-D-O/ R-80	R-20	T-D-O/ R-20	R-55	T-D-O/ R-55
(C) 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; for a permitted use, any change in occupant or use shall require detailed site plan approval by the District Council	SE	X	SE	X	SE <sup>94</sup>	X	SE	X	P	X
(D) All others (CB-78-1997; CB-8-1998; CB-105-2012; CB-97-2013, CB-70-2014)	SE	X	SE <sup>100</sup>	X	SE	X	SE	X	SE	X
Employment or training center, in accordance with Sections 27-260 and 27-261 (CB-20-2015)	X	X	X	X	X	X	X	X	X	X
Family day care	P	X	P	X	P	P	P	P	P	X
Health campus	X	X	X	X	SE	X	SE	X	SE	X
Hospital	X	X	SE	X	SE	X	SE	X	SE	X
Medical/residential campus	X	X	SE	X	SE	X	SE	X	SE	X
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989)	P	P	P	P	P	X	P	X	P	P
Nursing or care home (may include a private spa) (CB-55-2011)	X	X	SE	X	SE <sup>93</sup>	X	SE	X	SE	X
School, private:										
(A) In accordance with Section 27-443	X	X	P	P	P	X	P	X	P	X
(B) All others	SE	X	SE	X	SE	X	SE	X	SE	X
Small group child care center (CB-131-1993)	P	P	P	P	P	X	P	X	P	P
<b>(3) Miscellaneous:</b>										
Accessory structures and uses (when not otherwise provided for)	P	P	P	P	P	P	P	P	P	P
Adaptive reuse of a surplus public school, when not otherwise allowed	SE	X	SE	P	SE	X	SE	X	SE	X
Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987)	SE	P	SE	P	SE	P	SE	X	SE	X
Animals, not customarily household pets (CB-117-1986; CB-55-1988)	X	X	X	X	X	X	X	X	SE	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 <sup>41</sup> (CB-55-1988)	P	X	P	X	P	X	P	X	P	P
Business Advancement and Food Access Infill, in accordance with Section 27-445.15 of this Subtitle	X	X	X	X	X	X	X	X	X	X

**Table 50. Table of Permitted Uses: Open Space and Single-Family Residential Zones**

USE	R-O-S	T-D-O/ R-O-S	O-S	T-D- O/O-S	R-80	T-D-O/ R-80	R-20	T-D-O/ R-20	R-55	T-D-O/ R-55
Cemetery, crematory:										
(A) Cemetery, in accordance with Section 27-445.06	SE	X	P	X	X	X	X	X	X	X
(B) Cemetery, accessory to a church, convent, or monastery <sup>49</sup>	SE	X	P	X	P	X	P	X	P	X
(C) All others (CB-86-1989; CB-11-1991)	SE	X	SE	X	SE	X	SE	X	SE	X
Home occupations for residents <sup>20</sup> (CB-86-1989; CB-78-2003; CB-11-2004)	P	X	P	X	P	P	P	P	P	P
Home occupations for residents, low-impact (CB-11-2004)	P	X	P	X	P	P	P	P	P	P
Increase in height of accessory building, used for:										
(A) Servant, household help living quarters <sup>30</sup>	SE	X	SE	X	SE	X	SE	X	SE	X
(B) Agricultural purposes on a lot having a net area of less than five acres	SE	X	SE	X	X	X	X	X	X	X
(C) Agricultural purposes on a lot having a net area of at least five acres	P	X	P		X	X	X	X	X	X
(D) Office	X	X	X	X	X	X	X	X	X	X
Signs, in accordance with Part 12, associated with uses allowed in the applicable Residential Zone (CB-85-1988)	P	P <sup>a</sup>	P	P <sup>a</sup>	P	P <sup>a</sup>	P	P <sup>a</sup>	P	P
Signs, outdoor advertising (Billboards) (CB-85-1988)	X	X	X	X	X	X	X	X	X	X
Temporary structures and uses not otherwise allowed	SE	X	SE	X	SE	X	SE	X	SE	X
<b>(4) Public/Quasi Public:</b>										
Library	P	P	P	P	P	X	P	X	P	P
Public buildings and uses, except as otherwise provided	P	P	P	P	P	X	P	X	P	P
Sanitary landfill, rubble fill, or Class 3 fill <sup>47,71</sup> (CB-15-1990; CB-8-2003; CB-87-2003)	SE	X	SE	X	X	X	X	X	X	X
Voluntary fire, ambulance, or rescue station <sup>26</sup> (CB-70-2008)	P	P	P	P	P	X	P	X	P	P
<b>(5) Recreational/Entertainment/Social/Cultural:</b>										
Archery range, privately owned and commercially operated on land leased from, and owned by, a public agency	P	P	P	P	X	X	X	X	X	X
Athletic field, outdoor, private nonprofit (CB-43-1994)	SE	X	P <sup>55</sup>	P	SE	X	SE	X	SE	X
Boathouse (private) as an accessory use	P	X	P	X	X	X	X	X	X	X

**Table 50. Table of Permitted Uses: Open Space and Single-Family Residential Zones**

USE	R-O-S	T-D-O/ R-O-S	O-S	T-D- O/O-S	R-80	T-D-O/ R-80	R-20	T-D-O/ R-20	R-55	T-D-O/ R-55
Carnival, circus, fair, or similar use, not exceeding 17 days duration and only on a parking lot as a temporary use in accordance with Sections 27-260 and 27-261	P	X	P	X	P	X	P	X	P	X
Club, private (CB-75-2014; CB-43-2015)	SE	X	SE <sup>101</sup>	X	SE	X	SE	X	SE	X
Commercial recreational attraction	X	X	SE	X	X	X	X	X	X	X
Commercial recreational facilities (privately owned) on land leased from a public agency, except as otherwise allowed:										
(A) Leased on or after January 1, 1974	SE	X	SE	X	X	X	X	X	X	X
(B) Leased before January 1, 1974	SE	X	SE	X	X	X	X	X	X	X
Community building or similar nonprofit social use, not publicly owned or operated:										
(A) Only for residents and guests	SE	X	SE	X	SE	P	SE	P	SE	X
(B) All others (CB-85-1988; CB-33-1989)	SE	X	SE	X	SE	X	SE	X	SE	X
Conference center and uses accessory thereto (such as restaurants, tennis courts, auditoriums, swimming pools, racquetball courts, riding stables, golf courses, or other recreational, physical fitness, or educational activities) privately owned and commercially operated, on a tract having a gross area of at least 500 acres, owned by a public agency, on which a public golf course is operated on a regular basis	SE	X	X	X	X	X	X	X	X	X
Courts (indoor or outdoor) (tennis, handball, racquetball, or volleyball), not including courts accessory to a dwelling:										
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency <sup>56</sup>	P	P	P	P	X	X	X	X	X	X
(B) All others (CB-47-1995)	X	P	X	P	X	P	X	P	X	X
Golf course:										
(A) At least 18 holes on a tract having a gross area of at least 200 acres; provided that any accessory recreational facilities shall be located at least 100 feet from the nearest property line and effectively screened from view of any adjoining land in a 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, not on publicly owned land	SE	X	SE	X	SE	X	SE	X	SE	X

**Table 50. Table of Permitted Uses: Open Space and Single-Family Residential Zones**

USE	R-O-S	T-D-O/ R-O-S	O-S	T-D- O/O-S	R-80	T-D-O/ R-80	R-20	T-D-O/ R-20	R-55	T-D-O/ R-55
(B) Privately owned and commercially operated on land leased from, and owned by, a public agency <sup>56</sup>	P	X	P	X	X	X	X	X	X	X
(C) Golf Course Conference/Hotel complex	X	X	X	X	X	X	X	X	X	X
(D) All others (CB-47-1995; CB-45-2002)	SE	X	SE	X	SE	X	SE	X	SE	X
Golf course, miniature (indoor or outdoor):										
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency <sup>56</sup>	P	P	P	P	X	X	X	X	X	X
(B) All others (CB-47-1995)	X	P	SE	P	X	X	X	X	X	X
Golf driving range:										
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency <sup>56</sup>	P	X	P	X	X	X	X	X	X	X
(B) All others (CB-47-1995)	SE	X	SE	X	X	X	X	X	X	X
Homes Association Recreational Use, in accordance with Section 27-445	SE	X	P	X	P	P	P	P	P	P
Marina (CB-76-2001)	X	X	X	X	X	X	X	X	X	X
Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)	SE	P	SE	P	P	X	P	X	P	P
Performance arts center, in accordance with Section 27-445.09 (CB-12-2001)	X	X	X	X	X	X	SP	X	SP	X
Racetrack, including pari-mutuel	X	X	X	X	X	X	X	X	X	X
Racetrack, pari-mutuel only	X	X	SE	X	X	X	X	X	X	X
Recreational campground	SE	X	SE	X	X	X	X	X	X	X
Recreational program, before- and after-school	P	P	P	P	P	X	P	X	P	X
Recreational use (nonprofit) not publicly owned or operated, when not otherwise allowed:										
(A) Only for residents and guests	SE	X	SE	X	SE	P	SE	P	SE	X
(B) All others (CB-33-1989)	SE	P	SE	P	SE	X	SE	X	SE	X
Saunas, solariums, and health clubs, noncommercial, for the sole use of residents and their guests	X	X	X	X	X	X	X	X	X	X
Shooting range (rifle, pistol, or skeet):										
(A) On a lot having a net area of at least 20 acres, and subject to annual renewal	SE	X	SE	X	X	X	X	X	X	X
(B) All others	X	X	X	X	X	X	X	X	X	X
Skating facility:										

**Table 50. Table of Permitted Uses: Open Space and Single-Family Residential Zones**

USE	R-O-S	T-D-O/ R-O-S	O-S	T-D- O/O-S	R-80	T-D-O/ R-80	R-20	T-D-O/ R-20	R-55	T-D-O/ R-55
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency <sup>56</sup>	P	P	P	P	X	X	X	X	X	X
(B) All others (CB-89-1994; CB-47-1995)	SE	P	SE	P	X	X	X	X	X	X
Spa, private	SE	X	P	X	P	X	P	X	P	P
Spa, community	SE	X	SE	X	SE	X	SE	X	SE	X
Stable, private (CB-29-1985)	p <sup>35</sup>	X	p <sup>35</sup>	X	p <sup>35,37</sup>	p <sup>35,37</sup>	SE <sup>35</sup>	X	p <sup>35,37</sup>	X
Swimming pool (community) for sole use of residents and their guests, in accordance with Section 27-411	X	X	X	X	X	P	X	P	X	X
Swimming pool (community), in accordance with Section 27-411	SE	X	SE	X	SE	P	SE	P	SE	X
Swimming pool (private):										
(A) Accessory to a one-family detached dwelling	P	X	P	X	P	P	P	X	P	X
(B) Accessory to other dwellings	X	X	X	X	X	P	P	P	X	X
Swimming pool, privately owned and commercially operated on land leased from, and owned by, a public agency <sup>56</sup> (CB-47-1995)	P	P	P	P	X	X	X	X	X	X
<b>(6) Residential/Lodging:</b>										
Apartment hotel	X	X	X	X	X	X	X	X	X	X
Apartment housing for elderly or handicapped families in a building other than a surplus public school building (with provisions for increased density and reduced lot size in Multifamily Zones) (CB-85-1988; CB-91-1991; CB-44-1992)	X	X	X	X	SE	X	X	X	SE	X
Apartment housing for elderly or handicapped families in a surplus public school building	SE	X	SE	X	SE	X	SE	X	SE	X
Artists' residential studios, in accordance with Section 27-445.09 (CB-12-2001)	X	X	X	X	X	X	SP	X	SP	X
Boardinghouse	SE	X	P	X	X	X	X	X	X	X
Congregate living facility for more than eight elderly or physically handicapped residents (CB-90-1985)	SE	X	SE	X	SE	X	SE	X	SE	X
Congregate living facility for NOT more than eight elderly or physically handicapped residents (CB-90-1985)	P	X	P	X	P	X	P	X	P	X
Conservation subdivision pursuant to Section 24-152 of Subtitle 24 (CB-6-2006)	X	X	P	X	X	X	X	X	X	X
Convent or monastery (CB-23-1993)	P	X	P	X	P	X	P	X	P	X

**Table 50. Table of Permitted Uses: Open Space and Single-Family Residential Zones**

USE	R-O-S	T-D-O/ R-O-S	O-S	T-D- O/O-S	R-80	T-D-O/ R-80	R-20	T-D-O/ R-20	R-55	T-D-O/ R-55
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): <sup>57</sup>										
(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	X	X	P	X	P	X	P	X
(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	X	X	SE	X	SE	X	SE	X
(C) Prior to November 18, 1980, but on or after November 29, 1949	X	X	X	X	SE	X	SE	X	SE	X
(D) On or after November 18, 1980 (CB-58-1986; CB-73-1996)	X	X	X	X	X	X	X	X	X	X
Country Inn	SE	X	SE	X	SE	X	SE	X	SE	X
Dwelling, farm tenant	P	X	P	X	X	X	X	X	X	X
Dwelling, metropolitan, one-family attached (CB-33-2005)	X	X	X	X	X	X	X	P	X	X
Dwelling, multifamily:										
(A) In general (CB-37-2005)	X	X	X	X	X	X	X	X <sup>c</sup>	X	X
(B) Subject to applicable bedroom percentages	X	X	X	X	X	X	X	X <sup>c</sup>	X	X
(C) In excess of applicable bedroom percentages	X	X	X	X	X	X	X	X <sup>c</sup>	X	X
(D) Restricted to one-bedroom and efficiency apartments	X	X	X	X	X	X	X	X	X	X
(E) Higher than 110 feet (CB-85-1988)	X	X	X	X	X	X	X	X	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	X	X	X	X	X	X	P	X
Dwelling, one-family attached, for the elderly <sup>58</sup> (CB-71-1996)	X	X	X	X	X	X	P <sup>2</sup>	P	X	X
Dwelling, one-family detached, for the elderly (CB-90-2004)	X	X	X	X	X	P	X	X	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	X	X	P	X	X	X	P	X
Dwelling, one-family detached (in general) (CB-6-2006)	P	X	P <sup>83</sup>	X	P	P	P	X	P	P
Dwelling, one-family semidetached <sup>1</sup> (CB-85-1988)	X	X	X	X	P <sup>13,32</sup>	X	P	X	P <sup>13,32</sup>	P

**Table 50. Table of Permitted Uses: Open Space and Single-Family Residential Zones**

USE	R-O-S	T-D-O/ R-O-S	O-S	T-D- O/O-S	R-80	T-D-O/ R-80	R-20	T-D-O/ R-20	R-55	T-D-O/ R-55
Dwelling, quadruple-attached (CB-83-1997)	X	X	X	X	X	X	P <sup>2</sup>	P	X	X
Dwelling, three-family	X	X	X	X	X	X	X	P	X	X
Dwelling, two-family detached (CB-85-1988)	X	X	X	X	X	X	X	P	X	X
Dwelling, two-family (in general) (CB-9-2012)	X	X	X	X	X	X	X	P	X	X
Dwellings, one-family attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X	P <sup>32</sup>	X	X	X	P <sup>32</sup>	X
Dwellings, one-family triple-attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X	P <sup>32</sup>	X	X	X	P <sup>32</sup>	X
Dwellings, one-family triple-attached (in general)	X	X	X	X	X	X	P	P	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	X	X	P	X	X	X	P	X
(B) In accordance with Section 24-138.01 of Subtitle 24 (CB-72-1989)	X	X	X	X	P <sup>46</sup>	X	X	X	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)	X	X	X	X	X	X	X	X	X	X
(B) All others	X	X	X	X	X	X	X	X	X	X
Group residential facility for more than eight mentally handicapped dependent persons, or for five or more other dependent persons (CB-29-2012)	P	X	P	X	P	P	P	X	P	X
Group residential facility for not more than eight mentally handicapped dependent persons	P	X	P	X	P	P	P	X	P	X
Guest house, as an accessory use	P	X	P	X	X	X	X	X	X	X
Mobile home used as a dwelling for emergency purposes as a temporary use, in accordance with Sections 27-260 and 27-261	P	X	P	X	X	P	X	P	X	X
Mobile home used as a one-family detached dwelling (CB-79-1999)	SE	X	SE	X	X	X	X	X	X	X
Mobile home, with use for which amusement taxes collected <sup>28</sup>	X	X	P	X	P	X	P	X	P	X
Motel	X	X	X	X	X	X	X	X	X	X

**Table 50. Table of Permitted Uses: Open Space and Single-Family Residential Zones**

USE	R-O-S	T-D-O/ R-O-S	O-S	T-D- O/O-S	R-80	T-D-O/ R-80	R-20	T-D-O/ R-20	R-55	T-D-O/ R-55
Opportunity Housing dwelling units (CB-66-1991)	X	X	X	X	P	P	P	P	P	P
Planned retirement community (CB-53-2005; CB-4-2013)	X	X	X	X	SE	X	SE	X	SE	X
Recreational Community Development, in accordance with Section 27-444 (CB-16-1989)	SE	X	P	X	X	X	X	X	X	X
Public Benefit Conservation Subdivision pursuant to Section 24-152 of Subtitle 24 (CB-32-2008)	X	X	X	X	X	X	X	X	X	X
Rental of guest rooms (by the residents):										
(A) To one or two persons (unrelated to all principal residents)	P	X	P	X	X	X	X	X	X	X
(B) To three persons (unrelated to all principal residents)	P	X	P	X	X	X	X	X	X	X
(C) To not more than three persons (unrelated to all principal residents) by a family of related individuals, one individual, or two unrelated individuals (CB-122-1986)	P	X	P	X	P	X	P	X	P	X
Residential Revitalization in accordance with Section 27-445.10 (CB-58-2001; CB-89-2014)	X	X	X	X	P	P	P	P	P	X
Rooming houses	SE	X	P	X	X	X	X	X	X	X
Tourist cabin camp	X	X	X	X	X	X	X	X	X	X
Tourist homes	SE	X	X	X	X	X	X	X	X	X
Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986 (CB-54-1986)	X	X	X	X	P <sup>32</sup>	X	X	X	P <sup>32</sup>	X
Townhouse, all others (CB-84-1990; CB-47-1996; CB-37-2005; CB-28-2016)	X	X	X	X	X <sup>48</sup>	X	P <sup>2</sup>	P	P <sup>109</sup>	X
Townhouse, shown on a preliminary plat of subdivision approved pursuant to part 4A. (CB-47-1996)	X	X	X	X	P	P	P <sup>2</sup>	P	P	X
Townhouse, Transit Village (CB-37-2006; CB-28-2016)	X	X	X	X	X	X	X	P	P <sup>111</sup>	X
Townhouse, if located within a designated Revitalization Tax Credit District, within a Transit District Overlay Zone, or a Development District Overlay Zone. (CB-112-2004, CB-106-2015; CB-28-2016)	X	X	X	X	X	X	X	X	P <sup>109</sup>	X
Townhouses or Multi-Family Units (CB-97-2005)	X	X	X	X	X	X	P	P	X <sup>82</sup>	X
<b>(7) Resource Production/Recovery:</b>										
Agricultural uses:										

**Table 50. Table of Permitted Uses: Open Space and Single-Family Residential Zones**

USE	R-O-S	T-D-O/ R-O-S	O-S	T-D- O/O-S	R-80	T-D-O/ R-80	R-20	T-D-O/ R-20	R-55	T-D-O/ R-55
(A) All general agriculture <sup>22</sup>	P	P	P	P	SE	X	SE	X	SE	X
(B) Limited to floriculture, horticulture, gardening, and private, noncommercial greenhouses	X	X	X	X	P	P	P	P	P	P
(C) Keeping of homing or racing pigeons, provided the use was in existence:										
(i) Prior to June 30, 1987	P	X	P	X	X	X	X	X	P <sup>50</sup>	X
(ii) On or after June 30, 1987 (CB-45-1987; CB-36-1991)	P	X	P	X	X	X	X	X	X	X
(D) Equine activities	P	P	P	P	X	X	X	X	X	X
(E) Equine facility:										
(i) Keeping of horses or ponies	P	P	P	P	P <sup>37</sup>	P <sup>37</sup>	SE	X	P <sup>37</sup>	X
(ii) Private stable	P <sup>35</sup>	X	P <sup>35</sup>	X	P <sup>35,37</sup>	P <sup>35,37</sup>	SE <sup>35</sup>	X	P <sup>35,37</sup>	X
(iii) Riding stable:										
(aa) On a tract consisting of less than 20,000 sq. ft.	X	P	SE	P	X	X	X	X	X	X
(bb) On a tract consisting of between 20,000 sq. ft. and nine contiguous acres.	SE	P	SE	P	X	X	X	X	X	X
(cc) All others	P	P	P	P	X	X	X	X	X	X
(iv) All others (CB-92-2010)	P	P	P	P	X	X	X	X	X	X
(F) Urban Farm (CB-76-2013)	X	P	X	P	X	P	X	P	X	X
Nursery and garden center:										
(A) In accordance with Section 27-445.05	X	X	P	X	X	X	X	X	X	X
(B) All others (CB-35-1989; CB-143-1989; CB-135-1993)	SE	X	SE	X	X	X	X	X	X	X
Sand or gravel wet-processing, in accordance with Section 27-445.02	SE	X	SE	X	SE	X	SE	X	SE	X
Sawmill:										
(A) Only for timber grown on the premises	X	X	X	X	SE	X	SE	X	SE	X
(B) In connection with an agricultural operation	SE <sup>24</sup>	X	SE <sup>24</sup>	X	X	X	X	X	X	X
Surface mining, in accordance with Section 27-445.02	SE	X	SE	X	SE	X	SE	X	SE	X
<b>(8) Transportation/Parking/Communications/Utilities:</b>										
Airport, airpark, airfield, heliport, or helistop; private (CB-14-1992)	SE	X	SE	X	SE	X	SE	X	SE	X
Airstrip, private:										
(A) In accordance with Section 27-445.07	P	X	P	X	SE	X	SE	X	SE	X
(B) All others (CB-14-1992)	SE	X	SE	X	SE	X	SE	X	SE	X

**Table 50. Table of Permitted Uses: Open Space and Single-Family Residential Zones**

USE	R-O-S	T-D-O/ R-O-S	O-S	T-D- O/O-S	R-80	T-D-O/ R-80	R-20	T-D-O/ R-20	R-55	T-D-O/ R-55
Antennas and related equipment buildings and enclosures, other than satellite dish antennas:										
(A) In accordance with Section 27-445.04	P	P	P	P	P	P	P	P	P	P
(B) All others (CB-65-2000)	SE	X	SE	X	SE	P	SE	P	SE	X
Farm vehicles and farm machinery used on farm premises <sup>51</sup> (CB-105-1993)	P	P	P	P	X	X	X	X	X	X
Monopoles and related equipment buildings and enclosures:										
(A) In accordance with Section 27-445.04	P	P	P	P	P	P	P	P	P	P
(B) All others (CB-65-2000)	SE	X	SE	X	SE	X	SE	X	SE	X
Parking lot or garage, or loading area, used in accordance with Part 11 to serve:										
(A) A permitted, PA, or PB use	P	X	P	X	P	P	P	P	P	X
(B) A Special Exception use (CB-85-1988)	SE	X	SE	X	SE	X	SE	X	SE	X
Parking lot used in accordance with Part 11 to serve a use in an adjacent Commercial, Industrial, or M-X-T Zone (CB-85-1988; CB-88-1999)	X	X	SE	X	SE	X	SE	X	SE <sup>65</sup>	X
Parking of mobile home except as otherwise specified	X	X	X	X	X	X	X	X	X	X
Parking of mobile home in a public right-of-way <sup>31</sup>	X	X	X	X	X	X	X	X	X	X
Parking of vehicles owned or used by the occupants of the premises or their bona fide guests:										
(A) Boats and boat trailers <sup>91</sup> (CB-24-2010)	P	X	P	X	p <sup>17</sup>	X				
(B) Buses <sup>18</sup> , on the same lot with, and accessory to, the principal use, such as a school or church	SE	X	P	P	P	X	P	X	P	X
(C) Camping trailer (unoccupied): <sup>44</sup>										
(i) Not more than one	P	X	X	X	P	P	P	P	P	X
(ii) Unlimited number (CB-43-1989)	X	X	P	X	X	X	X	X	X	X
(D) Not more than one commercial vehicle:										
(i) Having a maximum manufacturer's gross vehicle weight specification of up to 17,000 pounds, and which may include unlimited advertising on the side of the vehicle:										
(aa) If parked within a wholly enclosed private parking garage	P	X	P	X	P	P	P	P	P	X
(bb) If parked in a side or rear yard <sup>11</sup>	P <sup>4</sup>	X	P <sup>4</sup>	X	X	X	X	X	X	X

**Table 50. Table of Permitted Uses: Open Space and Single-Family Residential Zones**

USE	R-O-S	T-D-O/ R-O-S	O-S	T-D- O/O-S	R-80	T-D-O/ R-80	R-20	T-D-O/ R-20	R-55	T-D-O/ R-55
(ii) If parked on the premises, having a maximum manufacturer's gross vehicle weight specification of up to 8,500 pounds, no advertising (other than a firm name or similar designation not exceeding four inches high), and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, and vehicles with dual rear axles	P	X	P	X	P	P	P	X	P	X
(iii) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours on a lot at least five acres in size, and set back 300 feet from all lot lines <sup>11</sup>	P	X	P	X	X	X	X	X	X	X
(iv) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours, on a lot at least two acres in size <sup>11</sup> (CB-53-1987; CB-35-1993)	SE	X	SE	X	X	X	X	X	X	X
(E) Commercial vehicles not exceeding a manufacturer's gross vehicle weight specification of 8,500 pounds; containing no advertising other than a firm name or similar designation not more than four inches high; and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, or vehicles with dual rear wheels	X	X	X	X	X	X	X	X	X	X
(F) Private passenger vehicles	P	X	P	X	P	P	P	P	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	P	P	P	P	P	P	P	P

**Table 50. Table of Permitted Uses: Open Space and Single-Family Residential Zones**

USE	R-O-S	T-D-O/ R-O-S	O-S	T-D- O/O-S	R-80	T-D-O/ R-80	R-20	T-D-O/ R-20	R-55	T-D-O/ R-55
(B) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding railroad yards, round houses, car barns, and freight stations) (CB-25-1987; CB-65-2000)	SE	X	SE	P	SE	P	SE	P	SE	P
Satellite dish antenna, in accordance with Section 27-424.02:										
(A) Up to 10 feet in diameter, to serve only one dwelling unit	P	P	P	P	P	P	P	P	P	P
(B) More than 10 feet in diameter, to serve only one dwelling unit	SE	X	SE	X	SE	X	SE	X	SE	X
(C) All others (CB-19-1985)	P	P	P	P	P	P	P	P	P	P
Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically allowed <sup>12</sup> (CB-4-1987)	X	X	X	X	X	X	X	X	X	X
Towers or poles (electronic, radio, or television, transmitting or receiving):										
(A) Commercial purposes	SE	X	SE	X	X	X	X	X	X	X
(B) Nonprofit, noncommercial purposes (CB-18-1984; CB-39-1984; CB-94-1984; CB-133-1984; CB-33-1985; CB-123-1994; CB-65-2000)	P	P	P	P	P	P	P	P	P	P

- a Signs within the Prince George's Plaza Transit District are subject to the Transit District Standards as well as certain provisions of Part 12 of the Zoning Ordinance. See Applicability clause SG2 to determine which standards apply.
- b Use is not permitted above the second story above grade in a multifamily building.
- c Use is permitted and not nonconforming within the Prince George's Plaza Transit District if legally existing on July 19, 2016. Use may continue to operate and may be reconstructed or restored pursuant to the Transit District Standards up to a density equal to the dwelling units per acre in existence on July 19, 2016. New uses of this type are prohibited within the Transit District.
- d Permitted pursuant to a currently valid Preliminary Plan of Subdivision or Detailed Site Plan approved on or before July 19, 2016. Otherwise, only multifamily dwelling units are permitted in the T-D-O/M-X-T Zone. All other dwelling unit types are prohibited.
- e [Reserved]
- f Driving instruction limited to classroom instruction; no on-site driving course permitted.
- g Airport, airpark, airfield, airstrip, and heliport prohibited within the Transit District. Helistop permitted.
- h Use is permitted on the top floor or roof of a multifamily building, but on no other floor except where Footnote b also applies.
- i Use must meet the requirements of Section 27.464.05(a)(1), (a)(2), and (b) of the Zoning Ordinance, as well as the Transit District Standards, at the time of Detailed Site Plan. A Special Permit shall not be required.
- j Use must meet the requirements of Section 27.445.09(a)(1), (a)(2), and (b) of the Zoning Ordinance, as well as the Transit District Standards, at the time of Detailed Site Plan. A Special Permit shall not be required.

- 1 Provided both of an adjoining pair are erected at the same time.
- 2 Subject to all requirements applicable to the R-T Zone (except as specifically modified for the R-20 Zone).
- 3 Limited to dwelling units arranged one above the other.
- 4 On lots having a net area exceeding 20,000 square feet. (CB-45-1987)
- 5 The townhouses may be developed without conforming to the regulations applicable to townhouses governing streets and drives, tract widths and sizes, density, and net lot area, provided:
  - (A) A Special Exception for multifamily dwelling bedroom percentages increase (Section 27-382) has been granted for the subject property with a condition that the property be developed with townhouses;
  - (B) A preliminary plat of subdivision has been approved for the property as of June 1, 1975, in accordance with the net lot area and lot frontage requirements applicable to multifamily dwellings in the R-18 Zone, with a maximum density of 22 dwelling units per acre; and
  - (C) A final plat was recorded prior to June 1, 1976.
- 6 Provided a condominium plat is recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit.
- 7 Provided the use is limited to a person residing in the dwelling.
- 8 Except as allowed without a Special Exception.
- 9 Provided the use is located in a community building (constructed as part of a multifamily project), owned by a homes association, that does not contain any dwelling units. Not more than one-third of the gross floor area of the community building may be used for professional office space.
- 10 Provided the multifamily dwelling or project contains at least 24 dwelling units. (CB-36-1987)
- 11 For lots having frontage on more than one street (i.e., a corner lot), a commercial vehicle may only be parked in a yard that does not have street frontage. (CB-53-1987)
- 12 This shall not apply to:
  - (A) Such storage accessory to an allowed use; or
  - (B) One such vehicle which is stored in a wholly enclosed garage.
- 13 For zero lot line development, in accordance with Optional Residential Design Approach provisions of Subtitle 24.
- 14 Only for the expansion of the existing business on abutting land in the C-M, I-1, I-2, or I-4 Zones.
- 15 Restricted to one-family detached and semidetached dwellings.
- 16 Restricted to one-family detached dwellings.
- 17 Only one of each.
- 18 Provided:
  - (A) The parking area shall be in addition to any required parking lot on the premises. The parking area shall be connected to a public street by means of a driveway (constructed in compliance with the minimum standards of the Department of Permitting, Inspections and Enforcement) with a minimum width of 11 feet for each lane;
  - (B) The parking area shall be screened from any adjoining land in any Residential Zone (on 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; and
  - (C) No repairs, service, maintenance, or gasoline dispensing or storage facility shall be permitted without a Special Exception. (CB-29-2014)
- 19 Provided:
  - (A) The use is limited to one bona fide resident of the dwelling;
  - (B) Not more than two nonresident, nonprofessional assistants may be employed;

- (C) Professional consultation at a professional's dwelling with a visiting consultant, or the employment of an alternate professional in the event of the death, disability, illness, temporary absence, or vacation of the resident professional, is also allowed;
  - (D) The use shall not alter the residential character or appearance of the premises; and
  - (E) The use shall not occupy more than 50 percent of the gross floor area of the dwelling.
- 20 Home occupations consisting of general clerical work or professional offices require a use and occupancy permit. (CB-31-1985)
- 21 Not applicable to multifamily dwellings.
- 22 Slaughterhouses, fertilizer works, bone yards, plants for the reduction of animal matter, and any uses which are noxious or offensive because of odor, dust, smoke, gas, or noise, are prohibited; may include an equine facility in conjunction with the agricultural use. (CB-92-2010)
- 23 On lots having a net area of 20,000 square feet or less, keeping cattle, equines, poultry, or other animals or birds (other than customary household pets) shall only be permitted upon approval of a Special Exception. (CB-92-2010)
- 24 As a temporary use subject to annual renewal and located at least 500 feet from the boundary line of any other land in a Residential Zone, or land proposed to be used for residential purposes in a Comprehensive Design, Mixed Use, or Planned Community Zone.
- 25 Limited to 400 square feet.
- 26 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 as a station on June 30, 1982.
- 27 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 Department of Permitting, Inspections and Enforcement), 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 30 minutes after closing. (CB-70-2008; CB-29-2014)
- 27 The field shall be located on a lot having a net area of at least 10 acres, which is owned and operated by an eleemosynary or philanthropic institution. Any accessory building shall not exceed 1,000 square feet of gross floor area, and shall only be used for maintenance and storage. Otherwise, a Special Exception is required.
- 28 Provided:
- (A) The mobile home is located on a lot having a net area of at least five acres;
  - (B) The use of the mobile home is in connection with another use on the property for which the County levies 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 120 cumulative days per calendar year, except mobile homes used in connection with pari-mutuel racetracks where the use shall not exceed 218 cumulative days per calendar year.
- 29 Limited to two vehicles (total, all types) for a lot used for one-family semidetached dwelling, and four vehicles (total, all types) for a two-family detached dwelling.

- 30 Only in connection with one-family detached dwellings.
- 31 Except in an emergency. In this case, the parking shall be subject to the traffic and parking regulations applicable to the right-of-way.
- 32 In a cluster development for which the preliminary plat of subdivision was approved prior to September 1, 1986, showing such one-family attached dwellings. Up to 20 percent in the R-80 Zone, and 25 percent in the R-55 Zone, of the total number of dwelling units in the cluster development may be one-family attached dwellings. The remainder shall be one-family detached dwellings. (CB-54-1986)
- 33 Only for expansion of an existing sanitary landfill or rubble fill on abutting land for which an approved Special Exception has not expired.
- 34 Minimum lot size of two acres required. 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-44-1989)
- 35 In conjunction with an agricultural use.
- 36 Not allowed in an Agricultural Preservation Development, unless it existed prior to the approval of the site plan.
- 37 Permitted only on lots having a gross lot area of one acre or more, otherwise a special exception is required. (CB-29-1985)
- 38 Provided the use either:
  - (A) Is located at or below the ground floor level of a multifamily dwelling and does not exceed 2,000 square feet; or
  - (B) Is located in a community building (constructed as part of a multifamily project) owned by a homeowners' association and not containing dwelling units, and does not occupy more than one-half of the gross floor area of the community building. (CB-81-1985)
- 39 The use shall be related to, dependent on, secondary to, and located on the same record lot as, the multifamily dwelling or project. (CB-36-1987)
- 40 This does not provide for accessory antennas or overhead distribution lines. (CB-25-1987)
- 41 Provided the health center is located on a minimum of 25 acres. (CB-55-1988)
- 42 Either:
  - (A) In conjunction with an existing golf course or equestrian center; or
  - (B) The golf course or equestrian center shall be constructed within five years of approval of the detailed site plan. (CB-16-1989)
- 43 Minimum lot size of 30,000 square feet required, except for bona fide nonprofit groups or organizations. (CB-23-1989)
- 44 Parking shall be provided as follows:
  - (A) The vehicle shall be located at least eight feet from a street line; and
  - (B) If parked in a yard abutting a street, it shall be parked on a dust-free surfaced area. (CB-43-1989)
- 45 The sale of gazebos and sheds is permitted for a Special Exception approved in 1984 as incidental to its operation if such sale and display is in accordance with Section 27-385 and provided no more than two gazebos and two sheds are visible from any public street. (CB-143-1989)
- 46 If the property is located within the Chesapeake Bay Critical Area, was zoned R-80 prior to December 18, 1989, and is not the subject of a record plat. (CB-72-1989)
- 47 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)
- 48 Townhouses which were permitted when developed pursuant to former Part 4A of this Subtitle prior to January 21, 1997, are permitted. No more than 20 percent of the total number of dwelling units in the development may be townhouses. (CB-84-1990; CB-47-1996)
- 49 Provided both uses were existing as of January 1, 1991. (CB-11-1991)
- 50 On lots having a total area exceeding 12,000 square feet. (CB-36-1991)

- 51 Includes semitrailers for an agricultural use located on a minimum of 10 acres. (CB-105-1993)
- 52 A church or similar place of worship that is located on a lot between one and two acres in size shall require a detailed site plan in accordance with Part 3, Division 9, of this Subtitle. In addition to the requirements of Section 27-285(b), the following requirements shall be met:
  - (A) The minimum setback for all buildings shall be 25 feet from each lot line;
  - (B) When possible, there should be no parking or loading spaces located in the front yard; and
  - (C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased. (CB-76-1993)
- 53 Provided the net lot area is at least five acres. (CB-76-1993)
- 54 Any property rezoned to the R-E Zone by a Sectional Map Amendment prior to January 1, 1994, on which a previous special exception was approved for a nursery and garden center may continue to operate as a permitted special exception use, notwithstanding the provisions of Section 27-320 of this Subtitle. (CB-135-1993)
- 55 Provided the field is located on a lot having a net area of at least 40 acres, and any field constructed after August 1, 1996, is set back 100 feet from all property lines. Otherwise, a Special Exception is required. (CB-43-1994; CB-33-1996)
- 56 Subject to detailed site plan approval in accordance with Part 3, Division 9 of this Subtitle, unless the use is located in a Regional Park owned by the M-NCPPC. (CB-47-1995)
- 57 Conversion shall not occur until:
  - (A) The building is structurally modified to include the additional dwelling units; and
  - (B) The additional dwelling units are occupied. (CB-73-1996)
- 58 For the purposes of this Section, a dwelling for the elderly shall be housing which is operated in accordance with State and Federal Fair Housing laws. (CB-71-1996)
- 59 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-55-1996)
- 60 Section 3 of CB-55-1996 reads as follows: "BE IT FURTHER ENACTED that the provisions of this Ordinance shall not apply to projects for which a detailed site plan has been filed and accepted prior to November 1, 1996, provided the design guidelines and regulations not resulting in a requirement of resubdivision are applicable, and provided building permits for ten percent of the dwelling units included in the detailed site plan are issued within one year of the effective date of this legislation (December 30, 1996), and extensions of time for the permits do not exceed six months, and that the dwelling units are constructed pursuant to the permits.
- 61 Provided the use is located on a lot or parcel with not more than one-half acre which is adjoining and contiguous to an existing cemetery. (CB-60-1998)
- 62 Permitted use without requirement for special exception provided the use is on a parcel of land in the R-H Zone, the gross tract area of which is a maximum of 20 acres, which is adjoining R-R zoned land developed with an existing Medical Residential Campus. The entire tract of land in the R-H Zone shall require detailed site plan approval in accordance with Part 3, Division 9, of this Subtitle. Regulations restricting the height of structures, lot size and coverage, frontage, setbacks, density, and other requirements of the zone shall be consistent with existing development in the adjacent Medical Residential Campus. The dimensions and percentages shown on the approved site plan shall constitute the regulations for development. (CB-21-1999)
- 63 Provided:
  - (A) The use is located on a lot or parcel not less than 15 or more than 20 acres in size and has frontage on a public street having a proposed right-of-way width of at least 120 feet;
  - (B) The lot or parcel abuts property in the C-O Zone; and
  - (C) The property is located in a Revitalization Tax Credit Area. (CB-46-1999)
- 64 Use of permitted mobile homes is restricted to employees at a riding stable on the Special Exception property. No more than two mobile homes may be located on such a property, and each must be on its own R-E lot as required by Section 27-118.01(c). A building permit shall be issued by the Department of Department of Permitting, Inspections and Enforcement for each mobile home. Any mobile home unoccupied for more than 60 days must be removed from the property. (CB-79-1999; CB-29-2014)

- 65 Permitted use without requirement for Special Exception provided the land on which the lot exists is in the R-55 Zone, immediately adjoins land in the C-S-C Zone, is a part of the same parcel as the land in the C-S-C Zone, and is located within the municipal limits of the City of New Carrollton. (CB-88-1999)
- 66 The use is permitted on R-R zoned property leased from a public agency before January 1, 1974. 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).
- The following uses are not permitted: car wash, animal hospital, training, kennel, grooming, blacksmith, carpet or rug shampooing, department store exceeding 80,000 square feet, 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; CB-60-2009)
- 67 Permitted use without requirement for Special Exception provided the use was existing as of July 1, 2001, is located on a lot or parcel that is not less than 10 acres in size, and abuts a multiuse trail designated on an Approved Master Plan. (CB-53-2001)
- 68 Provided the use will be located on land that is located within the median of a road classified as a freeway on the applicable Master Plan; the property is at least one-half acre in size; and access to the property will not be directly from the main travel lanes of the freeway. (CB-75-2001)
- 69 Provided:
- (A) The use abuts an existing marina in the C-W-Zone approved prior to 1972 pursuant to a special exception; and
  - (B) Notwithstanding the provisions to the contrary, a revised site plan shall be approved by the Planning Board that incorporates the entire property showing existing and proposed improvements in both the R-R and C-W Zones. (CB-76-2001)
- 70 Permitted use without requirement for special exception, provided; if as of February 1, 2003:
- (A) The use is on a parcel of land which is surrounded by commercial and institutional uses;
  - (B) The parcel does not abut any property that is improved with single-family detached residential dwellings;
  - (C) The site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification; and
  - (D) Any such use shall only be located upon property that is the subject of an approved detailed site plan. (CB-4-2003)
- 71 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)
- 72 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 80 acres that is split-zoned, I-3 and R-R, with not more than 20 percent 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 stores containing 100,000 square feet or more of gross floor area. (CB-65-2003)
- 73 Provided:
- (A) The use is located on land no less than 30 acres and not more than 70 acres in size;
  - (B) The land adjoins properties in the R-T Zone that is at least 60 acres in size and is developed with at least 350 townhouses;
  - (C) The land and adjoining properties described in Subsection(B) were placed in the R-T Zone as a result of an approved Sectional Map Amendment;

- (D) The land has frontage on and access to a road classified as an arterial on the applicable Master Plan and maintained by the State Highway Administration; and
  - (E) A detailed site plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. (CB-70-2003)
- 74 Permitted as an expansion of an existing nonconforming animal hospital, veterinary office with a valid use and occupancy permit issued on or before July 1, 1998. Said expansion, is limited to 4,000 square feet of gross floor area and is subject to detailed site plan approval, in accordance with Part 3, Division 9, of this Subtitle, by the Planning Board or its designee. (CB-76-2003)
- 75 Provided:
- (A) The use is located on property in both the C-M and R-A Zones;
  - (B) The property has frontage on a road classified as a freeway on the applicable Master Plan;
  - (C) The property is between 40,000 and 45,000 square feet in size and abuts the site of an existing gas station that was certified as a nonconforming use; and
  - (D) A detailed site plan shall be approved by the Planning Board that shows proposed improvements in both the C-M and R-A Zones and demonstrated compliance with Section 27-358(a)(1),(2),(4),(5),(6),(7),(8),(9) and (10). In addition, the detailed site plan shall demonstrate that there are no single family homes on the property or on any abutting property. (CB-36-2004)
- 76 Provided:
- (A) A condominium plat is recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit, or a housing cooperative is established to own the dwelling units; and
  - (B) At least 90 percent of all required parking spaces are provided in a parking structure. (CB-109-2004)
- 77 Up to 75 dwelling units are permitted only if adjoining and operated by the same organization as an adult day care use, approved by Special Exception. All assisted living facilities standards and requirements in Part 6, Division 5, must be met, including detailed site plan approval under Part 3, Division 9. (CB-110-2004)
- 78 Provided:
- (A) Townhouse development is within a multifamily complex formerly used for multifamily dwellings, where residential (multifamily and/or townhouse) density was reduced as part of its redevelopment;
  - (B) Townhouse development shall be in accordance with the regulations for the R-T Zone; and
  - (C) Detailed site plan approval is required in accordance with Part 3, Division 9, of this Subtitle. (CB-112-2004)
- 79 Permitted only to replace an existing surface mining or Class III fill operation located directly adjacent to an interstate (with "I" classification, not "US" or "MD") highway, which operation has an active permit at the time of preliminary plan approval for the townhouse, two-family dwelling or multifamily development. The Planning Board shall approve a detailed site plan under Part 3, Division 9, of the Zoning Ordinance. Multifamily dwellings are permitted as provided in Section 27-436 for the R-18 Zone, and townhouses are permitted as provided in Section 27-433 for the R-T Zone. Regulations concerning lot size, coverage, frontage, setbacks, density, bedroom percentages, and other requirements applicable to multifamily, two-family dwellings and townhouse dwellings shall not apply; these dimensional (bulk) requirements shall be those approved by the Planning Board (or District Council after review) in the detailed site plan. In its site plan review, the District Council may require the applicant to demonstrate in the site plan record that highway facilities are adequate to serve the townhouse project. This provision shall not apply to legal nonconforming sand and gravel or Class III fill operations. (CB-37-2005; CB-9-2012)
- 80 Reserved.
- 81 (A) Permitted in the R-18 Zone without a Special Exception, provided that the subject property:
- (i) Includes at least five acres;
  - (ii) Is located within the Developed Tier; and
  - (iii) Adjoins property also in the R-18 Zone.

(B) Age restrictions in conformance with the Federal Fair Housing Act shall be set forth in covenants submitted with the application and shall be approved by the District Council and filed in the land records at the time the final subdivision plat is recorded. The applicant must obtain approval of a detailed site plan, as provided in Part 3, Division 9, and demonstrate by evidence in the record that:

- (i) The net lot area is at least 50 percent of the minimum net lot area normally required in the zone;
- (ii) The density is not more than twice that normally allowed in the zone; and
- (iii) The project is financed at least partially by tax credits approved by the State of Maryland.

82 Permitted in the R-55 Zone provided that the subject property meets the following criteria:

- (A) Has area of at least two acres;
- (B) Has frontage on a freeway or highway; and
- (C) Is within a Growth Corridor or Growth Center as defined in the General Plan.

In accordance with the standards listed below, the applicant must obtain approval of a detailed site plan as provided in Part 3, Division 9. In site plan review, the Planning Board shall find that the proposed use and subject property meet all Division 9 requirements (except as provided below) and will:

- (A) Include at least 30 but not more than 50 residential units;
- (B) Include a traffic study that is prepared in accordance with the Planning Board Guidelines for Analysis of Traffic Impact of Development Proposals showing on-site circulation patterns, access points on and off-site, impacts on major highways and intersections, and impacts mitigated in accordance with the Guidelines;
- (C) Incorporate reasonable regulations for height of structures, architectural design, lot size and coverage, frontage, setbacks, density (as restricted below), dwelling unit types, percentages of uses, and other dimensional requirements, in place of conventional requirements;
- (D) Have residential densities not exceeding 18 units per gross tract acre;
- (E) Have interior private roads only where appropriate for and in furtherance of community purposes, and approved by Department of Permitting, Inspections and Enforcement; and
- (F) Be adjacent to or connected to C-S-C zoned land being redeveloped as a mixed-use development defined as at least two uses including residential, retail, or office with each use comprising no less than 10 percent of the uses of the site.
  - (i) Recreation facilities should be provided to serve the community; and
  - (ii) The recreation facilities shall be constructed prior to or concurrently with the residential units or as stated in a construction schedule approved by the District Council.
- (G) The site plan shall also demonstrate the development and uses:
  - (i) Are in harmony with the purposes of this Subtitle;
  - (ii) Conform with all applicable requirements of this Subtitle;
  - (iii) Will not substantially impair the integrity of the applicable Master Plan, any applicable Functional Master Plan, or the General Plan;
  - (iv) Will not adversely affect the health, safety, or welfare of residents or workers in the neighborhood;
  - (v) Will not be detrimental to the use or development of adjacent properties or the neighborhood generally; and
  - (vi) Conform to an approved Tree Conservation Plan. (CB-97-2005; CB-29-2014)

83 In the Rural Tier as defined by the 2002 General Plan or as amended through a subsequent planning process where a preliminary plat of subdivision is required pursuant to Subtitle 24 after June 30, 2006 the subdivision of land shall be subject to Section 24-152(g)(2) through (6), and (h) of the Conservation Subdivision regulations. The minimum lot width at the building line and street line, and main building setback along a scenic and historic road are contained in Section 27-445.12(a) Tables 1 and 3. (CB-1-2006)

84 Provided the property has a net lot area of at least six acres and is located in a mixed use activity center designated as a "Transit Village" in the applicable Area Master Plan. (CB-37-2006)

- 85 In a Public Benefit Conservation Subdivision, townhouses, one-family semidetached, and one-family metropolitan dwellings are allowed subject to the approval of a detailed site plan and subject to the design guidelines of Section 27-274(A) (11) and the regulations for development set forth in Section 27-433 (c) through (k). Townhouses, one-family semidetached, and one-family metropolitan dwellings may not comprise more than 25 percent of the total number of units included in a Public Benefit Conservation Subdivision. (CB-32-2008)
- 86 Provided:
- (A) The subject property is a minimum of 18,000 square feet in size.
  - (B) The subject property is located on a corner lot with frontage on at least one public street with a right of way greater than 80 feet in width.
  - (C) The use requires no new "building" construction on the subject property.
  - (D) The use meets the Additional Requirements for Specific Special Exception as set forth in Sec. 27-348.03. (CB-81-2008)
- 87 Each project developed pursuant to this provision shall be subject to a mandatory detailed site plan reviewed by the District Council. (CB-82-2008)
- 88 Permitted only where the multifamily development is the subject of a condominium regime, the property is located in a Transit Development Overlay Zone, the property abuts the District of Columbia, and the development includes a mix of residential and commercial uses. A detailed site plan shall be approved by the Planning Board in accordance with Part 3, Division 9 of the Zoning Ordinance. Regulations concerning lot size, coverage, frontage, setbacks, density, bedroom percentages, and other requirements applicable to multifamily dwellings shall apply; these dimensional (bulk) requirements shall be those approved by the Planning Board (or the District Council) in the detailed site plan. (CB-82-2008)
- 89 Permitted in accordance with Section 27-445.01 on land assessed for agricultural use. A restaurant may be permitted as an accessory use to a farm winery subject to approval of a special exception. The inclusion of a food or beverage store is not permitted as an accessory use to a Farm Winery. (CB-36-2009)
- 90 The use is permitted by right, but requires approval of a detailed site plan to ensure the development of an appropriate rural/ environmental setting whenever the land area covered by buildings and other structures exceeds 40,000 square feet. (CB-39-2009)
- 91 Parking shall be provided as follows:
- (A) The boat and boat trailer shall be located at least eight feet from a street line;
  - (B) The boat and boat trailer shall be parked on a dust-free surface area such as concrete, asphalt, or gravel;
  - (C) The boat and boat trailer shall be properly licensed and operable;
  - (D) The boat and boat trailer shall not be in excess of 20 feet unless located on a lot at least two acres in size; and
  - (E) The boat and boat trailer shall be covered to prevent the accumulation of water. (CB-24-2010)
- 92 Provided the use is for the purpose of promoting agritourism as defined in Sec. 27-107 (a). (CB-92-2010)
- 93 Permitted use without requirement for Special Exception only to replace a legal, nonconforming nursing or care home on an abutting R-80 Zone lot, which has been in continuous operation since 1970. A detailed site plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. (CB-55-2011)
- 94 Permitted use without requirement for Special Exception or detailed site plan provided the property on which the use is located is owned by a non-profit organization as of October 1, 2012, and further provided that said property shall be exempt from the requirements of the Prince George's County Landscape Manual, Section 27-442 (c) Regulations for Lot Coverage and Green Area, and Part 11 for off-street parking and loading except for parking facilities for the physically handicapped. (CB-105-2012; CB-97-2013)
- 95 If the day care center is owned and operated by a church and was previously a Head Start public school and day care center operated by Prince George's Board of Education, it may be permitted by right, in accordance with Section 27-445.03. Said day care center must be adjacent to the church. The church must provide its tax-exempt identification number when applying for a detailed site plan or a building or use and occupancy permit, as well as documentation demonstrating the contractual relationship between the church and the Prince George's Board of Education. (CB-2-2013)

- 96 Permitted use provided the subject property is subject to a previously approved special exception for a parking lot on residential land serving an adjacent property in a commercial zone and the adjacent property is developed with an eating or drinking establishment with drive-through service. (CB-14-2013)
- 97 Permitted use only where a municipality indicates approval to operate such use on the property, and the extent of the use on the property does not exceed a maximum of five acres in size. The Urban Farm shall not allow noxious odors or dust to drift off the premises. The applicant shall be required to obtain a Health Department permit if fruits and vegetables are cut up or prepared foods are being sold to the public. The Urban Farm will not be subject to the sections of Subtitle 27 as listed below or the Landscape Manual:
- (A) Exempt from the Landscape Manual regulations;
  - (B) Exempt from Part 11, the parking and loading requirements;
  - (C) Accessory structures are permitted; and
  - (D) Signage shall be limited to way finding and directional signs. (CB-76-2013)
- 98 Provided the use is limited to the preparation of food and/or beverages only and is within a public building owned and operated by a municipality that operates a food service facility therein pursuant to a food service facility permit issued prior to January 1, 2014. (CB-4-2014)
- 99 Provided, and notwithstanding any other provision of this Section, that:
- (A) The property has frontage on and access to a road classified as arterial on the applicable Master Plan;
  - (B) The use is located on a site that is split-zoned, C-S-C and R-R, consisting of no more than six acres in size, with existing commercial improvements on the site; and
  - (C) The site and the land described in Subsection(B) was split-zoned, C-S-C and R-R, as a result of a Sectional Map Amendment approved after January 1, 2013. (CB-12-2014)
- 100 A special exception shall not be required for an eleemosynary or philanthropic institution, or the rental of the facilities on the property by the eleemosynary or philanthropic institution, including but not limited to banquet hall, auditorium, or other indoor or outdoor recreational facilities not already permitted on property that is:
- (A) an aggregate of at least 85 acres in area;
  - (B) is split-zoned Open Space (O-S) and Residential Estate (R-E);
  - (C) partially outside the Growth Boundary of the County; and
  - (D) the eleemosynary or philanthropic institution is the title owner of the property in the land records of the County. (CB-70-2014)
- 101 For a public safety fraternal organization private club located on a lot having a gross tract area of at least five acres, a special exception shall not be required and shall be deemed a permitted use. (CB-75-2014)
- 102 Permitted as a temporary use in the R-R Zone, where:
- (A) The adaptive reuse is on publicly owned land, for which the County has conveyed a leasehold interest, subject to certain terms; and
  - (B) Upon conclusion of the temporary use on the property, the property will be used as a Community Building, as defined in Section 27-107.01(a), in furtherance of a continuing public benefit. (CB-20-2015)
- 103 Provided the use is not located within a multifamily project and is located within an existing one-story building situated on at least five lots that have frontage on, but no direct vehicular access to, a street with a transportation functional classification as an arterial or higher on the applicable Master Plan, and said lots were rezoned from commercial to residential pursuant to a Sectional Map Amendment approved between January 1, 2010 and December 31, 2010. (CB-24-2015)
- 104 Provided, and notwithstanding any other provision of this Section, that:
- (A) The lot or parcel is entirely surrounded by land in the M-X-T Zone;
  - (B) The lot or parcel was approved by a Sectional Map Amendment after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation;

- (C) The lot or parcel was recommended for medium-to high density or mixed-use in a Master Plan or Sector Plan approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation; and
- (D) The lot or parcel area is less than 2.0 acres in size. (CB-8-2015)
- 105 For a public safety fraternal organization private club located on a lot or parcel having a gross tract area of at least five acres, any alteration, enlargement, extension or revision of the special exception use shall not require the filing and approval of a special exception application. (CB-43-2015)
- 106 Permitted uses on property in the O-S Zone, as follows:
  - (A) The proposed use is located on property that is contiguous with property in the C-S-C Zone; and
  - (B) The property has been used as a commercial retail business since January 1, 2000, or earlier. (CB-73-2015)
- 107 A Special Exception shall not be required and shall be a permitted use on property in the O-S Zone, provided:
  - (A) The tower, pole, or monopole is located on property that is contiguous with property in the C-S-C Zone;
  - (B) The property has been used as a commercial retail business since January 1, 2000, or earlier; and
  - (C) The use is otherwise in conformance with the prescriptions of Section 27-416(a)(1)—(4) of this Subtitle. (CB-73-2015)
- 108 Townhouses are a permitted use, provided:
  - (A) The use is located on a lot(s) or parcel(s) of less than two acres in size;
  - (B) The property is currently developed with institutional/educational uses; and
  - (C) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage and green area, lot/width frontage, yards, building height, distance between unattached townhouses, density, accessory buildings, private streets, minimum area for development, and other requirements of the R-55 and R-T Zones shall not apply. If not specified within the Transit District Standards or Development District Standards applicable to the property, the foregoing requirements shall be established and shown on the Detailed Site Plan. The detailed site plan process pursuant to this section shall also include review of architectural features for the proposed development. (CB-106-2015)
- 109 Subject to conformance with Section 27-445.16 of this Subtitle. (CB-5-2016)
- 110 [Reserved]
- 111 Provided that the use conforms with the following criteria:
  - (A) The townhouses shall be located on a lot(s) or parcel(s) with a land area less than 11 acres in size;
  - (B) The property is located within a development area designated through a Sector Plan and Sectional Map Amendment approved before January 1, 2010;
  - (C) The property is located within a Development District Overlay Zone approved prior to June 1, 2014;
  - (D) The property is located within a development district eligible for Tax Increment Financing as designated by the County before January 1, 2015;
  - (E) In accordance with Section 27-548.25 of this Subtitle, the development is subject to a Detailed Site Plan process in accordance with Part 3, Division 9;
  - (F) Notwithstanding any provision of this Subtitle to the contrary, the regulations of the R-10A Zone concerning net lot area, lot coverage and green area, lot/width frontage, yards, building height, distance between unattached townhouses, density, accessory buildings, and other requirements shall not apply; all such requirements for the development shall be established by and shown on the approved Detailed Site Plan; and
  - (G) Dimensional (bulk) requirements shall be established and approved by the Planning Board and/or the District Council in the final decision applicable to the Detailed Site Plan. (CB-28-2016)