

Part 6: Development

Standards

Part 27-6: Development Standards - Table of Contents

1	Sec. 27-6100	Applicability	27-6—1	35		
2	27-6101.	Purpose and Intent.....	27-6—1	36	27-6403.	Amount of Open Space Set-Asides Required
3	27-6102.	Additional Development Standards	27-6—1	37	27-6404.	Areas Counted as Open Space Set-Asides
4	27-6103.	General Exemptions	27-6—1	38	27-6405.	Areas Not Counted as Open Space Set- Asides.....
5	27-6104.	Applicability of Development Standards.....	27-6—3	39	27-6406.	Design Standards for Open Space Set- Asides.....
6	27-6105.	Timing of Review	27-6—6	40	27-6407.	Development in Open Space Set-Asides
7	Sec. 27-6200	Roadway Access, Mobility, and		41	27-6408.	Ownership, Management, and Maintenance of Open Space Set- Asides.....
8		Circulation.....	27-6—8	42		
9	27-6201.	Purpose and Intent.....	27-6—8	43		
10	27-6202.	Consistency with Plans.....	27-6—8	44		
11	27-6203.	Multimodal Transportation System	27-6—9	45		
12	27-6204.	Circulation Plan or Site Plan Required.....	27-6—9	46	Sec. 27-6500	Landscaping
13	27-6205.	Developer Responsible for On-Site Street Improvements	27-6—9	47	Sec. 27-6600	Fences and Walls.....
14				48	27-6601.	Applicability
15	27-6206.	Vehicular Access and Circulation.....	27-6—9	49	27-6602.	General Standards
16	27-6207.	Pedestrian Access and Circulation	27-6—19	50	27-6603.	Height Standards
17	27-6208.	Bicycle Access and Circulation.....	27-6—22	51	27-6604.	Materials.....
18	Sec. 27-6300	Off-Street Parking and Loading	27-6—24	52	27-6605.	Perimeter Fences and Walls Abutting Street Right-of-Way
19	27-6301.	Purpose and Intent.....	27-6—24	53	27-6606.	Appearance
20	27-6302.	Applicability.....	27-6—24	54	27-6607.	Fence and Wall Construction.....
21	27-6303.	Parking Plan or Site Plan Required	27-6—24	55	27-6608.	Gates.....
22	27-6304.	General Standards for Off-Street Parking and Loading Areas	27-6—25	56	27-6609.	Retaining Walls.....
23				57	27-6610.	Security Exemption Plan.....
24	27-6305.	Off-Street Parking Space Standards	27-6—29	58		
25	27-6306.	Dimensional Standards for Parking Spaces and Aisles.....	27-6—53	59	Sec. 27-6700	Exterior Lighting.....
26				60	27-6701.	Purpose and Intent
27	27-6307.	Off-Street Parking Alternatives	27-6—54	61	27-6702.	Exemptions
28	27-6308.	Reduced Parking Standards for Parking Demand Reduction Strategies	27-6—61	62	27-6703.	Lighting Plan
29				63	27-6704.	Prohibited Lighting
30	27-6309.	Bicycle Parking Standards.....	27-6—64	64	27-6705.	Private Street Lighting
31	27-6310.	Loading Area Standards	27-6—66	65	27-6706.	General Standards for Exterior Lighting
32	Sec. 27-6400	Open Space Set-Asides	27-6—69	66	27-6707.	Lighting Design Standards for Specific Uses and Site Features.....
33	27-6401.	Purpose and Intent.....	27-6—69	67	27-6708.	Measurement
34	27-6402.	Applicability.....	27-6—69	68	27-6709.	Security Exemption Plan.....
				69		

Part 27-6: Development Standards - Table of Contents

1	Sec. 27-6800	Environmental Protection and Noise	31	27-61201.	Purpose and Intent.....	27-6—106
2		Controls	32	27-61202.	Applicability	27-6—107
3	27-6801.	Purpose and Intent.....	33	27-61203.	Neighborhood Compatibility Standards	27-6—108
4	27-6802.	Natural Resource Inventory (NRI)	34	Sec. 27-61300	Agricultural Compatibility Standards.....	27-6—114
5	27-6803.	Trees and Vegetation	35	27-61301.	Purpose and Intent.....	27-6—114
6	27-6804.	Floodplain Management	36	27-61302.	Applicability	27-6—114
7	27-6805.	Erosion and Sedimentation Control	37	27-61303.	Agricultural Compatibility Standards.....	27-6—115
8	27-6806.	Stormwater Management.....	38	Sec. 27-61400	Urban Agriculture Compatibility	
9	27-6807.	Chesapeake Bay Critical Area.....	39		Standards	27-6—117
10	27-6808.	Regulated Environmental Features.....	40	27-61401.	Purpose and Intent.....	27-6—117
11	27-6809.	Unsafe Lands	41	27-61402.	Applicability	27-6—118
12	27-6810.	Noise Control.....	42	27-61403.	Urban Agriculture Compatibility	
13	Sec. 27-6900	Multifamily, Townhouse, and Three-	43		Standards.....	27-6—118
14		Family Form and Design Standards.....	44	Sec. 27-61500	Signage	27-6—120
15	27-6901.	Purpose and Intent.....	45	27-61501.	Purpose and Intent.....	27-6—120
16	27-6902.	Exemptions.....	46	27-61502.	Applicability	27-6—120
17	27-6903.	Multifamily, Townhouse, and Three-	47	27-61503.	Prohibited Signs.....	27-6—123
18		Family Form and Design Standards	48	27-61504.	General Standards	27-6—124
19	Sec. 27-61000	Nonresidential and Mixed-Use Form	49	27-61505.	Standards for Specific Sign Types	27-6—126
20		and Design Standards.....	50	27-61506.	Standards for Special Purpose Signs.....	27-6—130
21	27-61001.	Purpose and Intent.....	51	27-61507.	Standards for Temporary Signs	27-6—134
22	27-61002.	Nonresidential and Mixed-Use Form and	52	Sec. 27-61600	Green Building Standards.....	27-6—136
23		Design Standards.....	53	27-61601.	Purpose and Intent.....	27-6—136
24	27-61003.	Large Retail Establishment Form and	54	27-61602.	Exemptions	27-6—137
25		Design Standards.....	55	27-61603.	Green Building Standards	27-6—137
26	Sec. 27-61100	Industrial Form and Design Standards ...	56	27-61604.	Failure to Install or Maintain Green	
27	27-61101.	Purpose and Intent.....	57		Building Elements	27-6—140
28	27-61102.	Industrial Form and Design Standards	58			
29	Sec. 27-61200	Neighborhood Compatibility				
30		Standards.....				27-6—106
59						

1 **Part 27-6** **DEVELOPMENT**
2 **STANDARDS**

3 **Sec. 27-6100** **Applicability**

4 **27-6101. Purpose and Intent**

5 The purpose of this Section is to clearly identify the development
6 standards of this Part which would apply to development within the
7 County. The standards of this Part establish a consistent design and
8 placemaking framework to ensure quality in future development and
9 redevelopment. This Section identifies global exemptions from the
10 development standards and incorporates an applicability table that
11 directs users of this Zoning Ordinance to the development standards
12 that apply, depending on the type of development proposed.

13 **27-6102. Additional Development Standards**

14 **(a)** In addition to the general applicability of the development
15 standards specified in Table 27-6104: Applicability of
16 Development Standards, below, each Section within this
17 Part may contain additional applicability requirements or
18 exemptions. Furthermore, development within the
19 Transit-Oriented/Activity Center zones and Planned
20 Development zones is subject to Section 27-4204(b),
21 Standards Applicable to all Transit-Oriented/Activity
22 Center Base Zones. Each Planned Development zone is
23 also subject to the Other Standards associated with that
24 Planned Development zone as specified in Section Sec. 27-
25 4300, Planned Development Zones.

26 **(b)** Where the general standards within this Part conflict with
27 specific use standards specified in this Subtitle, the
28 standards applicable to the specific use shall apply.

29 **27-6103. General Exemptions**

30 The following types of development are exempt from Part 27-6,
31 Development Standards but shall comply with any other pertinent
32 requirements of this Subtitle, including, but not limited to, any use-
33 specific standards which may apply to a use and the dimensional and
34 intensity standards which may apply to a zone:

- 35 **(a)** Temporary use permits issued in accordance with Section
36 27-3607, Temporary Use Permit;
- 37 **(b)** Permits for interior or exterior alteration or rehabilitation
38 of a building with no increase in the gross floor area;
- 39 **(c)** Routine repair and maintenance;
- 40 **(d)** Resurfacing or restriping existing parking and loading
41 facilities;
- 42 **(e)** The construction or extension of any utility service line or
43 facility; or
- 44 **(f)** Grading permits that result in 5,000 square feet or less of
45 disturbance.
- 46 **(g)** Permits of a minor nature, which currently consist of the
47 following:
 - 48 **(1)** Boilers and/or mechanical equipment located inside
49 buildings.
 - 50 **(2)** Replacement and installation of windows and
51 pedestrian doors, excluding bay, bow, and commercial
52 customer service windows.
 - 53 **(3)** Replacement in kind and/or removal of underground
54 tanks (water, gas, or oil) except within the Chesapeake
55 Bay Critical Area.

1	(4) Building siding without expansion of exterior walls or	29	(14) Residential fences (maximum six feet in height) that are
2	increase of gross floor area.	30	not subject to detailed site plan, Chesapeake Bay Critical
3	(5) Roofing and weatherproofing without increasing the	31	Area Conservation Plan, or any other type of site plan;
4	height of the building.	32	do not include or abut a property with a designated
5	(6) Interior alteration of one-, two-, and three-family	33	historic resource; and are not subject to utility
6	dwelling units with no change in use.	34	easements, storm drain or surface drainage easements,
7	(7) Restoration of one-family detached dwellings after fire	35	or floodplain easements.
8	or flood damage, or repair of general deterioration,	36	(15) Sheds that do not otherwise require a building permit
9	including pedestrian entrances, with no expansion of	37	except within the Chesapeake Bay Critical Area.
10	exterior walls or roof.	38	(16) All stadium wayfinding signs located within parking
11	(8) Removal of interior partitions with no change of use.	39	areas at a stadium.
12	(9) All interior life-safety improvements, exterior life-safety	40	(h) Certain permits of a minor residential nature. These
13	improvements with no expansion of exterior walls or	41	permits shall be subject to review by the Director of the
14	roof, and fire escapes and other means of emergency	42	Department of Permitting, Inspections, and Enforcement
15	egress, all with no change in use.	43	for conformance to the requirements of this Subtitle,
16	(10) Alterations or additions which are being made in order	44	Subtitle 24, the Land Use Article of the Maryland
17	to comply with the Maryland Accessibility Code,	45	Annotated Code, and any conditions placed on the
18	(Maryland Building Code for the Handicapped, Code of	46	property in a zoning or subdivision matter; and for
19	Maryland Regulations, Section 05.02.02) except within	47	conformance to any approved site or development plan
20	the Chesapeake Bay Critical Area.	48	applicable to development of the property. Minor
21	(11) Trailers used exclusively by the County Police	49	residential permits currently consist of the following:
22	Department in commercial parking lots for which the	50	(1) Bay windows
23	permit shall automatically expire when the trailer is	51	(2) Decks
24	vacated by the Police Department.	52	(3) External steps
25	(12) Commercial and residential satellite dishes not	53	(4) Masonry barbeque grills
26	exceeding 18 inches in diameter.	54	(5) Patios
27	(13) Steps and ground level patios (except within the	55	(6) Swimming Pools
28	Chesapeake Bay Critical Area).	56	(7) Fences on sites that are subject to detailed site plan,
		57	Chesapeake Bay Critical Area Conservation Plan or other

1 type of site plan (excluding special exception); include
 2 or abut property with a designated historic resource; or
 3 that are subject to utility easements, storm drain or
 4 surface drainage easements, or floor plain easements.

11 with specific use standards specified in this Subtitle, the standards
 12 applicable to the specific use shall apply. Refer to Section 27-6105,
 13 Timing of Review, to determine when the development standards
 14 apply to, and are reviewed with, the proposed development.
 15 Development thresholds identified in the table are cumulative from
 16 the initial approved development. For example, a nonresidential
 17 building originally approved for 50,000 square feet of gross floor area
 18 may expand to a total of 74,999 square feet, after which any
 19 additional future expansions subject the building to the 50 percent
 20 expansion threshold and compliance with additional development
 21 standards.

5 **27-6104. Applicability of Development Standards**

6 Table 27-6104: Applicability of Development Standards, identifies the
 7 development standards Sections that apply to development activities
 8 in the County. When a Section is identified as applicable, the
 9 proposed development shall comply with the standards of that
 10 Section. Where the general standards within this Division conflict

22

Table 27-6104: Applicability of Development Standards															
✓ = Section Applies															
Development Threshold	Roadway Access, Mobility, and Circulation (Sec. 27-6200)	Off-Street Parking and Loading (Sec. 27-6300)	Open Space Set-Asides (Sec. 27-6400)	Landscaping (Sec. 27-6500)	Fences and Walls (Sec. 27-6600)	Exterior Lighting (Sec. 27-6700)	Environmental Protection and Noise Controls (Sec. 27-6800)	Multifamily, Townhouse, and Three-Family Form and Design Standards (27-6903)	Nonresidential and Mixed-Use Form and Design Standards (Sec. 27-61000)	Industrial Form and Design Standards (Sec. 27-61100)	Neighborhood Compatibility Standards (Sec. 27-61200)	Agricultural Compatibility Standards (Sec. 27-61300)	Urban Agriculture Compatibility Standards (Section 27-61403)	Signage (Sec. 27-61500)	Green Building Standards (Sec. 27-61600)
Preliminary plan of subdivision (minor or major) pursuant to Subtitle 24 of the County Code	✓		✓	Refer to Land	Refer to		✓					✓	✓	Refer to Secti	Refer to Secti

Table 27-6104: Applicability of Development Standards

✓ = Section Applies

Development Threshold	Roadway Access, Mobility, and Circulation (Sec. 27-6200)	Off-Street Parking and Loading (Sec. 27-6300)	Open Space Set-Asides (Sec. 27-6400)	Landscaping (Sec. 27-6500)	Fences and Walls (Sec. 27-6600)	Exterior Lighting (Sec. 27-6700)	Environmental Protection and Noise Controls (Sec. 27-6800)	Multifamily, Townhouse, and Three-Family Form and Design Standards (27-6903)	Nonresidential and Mixed-Use Form and Design Standards (Sec. 27-61000)	Industrial Form and Design Standards (Sec. 27-61100)	Neighborhood Compatibility Standards (Sec. 27-61200)	Agricultural Compatibility Standards (Sec. 27-61300)	Urban Agriculture Compatibility Standards (Section 27-61403)	Signage (Sec. 27-61500)	Green Building Standards (Sec. 27-61600)
	Construction of a new single-family detached, single-family attached, or two-family dwelling		✓				✓	✓					✓	✓	
Expansion or alteration of an existing single-family detached, single-family attached, or two-family dwelling		✓													
Construction of a new multifamily, townhouse, or three-family dwelling	✓	✓	✓			✓	✓	✓			✓	✓	✓		
Expansion or alteration of existing multifamily, townhouse, or three-family dwellings that increase the building's gross floor area by 50 percent or more		✓					✓	✓			✓				
Expansion or alteration of existing multifamily, townhouse, or three-family dwellings that increase the building's gross floor area by less than 50 percent		✓					✓								
Construction of any other type of dwelling		✓	✓			✓	✓				✓				
Expansion or alteration of any other type of dwelling		✓	✓				✓				✓				
Construction of any nonresidential or mixed-use building	✓	✓	✓			✓	✓		✓		✓	✓	✓		
Expansion or alteration of existing nonresidential or mixed-use buildings that increase the building's gross floor area by 50 percent or more	✓	✓	✓			✓	✓		✓		✓				

Table 27-6104: Applicability of Development Standards

✓ = Section Applies

Development Threshold	Roadway Access, Mobility, and Circulation (Sec. 27-6200)	Off-Street Parking and Loading (Sec. 27-6300)	Open Space Set-Asides (Sec. 27-6400)	Landscaping (Sec. 27-6500)	Fences and Walls (Sec. 27-6600)	Exterior Lighting (Sec. 27-6700)	Environmental Protection and Noise Controls (Sec. 27-6800)	Multifamily, Townhouse, and Three-Family Form and Design Standards (27-6903)	Nonresidential and Mixed-Use Form and Design Standards (Sec. 27-61000)	Industrial Form and Design Standards (Sec. 27-61100)	Neighborhood Compatibility Standards (Sec. 27-61200)	Agricultural Compatibility Standards (Sec. 27-61300)	Urban Agriculture Compatibility Standards (Section 27-61403)	Signage (Sec. 27-61500)	Green Building Standards (Sec. 27-61600)
	Expansion or alteration of existing nonresidential or mixed-use buildings that increase the building's gross floor area by less than 50 percent		✓				✓					✓			
Construction of any industrial building	✓	✓	✓			✓	✓			✓	✓	✓	✓		
Expansion or alteration of existing industrial buildings that increase the building's gross floor area by 50 percent or more	✓	✓	✓			✓	✓			✓	✓				
Expansion or alteration of existing industrial buildings that increase the building's gross floor area by less than 50 percent		✓					✓				✓				
Issuance of an initial use and occupancy permit for a building		✓				✓	✓								
Changes in use or occupancy and/or ownership that result in no increase to the intensity of the use		✓													
Changes in use or occupancy and/or ownership that result in an increase to the intensity of the use		✓				✓	✓				✓				
Any development associated with a grading permit		✓					✓								
Conversion of office building(s) to residential dwellings		✓	✓			✓	✓								
Issuance of a building permit for buildings or structures not otherwise identified in this table. [1]	✓	✓	✓			✓	✓	✓	✓	✓	✓	✓	✓		

NOTES:

Table 27-6104: Applicability of Development Standards															
✓ = Section Applies															
Development Threshold	Roadway Access, Mobility, and Circulation (Sec. 27-6200)	Off-Street Parking and Loading (Sec. 27-6300)	Open Space Set-Asides (Sec. 27-6400)	Landscaping (Sec. 27-6500)	Fences and Walls (Sec. 27-6600)	Exterior Lighting (Sec. 27-6700)	Environmental Protection and Noise Controls (Sec. 27-6800)	Multifamily, Townhouse, and Three-Family Form and Design Standards (27-6903)	Nonresidential and Mixed-Use Form and Design Standards (Sec. 27-61000)	Industrial Form and Design Standards (Sec. 27-61100)	Neighborhood Compatibility Standards (Sec. 27-61200)	Agricultural Compatibility Standards (Sec. 27-61300)	Urban Agriculture Compatibility Standards (Section 27-61403)	Signage (Sec. 27-61500)	Green Building Standards (Sec. 27-61600)
	[1] If a building permit is the only application needed for a proposed development prior to construction, the building permit will be reviewed for compliance with all Sections of this Part as may be applicable. If a building permit is submitted subsequent to a preceding development approval, the building permit application will be checked for compliance with any conditions of approval that may be established by the preceding approvals.														

1
2

3 **27-6105. Timing of Review**

4 Unless otherwise exempted, including the provisions Section 27-
 5 6104, review for compliance with the standards of this Part shall
 6 occur during review of the appropriate development application as
 7 specified below.

8 **(a) Planned Development (PD) Map Amendment**

9 The development standards of this Part may be modified as
 10 indicated in Table 27-4301(d)(2): Modification of Development

11 Standards, in accordance with Section 27-4301(d)(2),
 12 Development Standards, and the procedures of Section 27-
 13 3602, Planned Development (PD) Map Amendment. The PD
 14 Basic Plan, which is required for any Planned Development (PD)
 15 Map Amendment, may amend many of the standards
 16 established in this Part to set new design standards, subject to
 17 the approval of the District Council, and will serve as the baseline
 18 for review of subsequent development applications in the
 19 Planned Development zones, such as a detailed site plan.

1	(b) Preliminary Plan of Subdivision (Minor or Major)	29
2	With regard to the development standards of this Part,	30
3	preliminary plans of subdivision (minor or major) are best used	31
4	to ensure appropriate relationships between lots and parcels,	32
5	streets, alleys, and outparcels; provide for multimodal	33
6	connectivity; protect and enhance sensitive environmental	34
7	features; and provide dedication of land for public purposes.	35
8	Preliminary plans of subdivision (minor or major) are reviewed	36
9	for compliance with the following Sections of this Part:	37
10	(1) Section Sec. 27-6200, Roadway Access, Mobility, and	38
11	Circulation	
12	(2) Section Sec. 27-6400, Open Space Set-Asides	39
13	(3) Section Sec. 27-6800, Environmental Protection and	40
14	Noise Controls	41
15	(4) Section Sec. 27-61300, Agricultural Compatibility	42
16	Standards	43
17	(5) Section Sec. 27-61400, Urban Agriculture Compatibility	44
18	Standards	45
19	(c) Detailed Site Plan	46
20	A detailed site plan ensures that design standards – whether	47
21	established in this Part or elsewhere in this Subtitle, or as may	48
22	be modified in a PD Basic Plan – are appropriately incorporated	49
23	in the proposed development. Detailed site plans are reviewed	50
24	for compliance with all Sections of this Part as may be applicable	51
25	with regard to the application.	52
26	(d) Special Exception	53
27	A special exception application is like a detailed site plan in the	54
28	need for demonstrated compliance to the standards of this	55
		56

Subtitle. As such, special exceptions are reviewed for compliance with all Sections of this Part as may be applicable with regard to the application.

(e) Building Permit as Only Application

If a building permit is the only application needed for a proposed development prior to construction – such as if a proposed development is exempt from detailed site plan review pursuant to Section 27-3605(a), Applicability – the building permit will be reviewed for compliance with all Sections of this Part as may be applicable.

(f) Building Permit Pursuant to a Prior Application

If a building permit application is submitted subsequent to a preceding development approval, the building permit application will be checked for compliance with any conditions of approval that may be established by the preceding approvals.

(g) Use and Occupancy Permit

A use and occupancy permit is approved in association with a building permit or after construction has occurred. As such, only factors directly associated with the use need to be reviewed prior to issuance. These include any use-specific standards that may apply to the use and the following Sections of this Part:

- (1)** Section Sec. 27-6300, Off-Street Parking and Loading
- (2)** Section Sec. 27-6500, Landscaping
- (3)** Section Sec. 27-6700, Exterior Lighting
- (4)** Section Sec. 27-6800, Environmental Protection and Noise Controls
- (5)** Section Sec. 27-61200, Neighborhood Compatibility Standards

1 **(6)** Section Sec. 27-61300, Agricultural Compatibility
2 Standards
3 **(7)** Section Sec. 27-61400, Urban Agriculture Compatibility
4 Standards
5 **(8)** Section Sec. 27-61500, Signage
6 When a proposed new use would be expected to have a
7 different intensity than a prior use, there may be a need to re-
8 evaluate the potential impacts of the proposed use. Table 27-
9 6104: Applicability of Development Standards, identifies the
10 Sections of this Part that are applicable in these situations.

11 **(h) Grading Permit**

12 A grading permit is approved in association with a building
13 permit or a use and occupancy permit, and is usually necessary
14 before any development can be realized, but is considered a
15 separate development activity that is not subject to most of the
16 development standards of this Part. A grading permit is
17 reviewed for compliance with Sections Sec. 27-6300, Off-Street
18 Parking and Loading and Sec. 27-6800, Environmental
19 Protection and Noise Controls.
20

21 **Sec. 27-6200 Roadway Access, Mobility,
22 and Circulation**

23 **27-6201. Purpose and Intent**

24 The purpose of this Section is to ensure that developments are served
25 by a coordinated multimodal transportation system that permits the
26 safe and efficient movement of motor vehicles, emergency vehicles,
27 transit, bicyclists, and pedestrians within the development and
28 between the development and external transportation systems,

29 neighboring development, and local destination points such as places
30 of employment, schools, parks, and shopping areas. Such a
31 multimodal transportation system is intended to:

- 32 **(a)** Provide transportation options;
- 33 **(b)** Increase the effectiveness of local service delivery;
- 34 **(c)** Reduce emergency response times;
- 35 **(d)** Promote healthy walking and bicycling;
- 36 **(e)** Facilitate use of public transportation;
- 37 **(f)** Contribute to the attractiveness of the development and
38 community;
- 39 **(g)** Connect neighborhoods and increase opportunities for
40 interaction between neighbors;
- 41 **(h)** Reduce vehicle miles of travel and travel times;
- 42 **(i)** Reduce greenhouse gas emissions;
- 43 **(j)** Improve air quality;
- 44 **(k)** Minimize congestion and traffic conflicts; and
- 45 **(l)** Preserve the safety and capacity of County transportation
46 systems.

47 **27-6202. Consistency with Plans**

48 The design and construction of access and circulation systems
49 associated with a development shall be consistent with the
50 transportation goals, objectives, and actions in the County’s General
51 Plan, the Approved Countywide Master Plan of Transportation, the
52 applicable Area Master Plan or Sector Plan, and other County-
53 adopted plans addressing transportation.

1 **27-6203. Multimodal Transportation System**

2 Access and circulation systems associated with a development shall
3 provide for multiple travel modes (pedestrian, transit, bicycle, and
4 vehicular), based on the development's size, character, the zone in
5 which it is located, and its relationship to existing and planned
6 transportation systems. Pedestrian, transit, bicycle, and vehicular
7 access and circulation systems shall be coordinated and integrated as
8 necessary to offer the development's occupants and visitors
9 improved transportation choices while enhancing safe and efficient
10 mobility throughout the development and the community.

11 **27-6204. Circulation Plan or Site Plan Required**

12 Development applications shall include a circulation plan (unless a
13 site plan meeting the requirements of this Subsection is submitted)
14 that demonstrates how the development follows the requirements
15 of Sections 27-6205 through 27-6208. A circulation plan may be
16 combined with the parking plan required in Section 27-6303, Parking
17 Plan or Site Plan Required.

18 **27-6205. Developer Responsible for On-Site
19 Street Improvements**

20 If a street is proposed within a development site, the developer shall
21 bond, construct and maintain road, street, bikeway, sidewalk, and
22 other access and circulation improvements in accordance with the
23 standards for design and construction defined in Subtitle 23, SHA
24 design standards (if applicable), or those of the applicable
25 municipalities having jurisdiction, and shall dedicate any required
26 rights-of-way or easements, as required by the Subdivision
27 Regulations and shown on an approved preliminary plan of
28 subdivision.

29 **27-6206. Vehicular Access and Circulation**

30 **(a) Definition of Street Functional Classification**

31 All public streets will be classified by the County according to the
32 system of functional classification defined in the Prince George's
33 County Specifications and Standards for Roadways and Bridges,
34 authorized in Subtitle 23 as the County's official standards for
35 street design and construction. Within the Transit-
36 Oriented/Activity Center base and Planned Development (PD)
37 zones, the Prince George's County Urban Street Design
38 Standards shall apply.

39 **(b) Vehicular Accessway Classifications**

40 As a basis for application of many of the vehicular access and
41 circulation standards in this Subsection, proposed and existing
42 vehicular accessways shall be classified in accordance with the
43 following classifications, which reflect the accessway's relative
44 functions in providing access to and from principal origin and
45 destination points and accommodating travel mobility. These do
46 not supersede or replace classifications used in the Prince
47 George's County Specifications and Standards for Roadways and
48 Bridges.

49 **(1) Driveways**

50 Driveways are accessways that function solely to provide
51 direct and immediate vehicular access between an alley or
52 street and the principal origin and destination points within
53 an abutting development, or part of a large development.
54 They generally handle low vehicular travel speeds and
55 traffic volumes, but may handle higher vehicular traffic
56 volumes within large commercial and mixed-use
57 developments (e.g., driveways within mixed-use
58 developments or shopping center parking areas).

1 Driveways are generally not located in the public right-of- 32
2 way for their principal length, or along building frontages in 33
3 the Transit-Oriented/Activity Center base and Planned 34
4 Development (PD) zones, and are not considered streets. 35
5 **(2) Alleys** 36
6 **(A)** Alleys make up a specialized classification of 37
7 accessway that primarily functions to provide 38
8 secondary vehicular access and/or service and 39
9 delivery vehicle access between a street and the 40
10 rear or sides of lots or buildings. Alleys may 41
11 provide primary vehicular access for dwellings 42
12 designed to have no driveway access from the 43
13 fronting street, or access may be provided 44
14 through a combination of an alley and a driveway 45
15 from a fronting street. Alleys may not provide 46
16 primary vehicular access for dwellings that do 47
17 not have a fronting street. 48
18 **(B)** Within the CN, NAC, LTO, RTO-L, RTO-H, LTO-PD, 49
19 and RTO-PD zones, alleys shall comply with 50
20 standards established in the Prince George’s 51
21 County Urban Street Design Standards. In all 52
22 other areas of the County, alleys shall comply 53
23 with the standards established in Subtitles 23 54
24 and 24 of the County Code, and the Prince 55
25 George’s County Specifications and Standards 56
26 for Roadways and Bridges. 57
27 **(3) Connectivity** 58
28 The accessways defined in Sections 27-6206(b)(1) and 27- 59
29 6206(b)(2) shall connect to public or private streets, which 60
30 shall follow standards of design and construction as defined
31 in the Prince George’s County Specifications and Standards

for Roadways and Bridges and in Subtitle 23, SHA design standards (if applicable), or those of the applicable municipalities having jurisdiction.

(c) Required Vehicular Access and Circulation

A new development shall be served by a system of vehicular accessways and internal circulation (including driveways, and alleys connecting from public or private streets, as well as any required fire lanes, parking lot drive aisles, and any circulation associated with parking, loading, or drive-through service windows) that are designed to accommodate appropriate circulation of firefighting and other emergency vehicles, public transit, school buses, garbage trucks, delivery vehicles, service vehicles, and passenger motor vehicles within the development, as defined by the standards in Subtitle 23.

(d) Vehicular Access Management

(1) Limitation on Direct Access Along Arterial and Collector Streets

Proposed direct driveway access to a development’s principal origin or destination points (including individual lots in a subdivision) may be provided directly from an arterial or collector street only if:

- (A)** No alternative direct vehicular access from a lower-classified accessway (e.g., local street, driveway, or alley) is available or feasible to provide;
- (B)** Only one two-way driveway, or one pair of one-way driveways, is allowed onto lots with 200 or less feet of lot frontage on the arterial or collector street, and no more than one additional

1 two-way driveway or pair of one-way driveways 32
2 per additional 200 feet of frontage; and 33
3 (C) The development(s) served by the driveway is 34
4 expected to generate an average daily traffic 35
5 (ADT) count of 1,000 trips or less, or it is 36
6 determined that the origin or destination points 37
7 accessed by the driveway will generate 38
8 sufficiently low traffic volumes, and the adjacent 39
9 arterial or collector street has sufficiently low 40
10 travel speeds and traffic volumes, to allow safe 41
11 driveway access while preserving the safety and 42
12 efficiency of travel on the arterial or collector 43
13 street. 44
14 (2) **Limitation on Direct Driveway Access along 45**
15 **Other Streets** 46
16 The following standards shall apply to vehicular access 47
17 along a street other than an arterial street. 48
18 (A) For single-family detached dwellings, two-family 49
19 dwellings, and three-family dwellings, one direct 50
20 driveway access point is allowed if only the 51
21 frontage of the lot abuts the street's right-of- 52
22 way. If the street is on a corner lot of two non- 53
23 arterial or non-collector streets and abuts the 54
24 right-of-way of two intersecting streets, two 55
25 direct driveway access points are allowed (one to 56
26 each street). 57
27 (B) For townhouse and multifamily dwellings, and 58
28 for uses in the Public, Civic, and Institutional; 59
29 Commercial; and Industrial Use Categories, the
30 number of vehicular access points along a public
31 street shall follow State, County, or municipal

access standards, as applicable, to protect the
function, safety, and efficiency of travel on the
street and any associated bikeways and
sidewalks.

(C) Where a through lot or corner lot fronts on
roadways of different classifications, direct
driveway access to the lot shall be provided only
from the lower-classified fronting street, to the
maximum extent practicable.

(3) Shared Driveways

(A) Driveway access shared between adjoining lots is
encouraged and, in the case of County or State
access spacing requirements that do not allow
individual lot frontages to be served individually,
may be required to limit direct vehicular access
along streets.

(B) Easements allowing cross-access to and from
lands served by a shared driveway, along with
agreements defining maintenance
responsibilities of landowners, shall be recorded
with the Land Records of Prince George's County
before issuance of a building permit for the
development proposing the shared driveway
access. Such easements shall clearly limit parking
of each property owners' vehicles to their side of
the driveway, and stipulate that both owners
shall share in the costs and responsibility of
maintaining the driveway.

1 **(e) Cross-Access**

2 **(1) Purpose**

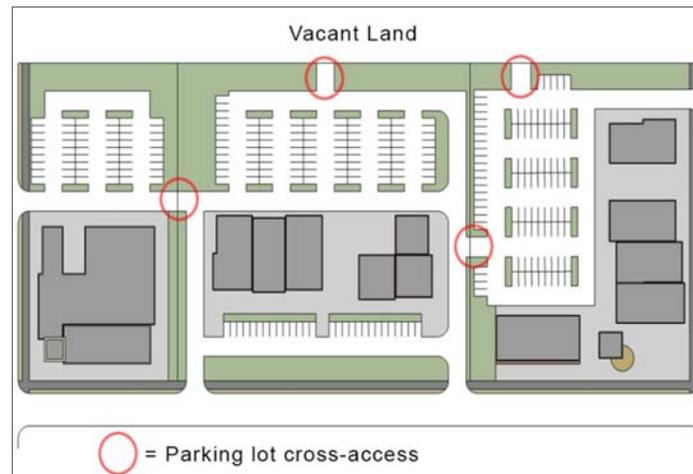
3 The purpose of the following vehicular connectivity
4 standards is to enhance safe and convenient mobility
5 within and between neighborhoods and developments that
6 helps integrate and connect neighborhoods, allow
7 residents to conveniently visit neighbors and nearby
8 activity centers without compromising the capacity of the
9 County’s streets to accommodate through-traffic, improve
10 opportunities for comprehensive and convenient transit
11 service, enhance efficient provision of public services, and
12 improve the speed and effectiveness with which
13 emergency services and police and fire protection can be
14 provided to County residents and lands.

15 **(2) Cross-Access Between Adjoining Developments**

16 To encourage shared parking and minimize access points
17 along streets, new development, other than industrial
18 development, in the Transit-Oriented/Activity Center zones
19 and Nonresidential zones shall comply with the following
20 standards:

- 21 **(A)** The internal vehicular circulation system shall be
22 designed and constructed to provide vehicular
23 cross-access between the development’s
24 vehicular use areas and those on adjoining
25 parcels containing a nonresidential or mixed-use
26 development, or to the boundary of adjoining
27 vacant land in a Nonresidential or Transit-
28 Oriented/Activity Center zone (see Figure 27-
29 6206(e)(2): Cross-Access Between Parking Areas
30 of Adjoining Developments).

31 **Figure 27-6206(e)(2): Cross-Access Between Parking Areas of**
32 **Adjoining Development**



- 33
34 **(B)** Cross-accessways shall provide for two-way
35 vehicular traffic between the vehicular use areas
36 on the adjoining lots through the use of a single
37 driveway or drive aisle that is at least 22 feet
38 wide or through two one-way driveways or aisles
39 that are each at least 14 feet wide.
- 40 **(C)** The Planning Director or review body deciding a
41 parent application may waive or modify the
42 requirement for vehicular cross-access if the
43 applicant clearly demonstrates that such cross-
44 access is impractical or undesirable due to the
45 presence of topographic conditions, natural
46 features, or safety factors.
- 47 **(D)** Easements allowing cross-access to and from
48 lands served by a vehicular cross-access, along
49 with agreements defining maintenance

responsibilities of landowners, shall be recorded in the Land Records of Prince George's County before record plat or prior to the issuance of a building permit for the development.

(f) Connectivity Standards for Single-Family (Attached and Detached) Residential Development

(1) Minimum Connectivity Index Score Required

New single-family residential subdivisions processed with a preliminary plan of major subdivision shall achieve an internal street connectivity index (score in accordance with Table 27-6206(f)(1): Minimum Street Connectivity Index.

Table 27-6206(f)(1): Minimum Street Connectivity Index	
Zone Where Development is Proposed	Minimum Connectivity Index Score
Located in Residential and Planned Development Zones	1.50
Located in Nonresidential and Transit-Oriented/Activity Center Zones	1.40

(2) Connectivity Index Score Calculation

The connectivity index for a development is calculated by dividing its links by its nodes. Figure 27-6206(f)(2): Street Connectivity Index, provides an example of how to calculate the connectivity index. Nodes exist at street intersections and cul-de-sac heads within the development. Links are stretches of road that connect nodes, alleys, stub streets, and pedestrian connections pursuant to Section 27-6206(g) below. Links external to the development that connect to nodes associated with the development shall be included in the index calculation. In addition, any nodes immediately adjacent to the

development but outside of its site property, such as intersections that provide access to the development through an entry street or driveway, will be included in the index calculation, as will all links attached to that node. In the diagram, there are 36 links and 21 nodes; therefore the connectivity index is 1.71 (36/21 = 1.71).

Figure 27-6206(f)(2): Street Connectivity Index



(3) Reduction in Minimum Index Score

The minimum connectivity index score may be reduced by the Planning Director if the landowner/applicant demonstrates it is infeasible to achieve due to natural features, existing road configurations, or adjacent existing development patterns. In these instances, internal street design shall achieve as high a connectivity index score as reasonably practical, especially by providing stub-outs and other potential connections that may be made in the future, including through public infrastructure improvements.

1 **(g) Pedestrian Connections**

2 **(1)** A right-of-way (at least ten feet wide) shall be provided
3 for pedestrian and bicycle access between a cul-de-sac
4 head or street turnaround and the sidewalk system of
5 the closest street or pedestrian path (as shown in Figure
6 27-6206(g): Pedestrian Connections), if the cul-de-sac
7 head or street turnaround:

8 **(A)** Is within a half-mile of significant pedestrian
9 generators or destinations such as transit stops,
10 schools, parks, public trails, greenways,
11 employment centers, mixed use development,
12 retail centers, or similar features; and

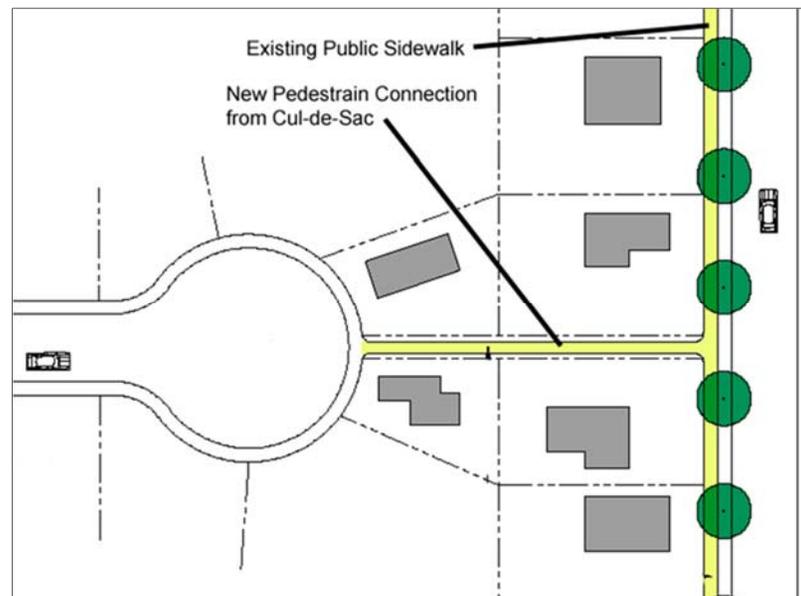
13 **(B)** Can be connected to an existing or proposed
14 sidewalk, trail, greenway or other type of
15 pedestrian connection.

16 **(2)** Vacant adjacent land that could be developed in the
17 foreseeable future with sidewalks, trails, greenways, or
18 other types of pedestrian connections to which the
19 pedestrian and bicycle access can be connected.

20 **(3)** These pedestrian connections shall count as links for the
21 purpose of calculating the connectivity index.

22 **(4)** These pedestrian connections may require public use
23 easements in accordance with Subtitle 24: Subdivision
24 Regulations of the County Code.

25 **Figure 27-6206(g): Pedestrian Connections**



26 **(h) External Street Connectivity**

27 **(1)** The arrangement of streets in a single-family residential
28 subdivision shall provide for the alignment and
29 continuation of existing or proposed streets into
30 adjoining lands where the adjoining lands are
31 undeveloped and deemed appropriate for future
32 development, or are developed and include
33 opportunities for such connections.

34 **(2)** Street rights-of-way shall be extended to or along
35 adjoining property boundaries such that a street
36 connection or stub street shall be provided for
37 development where practicable and feasible in each
38 direction (north, south, east, and west) for development
39 that abuts vacant lands.
40

1 (3) At all locations where
2 streets terminate with no
3 street connection, but a
4 future connection is
5 planned or accommodated,
6 a sign shall be installed with
7 the words "FUTURE STREET
8 CONNECTION" to inform
9 landowners.

10 (4) The final plat (see Subtitle
11 24: Subdivision Regulations)
12 shall identify all stub streets
13 and include a notation that
14 all stub streets are intended
15 for connection with future
16 streets on adjoining
17 undeveloped or
18 underdeveloped lands.

19 (i) **Continuation of Adjacent
20 Streets**

21 Proposed street layouts shall be
22 coordinated with the existing street
23 system in surrounding areas.
24 Existing streets shall, to the
25 maximum extent practicable, be
26 extended to provide access to adjacent developments and
27 subdivisions and to provide for additional points of ingress and
28 egress.

29 (j) **Traffic-Calming Measures for Private Streets**

30 (1) All traffic calming measures shall be coordinated with
31 the applicable operating agency or municipality. Any

32 **Figure 27-6206(j):**
33 **Traffic-Calming**
34 **Measures**



35 traffic calming measures proposed in a County right-of-
36 way shall require approval by the Department of
37 Permitting, Inspections, and Enforcement. Such
38 approval shall also identify the responsible party for
39 perpetual maintenance for any non-standard or non-
40 conforming elements that may be proposed.

41 (2) Street widths not in excess of basic design standards,
42 short block lengths, on-street parking, controlled
43 intersections, roundabouts, and other traffic-calming
44 measures are encouraged on all local and subcollector
45 streets that connect between two nodes in the
46 connectivity index system, provided they do not
47 interfere with emergency vehicle access.

48 (3) Residential development shall employ measures to
49 interrupt direct vehicle flow on linear street segments
50 over 800 linear feet long, to the maximum extent
51 practicable (see Figure 27-6206(j): Traffic Calming
52 Measures). Such measures may include, but shall not be
53 limited to:

- 54 (A) Stop signs at street intersections;
- 55 (B) Mini-roundabouts at intersections;
- 56 (C) Curvilinear street segments to slow traffic and
57 interrupt monotonous streetscapes;
- 58 (D) Traffic-diverting physical devices such as
59 neckdowns, chicanes, and diverter islands;
- 60 (E) Roadway striping to limit vehicular cartway
widths or accommodate bike lanes; and
- (F) Speed tables, raised intersections or elevated
pedestrian street crossings.

1	(4) Any physical installations that narrow the roadway and	29
2	extend curbs toward the street centerline, such as	30
3	bulbouts and chicanes, are discouraged on streets less	31
4	than 24 feet wide, but are encouraged on wider streets	32
5	as a traffic calming device and to reduce crossing	33
6	distance for pedestrians, where practicable.	34
7	(k) Block Design	35
8	(1) Block Length	36
9	Where blocks are used in the Transit-Oriented/Activity	37
10	Center zones and the MU-PD Zone, block length shall be at	38
11	least 200 feet, but no more than 800 feet. In all other zones	39
12	block length shall be at least 200 feet, but no more than	40
13	1,000 feet in length. The Planning Director (or DPIE Director	41
14	if any streets forming/abutting the block are public streets)	42
15	may allow modifications from these block length standards	43
16	on determining that:	44
17	(A) Environmental or topographic constraints exist;	45
18	(B) The site has an irregular shape;	46
19	(C) A longer block will reduce the number of railroad	47
20	grade or water body crossings; or	48
21	(D) Longer blocks will result in less traffic through	49
22	residential subdivisions from adjoining	50
23	businesses or areas.	51
24	(2) Block Width	52
25	To the maximum extent practicable, the width of any block	53
26	shall be sufficient to permit at least two lots across the	54
27	depth of the block, exclusive of any alleys, watercourses, or	55
28	other right-of-way located outside platted lots.	

(3) Through-Block Access

In the RSF-95, RSF-65, and RSF-A zones where a block face exceeds more than 800 feet, sidewalks or multi-use paths shall be provided through the block, perpendicular to the long block face to connect parallel sidewalks on either side of the block through the interior of the block.

(4) General Accessway Layout and Design

The vehicular access and circulation system of a development located on a site abutting an existing or planned transit route shall accommodate a transit stop and other associated facilities unless the Planning Director determines that transit facilities already exist to serve the needs of the development.

(l) Driveway Layout and Design

(1) Driveway Width

All driveways serving development, except single-family detached dwellings, two-family dwellings, and three-family dwellings, shall comply with the following minimum width standards:

- (A)** One-way driveways shall be at least 11 feet wide, as measured between the edges of paving in a typical tangent section that does not include corner radii.
- (B)** Two-way driveways shall be at least 22 feet wide, as measured between the edges of paving in a typical tangent section that does not include corner radii.

1	(2) Dead-End Driveway Length	29	(ii) Planted material within the median is limited to
2	Driveways that do not connect back to a street shall be no	30	minor shade trees, shrubs, ground cover, and
3	longer than 150 feet unless they include adequate	31	grass; and
4	provision for fire trucks to turn around, as approved by the	32	(iii) The minimum driveway width is maintained for
5	Fire Chief.	33	each travel and turning lane.
6	(3) Driveway Intersections	34	(m) Vehicle Stacking Space
7	Driveway intersections shall also comply with the following	35	(1) For Drive-through and Related Uses
8	standards:	36	(A) Required Number of Stacking Spaces
9	(A) Alignment	37	In addition to meeting the off-street parking standards
10	To the maximum extent practicable, driveway	38	in Table 27-6305(a): Minimum Number of Off-Street
11	intersections along a street shall line up with existing	39	Parking Spaces, uses with drive-through facilities and
12	or approved driveway, parking lot drive aisle, or	40	other auto-oriented uses where vehicles queue up to
13	roadway intersections on the opposite side of the	41	access a service facility shall provide at least the
14	street.	42	minimum number of stacking spaces established in
15	(B) Proximity to Adjoining Land	43	Table 27-6206(m)(1)(A): Minimum Stacking Spaces for
16	Except for shared driveways provided in accordance	44	Drive-Through Facilities and Related Uses.
17	with Section 27-6206(d)(3), Shared Driveways,		
18	driveway intersections shall be spaced from an		
19	adjoining property line by at least two feet or such		
20	greater distance as is needed to avoid encroachment		
21	of the driveway radius onto the adjacent property or		
22	interference with safe use of a driveway on the		
23	adjoining property.		
24	(C) Medians in Driveway Entrances		
25	Medians may be incorporated at driveway entrances		
26	provided:		
27	(i) No signage is included within the median other		
28	than traffic signs and a single monument sign;		

Table 27-6206(m)(1)(A): Minimum Stacking Spaces for Drive-Through Facilities and Related Uses		
Use or Activity [1]	Minimum Number of Stacking Spaces	Measured From
Bank or financial Institution, with drive-through service or with automated teller machine (ATM) as an accessory use	3 per lane	Teller window or teller machine
Gas station	1	Each end of the outermost gas pump island
Gated driveway (for any principal use)	3	Gate
Nursing or care home	3	Building entrance
Recycling collection center	3 per bay	Bay entrance
Personal Vehicle Repair and Maintenance, specifically with car wash and auto detailing, automatic	6 per bay	Bay entrance
Personal Vehicle Repair and Maintenance, specifically with car wash and auto detailing, self-service	2 per bay	Bay entrance
Consumer goods establishment, with drive-through service	4 per lane	Window
All personal service uses with drive-through service	4 per lane	Window
Personal Vehicle Repair and Maintenance, specifically with oil change/lubrication shop	3 per bay	Bay entrance
Restaurant, quick-service, with drive-through service [2]	6	Order box
School, private, not located in RTO, LTO, TAC or NAC zones	6 spaces	Primary Building entrance, if this is the primary location for student pick-up/drop-off
	8 spaces	Designated student waiting area, if this is the primary location for student pick-up/drop-off

Table 27-6206(m)(1)(A): Minimum Stacking Spaces for Drive-Through Facilities and Related Uses		
Use or Activity [1]	Minimum Number of Stacking Spaces	Measured From
Other	Uses not specifically listed are determined by the Planning Director based on standards for comparable uses, or alternatively based on a parking demand study	
NOTES: [1] See Part 27-5: Use Regulations. [2] Restaurants with drive-through service shall provide at least four additional stacking spaces between the order box and the pick-up window.		

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(B) Design and Layout

Required stacking spaces are subject to the following design and layout standards:

- (i) Stacking spaces shall be a minimum of 10 feet wide and 20 feet long;
- (ii) Stacking spaces shall not impede on-site or off-site vehicular traffic movements or movements into or out of off-street parking spaces;
- (iii) Stacking spaces shall not impede onsite or offsite bicycle or pedestrian traffic movements; and
- (iv) Stacking spaces shall be separated from other internal driveways by raised medians if the DPIE Director (for public streets) or Planning Director (for private streets) determine the medians to be necessary for traffic movement and safety.

(2) For Vehicular Parking Area (Parking Lot) Entrance Driveways

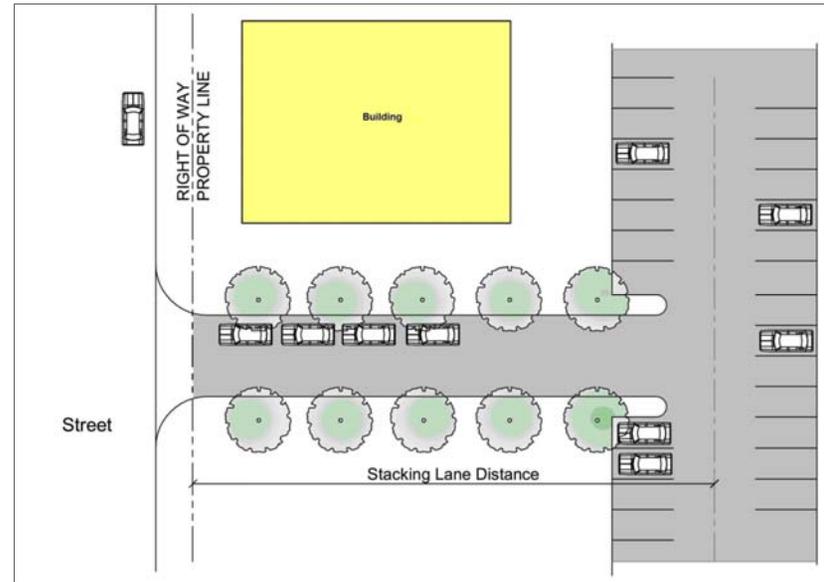
Nonresidential and mixed-use development (excluding industrial uses) shall provide stacking lanes between the edge of the street right-of-way and entrances into off-street parking areas in accordance with the minimum stacking lane distance established in Table 27-6206(m)(2).a: Minimum Stacking Lane Distance for Vehicular Parking Area Entrance Driveway (see Figure 27-6206(m)(2).b: Measurement of Stacking Lane Distance for Vehicular Parking Area Entrance Driveway). In the event the number of parking spaces requires a stacking lane distance of 150 feet or greater, this requirement will supersede that of Section 27-6206(l)(2), Dead-End Driveway Length.

Table 27-6206(m)(2).a: Minimum Stacking Lane Distance for Vehicular Parking Area Entrance Driveway

Number of Off-Street Parking Spaces [1]	Minimum Stacking Lane Distance (ft) [2]
1 - 49	25
50 - 249	50
250 - 499	100
500 or more	100 + 15 ft for every additional 50 spaces beyond 500

NOTES:
 [1] Entrances into parking structures may be credited towards the stacking lane distance standard provided the parking structure entrance is accessed from a development driveway and not a primary drive aisle.
 [2] Stacking lane distance is measured from the intersection of the driveway with the street right-of-way, along the centerline of the stacking lane, to its intersection with the centerline of the first entrance into a parking area or other internal intersecting driveway.

Figure 27-6206(m)(2).b: Measurement of Stacking Lane Distance for Vehicular Parking Area Entrance Driveway



27-6207. Pedestrian Access and Circulation

(a) Required Pedestrian Access

(1) General Pedestrian Access

All new development subject to this Section shall be served by an internal pedestrian circulation system (including sidewalks, pedestrian paths, and/or trails) that permits safe, convenient, efficient, and orderly movement of pedestrians among the following origin and destination points within the development, as well as between the adjoining parts of an existing or planned external, community-wide pedestrian circulation system and any

1	adjoining transit stops, bus stops, public parks, greenways,	30
2	schools, community centers, and shopping areas:	31
3	(A) The primary entrance(s) of principal buildings (or	32
4	the buildable area of lots, for subdivisions);	33
5	(B) Off-street parking bays;	34
6	(C) Any designated or planned transit stations or bus	35
7	stops and shelters (on-site or on an adjacent	36
8	street); and	37
9	(D) Recreation facilities and other common use	38
10	areas and amenities.	39
11	(2) Sidewalks Required	40
12	(A) All new development subject to this Section,	41
13	except for development fronting a rural road, or	42
14	single-family subdivisions where the density is 1	43
15	dwelling unit per 2 acres or less, shall install	44
16	sidewalks on both sides of all streets having curb	45
17	and gutter construction within the development	46
18	site and along the entire frontage of the	47
19	development site with an existing street (unless	48
20	an existing sidewalk meeting County standards is	49
21	already in place).	50
22	(B) Where a development site fronts an existing	51
23	street with insufficient right-of-way width to	52
24	accommodate installation of a required sidewalk	53
25	along the frontage, the developer shall install a	54
26	sidewalk on the development site within a	55
27	dedicated widening of the right-of-way or	56
28	dedicated public easement running parallel and	57
29	adjacent to the public street.	58
		59
		60
		61

(C) The Planning Director may waive or modify the requirement for sidewalks where the applicant clearly demonstrates that such sidewalks are impractical or infeasible due to the presence of topographic conditions or natural features, such as steep grades that do not allow connections to be made without stairs.

(b) Pedestrian Connectivity

All new multifamily, townhouse, nonresidential, and mixed-use development shall comply with the following standards:

(1) The internal pedestrian circulation system shall be designed to allow for pedestrian walkway cross-access between the development’s buildings and parking areas and those on adjoining lots containing a multifamily, townhouse, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow multifamily residential, nonresidential, or mixed-use development (including land in the Residential, Transit-Oriented/Activity Center, and Nonresidential base and PD zones).

(2) The Planning Director may waive or modify the requirement for pedestrian cross-access where the applicant clearly demonstrates that such cross-access is impractical or infeasible due to police concerns about through-traffic routes complicating law enforcement, Environmental Site Design requirements, or the presence of any of the following at the point(s) where through-connections would otherwise be required: topographic conditions, natural features, visual obstructions or parking space locations that create traffic hazards, or the existence of mature or protected trees.

1 (3) Easements allowing cross-access to and from properties 32
2 served by a pedestrian cross-access, along with 33
3 agreements defining maintenance responsibilities of
4 landowners, shall be recorded with the Land Records of
5 Prince George's County before issuance of a building
6 permit for the development.

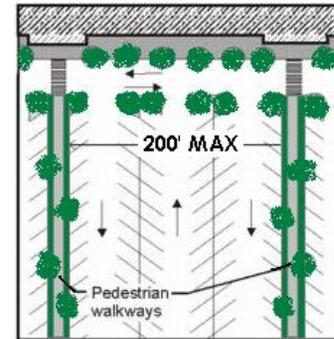
7 (4) Pedestrian Walkways through Large Vehicular
8 Parking Areas and Parking Garages

9 (A) General Standards

10 (i) All vehicular parking areas and parking 34
11 structures containing more than 150 parking 35
12 spaces shall provide a clearly identified and 36
13 protected pedestrian path between parking 37
14 areas and the primary pedestrian entrance(s) to 38
15 the building(s) served by the parking areas, or to 39
16 a pedestrian walkway providing direct access 40
17 from the furthest extent of the parking area to 41
18 the primary building entrance(s).

19 (ii) Vehicular parking areas containing more than 42
20 150 parking spaces shall, at a minimum, include 43
21 one pedestrian walkway every 6 parallel parking 44
22 rows (every three double-row parking bays) or 45
23 every 200 feet, whichever is the lesser 46
24 dimension (see Figure 27-6207(b)(4): Walkways 47
25 Through Vehicular Parking Area). The pedestrian 48
26 walkway shall be constructed of a paved surface 49
27 with concrete similar to that used for sidewalk 50
28 standards for public streets. Other hardscape 51
29 materials, such as brick pavers, may be used 52
30 provided that they allow smooth surfaces along 52
31 pedestrian paths and at vehicle crossings. 53

Figure 27-6207(b)(4): Pedestrian Walkways Through Vehicular Parking Area



(iii) Pedestrian walkways providing access between vehicular parking areas and associated buildings may be extended to provide the connections to abutting street sidewalks or to adjoining development required by Section 27-6207(a)(1), General Pedestrian Access, and Section 27-6207(b), Pedestrian Connectivity.

(B) Walkway Standards

Required pedestrian walkways shall:

- (i) Be at least five feet wide in Residential base zones and six feet wide in the Transit-Oriented/Activity Center and Nonresidential base zones, unless expressly stated otherwise in those zone regulations;
- (ii) Be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals; and

1	(iii) Provide lighting similar to the lighting standards	30	(D) Connections to any recreational amenities	30
2	for residential streets established in the Prince	31	internal to the development, such as open space.	
3	George’s County Specifications and Standards	32		
4	for Roadways and Bridges or other standards in	33		
5	Subtitle 23.	34		
6	27-6208. Bicycle Access and Circulation	35	(2) Required Bikeway Network Improvements	
7		36		
8	(a) Required Bicycle Access	37	(A) All new development subject to this Section shall	
9		38	be required to install bike lanes, bike paths, or	
10	(1) Internal and Adjoining Bicycle Access	39	other bicycle improvements. Additional bikeway	
11		40	network improvements are encouraged where	
12	All new development subject to this Section shall provide	41	appropriate, such as within large development	
13	for internal bicycle circulation such that bicycle access to	42	sites and to provide additional connections to	
14	the development’s primary use is safe, convenient and	43	nearby bicycle routes. The facilities shall be	
15	intuitive, specifically by providing the following, in	44	established in part, through an agreement	
16	coordination with the Department of Public Works and	45	and/or easements which include assurances for	
17	Transportation, State Highway Administration, or a	46	their maintenance.	
18	municipality with jurisdiction over the streets.	47		
19		48	(B) The Planning Director may, for private streets or,	
20	(A) Bicycle parking facilities required by Section 27-	49	when advised by the permitting agency, for	
21	6309, Bicycle Parking Standards, in areas near	50	public streets, waive or modify the requirement	
22	the primary entrance(s) of principal buildings (or	51	for bike lanes, bike paths, or other bicycle	
23	the buildable area of lots, for subdivisions) for	52	improvements where the applicant clearly	
24	bicycle storage;	53	demonstrates that the facilities are impractical	
25		54	or infeasible due topographic conditions, natural	
26	(B) Connections to any adjacent existing or planned	55	features, or visual obstructions that create	
27	(identified in the applicable Area Master Plan or	56	hazards.	
28	Sector Plan, or in the Countywide Master Plan of	57		
29	Transportation) on-street or off-street bicycle	58	(C) Where a development site fronts an existing	
	facilities outside the development, or internal	59	street with insufficient right-of-way width to	
	bicycle systems in adjacent developments;	60	accommodate installation of a required bike	
			path along the frontage, the applicant may install	
	(C) Connections to any designated or planned rail		a bike path on the development site, within a	
	transit or bus stops and shelters (on-site or on an		public easement running parallel and nearby the	
	adjacent street); and		public street. Such bicycle paths shall not be	
			restricted from public use and shall allow	
			physical passage at all times.	

1	(b) Bicycle Connectivity Between Developments	31
2	All new multifamily, townhouse, nonresidential, and mixed-use	32
3	development shall comply with the following standards:	33
4	(1) Any internal bicycle circulation system shall be designed	34
5	and constructed to provide bicycle cross-access	35
6	between it and any internal bicycle circulation system	36
7	on adjoining parcels containing a multifamily,	37
8	townhouse, nonresidential, or mixed-use development,	38
9	or to the boundary of adjoining vacant land zoned to	39
10	allow townhouse, multifamily, nonresidential, or mixed-	40
11	use development (including land in the Residential,	41
12	Transit-Oriented/Activity Center, and Nonresidential	42
13	base and PD zones).	43
14	(2) The Planning Director may waive or modify the	44
15	requirement for bicycle cross-access on determining	45
16	that such cross-access is impractical or undesirable for	46
17	typical bicyclists' use due to the presence of topographic	47
18	conditions, natural features, or safety factors.	48
19	Undesirable conditions shall be defined as those limiting	49
20	mobility for bicycles as a form of transportation, such as	50
21	steep grades, narrow connections bounded on both	51
22	sides by walls or embankments, or limited visibility	52
23	when straight-line connections are not achievable.	53
24	(3) Easements allowing cross-access to and from lands	54
25	served by a bicycle cross-access, along with agreements	55
26	between owners of lands that provide and are served by	56
27	the cross-access defining the owners' maintenance	57
28	responsibilities, shall be recorded with the Land Records	58
29	of Prince George's County before issuance of a building	59
30	permit for the development.	

(c) General Bikeway Layout and Design

(1) Off-Street Bicycle Facilities

Required bicycle paths shall:

- (A)** Allow two-way bicycle circulation;
- (B)** Be at least ten (10) feet wide and surfaced with a smooth-surface (such as hot-mix asphalt), durable, and dustless material;
- (C)** Be distinguishable from vehicular traffic lanes they cross by painted markings, a change in pavement material or color, raised paving height, decorative bollards, and/or flashing caution signals; and
- (D)** Provide lighting similar to the lighting standards for residential streets established in the Prince George's County Specifications and Standards for Roadways and Bridges or other standards in Subtitle 23 of the County Code.

(2) On-Street Bicycle Facilities

Required bike lanes shall be designed and provided in accordance with the cross-section, paving, and other standards applicable to the roadways of which they are a part.

(d) Waiver

The Planning Director may waive all or part of the standards in this Subsection for private streets if it is demonstrated that bicycle access and circulation is not needed in the proposed development due to an established bicycle facility already within or abutting the development, or that compliance with the required bicycle improvements is impracticable because

1 topography, natural features, or the facilities or will create
2 significant risks of harm to bicyclists.

3 **Sec. 27-6300 Off-Street Parking and** 4 **Loading**

5 **27-6301. Purpose and Intent**

6 The purpose of this Section is to ensure provision of off-street parking
7 and loading facilities in proportion to the generalized parking and
8 loading demand of the different zones and different uses allowed by
9 this Ordinance. The standards in this Section are intended to provide
10 for adequate off-street parking and loading while supporting transit-
11 oriented development and walkable areas in appropriate locations,
12 and allowing the flexibility needed to accommodate alternative
13 parking solutions. The standards are also intended to achieve County
14 policies of supporting redevelopment of commercial corridors,
15 accommodating appropriate infill development, and avoiding
16 excessive paved surface areas.

17 **27-6302. Applicability**

18 In addition to projects that may be subject to this Section pursuant
19 to Section 27-6104, Applicability of Development Standards, existing
20 development is subject to the following. In the event of conflict, the
21 following provisions supersede:

22 **(a) Change in Use**

- 23 **(1)** In addition, and except as identified in Section 27-
24 6302(a)(2) below, any change in use of existing
25 development shall be accompanied by provision of any
26 additional off-street parking and loading spaces
27 required for the changed use by this Section.

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- (2)** A change in use in the Transit-Oriented/Activity Center
base and PD zones and the Commercial base zones
inside the Capital Beltway, where the change in use
would increase the amount of required off-street
parking by no more than 50 percent of that required for
the original use or 40 spaces, whichever is greater, is
exempted from the off-street parking requirements of
this Section.

(3) Expansion

If an existing structure or use is expanded or enlarged (in
terms of the number of dwelling units, floor area, or seating
capacity), any additional off-street parking and loading
spaces that may be required shall be provided in
accordance with the requirements of this Section as applied
only to the expanded or enlarged part of the structure or
use.

(4) Upgrading of Nonconforming Parking

Nonconforming parking facilities on the site of an enlarged,
expanded, or altered structure or use area shall comply
with the requirements of this Section in accordance with
the standards of Part 27-7, Nonconforming Buildings,
Structures, Uses, Lots, and Signs.

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50 **27-6303. Parking Plan or Site Plan Required**

51 All development applications subject to review for compliance with
52 the standards of this Section shall include a parking plan, unless a site
53 plan meeting the requirements of this Subsection is submitted. A
54 parking plan may be combined with the circulation plan required in
55 Section 27-6204, Circulation Plan or Site Plan Required, for
56 developments meeting the threshold required in that Section. A
57 parking plan may also be combined with the alternative parking plan

1 required by Section 27-6307(a), General; Alternative Parking Plan, 31
2 should the applicant wish to seek off-street parking alternatives. The 32
3 parking plan or site plan shall accurately designate the number and 33
4 location of required parking spaces, access aisles, and driveways, and 34
5 the relation of the off-street parking facilities to the development 35
6 they are designed to serve, including how the parking facilities 36
7 coordinate with the pedestrian, bicycle, transit, and vehicular 37
8 circulation systems for the development. In addition, the parking plan 38
9 or site plan shall accurately designate the location and design of 39
10 sidewalks, bike paths, pedestrian or bicycle pavement striping, and 40
11 any other pedestrian or bicycle pathways. 41

12 **27-6304. General Standards for Off-Street** 42 13 **Parking and Loading Areas** 43

14 **(a) Use of Parking and Loading Areas** 44

15 **(1) General** 45

16 Off-street parking areas required by this Section shall be 46
17 used solely for the parking of licensed motorized vehicles in 47
18 operating condition. Required parking spaces and loading 48
19 berths may not be used for the display of goods for sale 49
20 (except for food truck hubs operating pursuant to Subtitle 50
21 5 of the County Code, farmers' markets, and flea markets), 51
22 or the sale, lease, storage, dismantling, or service of any 52
23 vehicles, boats, motor homes, campers, mobile homes, 53
24 building materials, equipment, or supplies. 54

25 **(2) Identified as to Purpose and Location** 55

26 Except for single-family dwellings, off-street parking areas 56
27 and off-street loading areas shall include painted lines, 57
28 wheel stops, or other methods of identifying individual 58
29 parking spaces and loading berths and distinguishing such 59
30 spaces or berths from aisles. Specific dimensional and

marking standards are defined in Section 27-6304(d),
Markings.

(b) Surfacing

(1) General

(A) Except as provided for in Section 27-
6304(b)(1)(B) and Section 27-6304(b)(2) below,
all off-street parking and loading areas shall be
surfaced with asphalt, concrete, brick, stone,
pavers, or an equivalent hard, dustless, and
bonded surface material. Use of surfacing that
includes recycled materials (e.g., glass, rubber,
used asphalt, brick, block, and concrete) is
encouraged. These surfaces shall be maintained
in a smooth, well-graded, clean, orderly, and
dust-free condition.

(B) Parking for uses in the Rural and Agricultural
base zones may be allowed on non-engineered
surfaces of grass, gravel, dirt or similar materials,
provided, the following uses shall comply with
Section 27-6304(b)(1)(A) above:

- (i)** Agricultural research facilities;
- (ii)** Farm supply sales or farm machinery/implement
sales, rental, or repair; and
- (iii)** Cemeteries.

(2) Pervious or Semi-pervious Surfacing

The use of pervious or semi-pervious parking lot surfacing
materials—including, but not limited to—pervious asphalt
and concrete, open-joint pavers, and reinforced
grass/gravel/shell grids, is encouraged. Any pervious or

1 semi-pervious surfacing used for aisles within or driveways 20
2 to parking and loading areas shall be certified as capable of 21
3 accommodating anticipated traffic loading stresses and 22
4 maintenance impacts. Where possible, such materials 23
5 should be used in areas proximate to and in combination 24
6 with on-site stormwater control devices (see Figure 27- 25
7 6304(b)(2): Use of Pervious Materials in a Parking Lot). 26

8 **Figure 27-6304(b)(2): Use of Pervious Materials in a** 27
9 **Parking Lot** 28



10
11 **(c) Location and Arrangement**

12 **(1) Safe and Convenient Access**

13 **(A)** Off-street parking and loading areas shall be 43
14 arranged for convenient access between an 44
15 adjacent street and all parking spaces and 45
16 loading berths to facilitate ease of mobility, 46
17 ample clearance, and safety of vehicles and 47
18 pedestrians. Each off-street parking space and 48
19 loading berth shall have adequate, unobstructed 49

means for the ingress and egress of vehicles, and connect to a public street.

(B) Except for off-street parking areas serving single-family detached, two-family, and three-family dwellings, off-street parking areas shall be arranged so no parking or maneuvering incidental to parking shall occur on a public street or sidewalk.

(C) Except for off-street parking areas serving single-family detached, two-family, and three-family dwellings, off-street parking areas shall be arranged so an automobile may be parked or un-parked without having to move another automobile, unless within an automated or mechanical parking deck or garage, or part of valet or tandem parking in accordance with Section 27-6307, Off-Street Parking Alternatives.

(D) Off-street loading areas shall be arranged so no loading berth extends into the required aisle of a parking lot.

40 **(2) Backing onto Streets Prohibited**

41 Except for parking areas serving single-family detached, 42
43 townhouse, two-family, and three-family dwellings, all off- 44
45 street parking and loading areas shall be arranged so that 46
no vehicle is required to back out from such areas directly 47
onto a street. 48

46 **(d) Markings**

47 **(1)** Each required off-street parking area and space, and 48
49 each off-street loading area and berth, shall be 49
identified by surface markings that are arranged to

1 provide for orderly and safe loading, unloading, and 30
2 parking of vehicles. Such markings—including striping, 31
3 directional arrows, lettering on signs and in 32
4 handicapped-designated areas, and labeling of the 33
5 pavement—shall be maintained so as to be readily 34
6 visible at all times. The following uses are exempt from 35
7 the requirements to mark parking and loading areas: 36
8 (A) Single-family detached dwellings; 37
9 (B) Two-family dwellings; 38
10 (C) Three-family dwellings; and 39
11 (D) Uses in the Rural and Agricultural base zones, 40
12 other than agricultural research facilities; farm 41
13 supply sales or farm machinery/implement sales, 42
14 rental, or repair; and cemeteries. 43
15 (2) One-way and two-way accesses into parking facilities 44
16 shall be identified by directional arrows. Any two-way 45
17 access where parking is located at any angle other than 46
18 90 degrees to a street shall be marked with a traffic 47
19 separation stripe running the length of the access. This 48
20 requirement does not apply to parking lot drive aisles. 49
21 (e) Exterior Lighting 50
22 Lighted off-street parking and loading areas shall comply with 51
23 the standards of Section Sec. 27-6700, Exterior Lighting. 52
24 (f) Wheel Stop Requirements 53
25 (1) Off-street parking areas, except for below-grade or 54
26 completely enclosed garages, shall comply with the 55
27 landscaping standards of the Landscape Manual. 56
28 (2) Any parking space in a gravel, crushed stone, or similar 57
29 material lot, at the edge of a parking lot where the

parking surface is adjacent to a downward slope of more than five percent, or at the edge of a parking lot where the parking surface ends at a concrete curb or vertical divider, shall include a permanently anchored wheel stop installed at the end of the parking space opposite the drive aisle.

(3) Wheel stops, when used, shall be made of concrete, metal, or other material of comparable durability, and shall be at least six feet long and at least six inches high.

(g) Accessible Parking for Persons with Physical Disabilities

Development providing off-street parking spaces shall ensure that a portion of the total number of off-street parking spaces shall be specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in the Federal Americans with Disabilities Act Accessibility Guidelines.

(h) Maintained In Good Repair

(1) Maintained at All Times

All off-street parking and loading areas shall be maintained in safe condition and good repair at all times so as not to constitute a hazard to public safety or a visual or aesthetic nuisance to surrounding land.

(i) Large Vehicular Use Areas (300 or More Spaces)

Vehicular use areas containing 300 or more parking spaces, whether developed at one time or in phases, shall be configured in accordance with the following standards:

1 **(1) Primary Drive Aisle**

2 **(A)** Primary drive aisles within vehicular use areas
3 shall be designed to appear as an extension of
4 the public street network extending from the
5 public right-of-way along the full length of the
6 primary facades of structures being served by
7 the drive. The primary drive aisle(s) shall comply
8 with the following standards (see Figure 27-
9 6304(i)(1): Location of Primary Drive Aisle):

10 **(B)** Have a minimum cross-section width between
11 curbs to serve two travel lanes and
12 accommodate parallel parking spaces along both
13 sides of the drive aisle in areas not needed for
14 turning movements;

15 **(C)** Be striped to designate parallel parking spaces,
16 where appropriate;

17 **(D)** Include a sidewalk or curb-delineated pedestrian
18 path along the front façade of a building when
19 the drive aisle is aligned parallel to that building
20 façade; and

21 **(E)** Provide shade trees along both sides of the
22 primary drive aisle.

23 **Figure 27-6304(i)(1): Location of Primary Drive Aisle**



24
25 **(2) Pedestrian Pathways**

26 The vehicular use area shall provide fully-separated,
27 improved pedestrian pathways that (see Figure 27-
28 6304(i)(2): Example of Pedestrian Pathways):

29 **(A)** Are provided, at a minimum, every six parallel
30 parking rows (every three double-row parking
31 bays) or every 200 feet, whichever is the lesser
32 dimension;

33 **(B)** Are enhanced with planted landscaping strips;

34 **(C)** Include, to the maximum extent practicable, a
35 pathway aligned with and perpendicular to the
36 primary entrance into the building served by the
37 parking lot;

- 1 (D) Are paved with asphalt, cement, brick or stone
2 pavers, or other comparable material;
- 3 (E) Are of contrasting color or materials when
4 crossing drive aisles;
- 5 (F) Are in compliance with applicable State and
6 Federal requirements while at a minimum are at
7 least four feet wide when located within planting
8 strips, and ten feet wide when crossing drive
9 aisles;
- 10 (G) Connect to all existing or planned adjacent
11 transit facilities; and
- 12 (H) Provide safe and efficient pedestrian access to
13 the use they serve.

14 **Figure 27-6304(i)(2): Examples of Pedestrian Pathways**



15

16 **27-6305. Off-Street Parking Space Standards**

17 **(a) Minimum Number of Off-Street Parking Spaces**

18 Except as otherwise provided for multiple use developments
19 (see Section 27-6305(c) below), new development or a change
20 in use or expansion shall provide the minimum number of off-
21 street parking spaces in accordance with Table 27-6305(a),
22 Minimum Number of Off-Street Parking Spaces, based on the
23 principal use(s) involved and the extent of development.
24 Interpretation of the off-street parking space standards for uses
25 with variable parking demands or unlisted uses is provided in
26 Section 27-6305(b), Unlisted Uses.

1

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
Agriculture/ Forestry Uses	Agriculture	Not applicable					1.0 per 1,000 SF GFA of office or sales area	1.0 per 1,000 SF GFA of office or sales area
	Community garden	No minimum						
	Forestry	Not applicable					No minimum	No minimum
	Keeping of horses or ponies	Not applicable					No minimum	No minimum
	Medical cannabis grower and/or processor	Not applicable					1.0 per 600 SF up to 3,000 SF GFA; then 1.0 per additional 3,000 SF GFA	1.0 per 600 SF up to 3,000 SF GFA; then 1.0 per additional 3,000 SF GFA
	Urban agriculture	No minimum						
	All similar uses	Not applicable					1.0 per 500 SF GFA display area	1.0 per 400 SF GFA display area
Agriculture/ Forestry Related Uses	Agriculture research facility	Not applicable					No minimum	No minimum
	Equestrian center	Not applicable					No minimum	No minimum
	Farm-based alcohol production	Not applicable					1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA
	Farm market	Not applicable					2.0 spaces	3.0 spaces
	Farm supply sales or farm machinery/implement sales, rental, or repair	Not applicable					1.0 per 2,500 SF GFA of gross outdoor display area	1.0 per 2,500 SF GFA of gross outdoor display area
	Food hub	Not applicable					1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA
	Riding stable	Not applicable					1.0 per 2 stalls	1.0 per 2 stalls

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
	Sawmill	Not applicable					1.0 spaces per 5,000 SF GFA office area	1.0 spaces per 5,000 SF GFA office area
	All similar uses							
Open Space Uses	Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area	No minimum						
	All similar uses							
Household Living Uses	Artists' residential studios	No minimum	0.75 per DU	1.0 per DU	0.75 per DU	1.5 per DU	1.0 per DU	1.5 per DU
	Conversion of a single-family detached dwelling							
	Dwelling, live-work	Not applicable	1.0 per DU	Not applicable	1.0 per DU	1.0 per DU	2 per DU	2 per DU
	Dwelling, multifamily	No minimum	1.0 per DU (all studio and 1 BR) to 1.35 per DU (all other unit types)	1.0 per DU (all studio and 1 BR) to 1.2 per DU (all other unit types)	1.0 per DU (all studio and 1 BR) to 1.35 per DU (all other unit types)	1.0 per DU (all studio and 1 BR) to 1.35 per DU (all other unit types)	1.5 per DU	2.0 per DU
	Dwelling, single-family detached	Not applicable					1.5 per DU	2.0 per DU
	Dwelling, three-family	No minimum	1.0 per DU	1.0 per DU	1.2 per DU	1.0 per DU	1.2 per DU	1.5 per DU
	Dwelling, townhouse	Not applicable	1.0 per DU	No minimum	1.5 per DU	1.5 per DU	2.0 per DU	2.0 per DU
	Dwelling, two-family	Not applicable					1.5 per DU	2.0 per DU
	Elderly housing (single-family attached dwellings)							

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces

Principal Use Category	Principal Use Type	Off-Street Parking Standards							
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County	
		Core	Edge	Core	Edge				
	Manufactured home park	Not applicable					1.5 per DU	2.0 per DU	
	Mobile home	Not applicable					1.5 per DU	2.0 per DU	
	All similar uses								
Group Living Uses	Apartment housing for elderly or physically handicapped families								
	Assisted living facility	≤ 8 elderly or handicapped residents	No minimum	1.0 per 8 beds	1.0 per 8 beds	1.0 per 4 beds	1.0 per 8 beds	1.0 per 4 beds	1.0 per 4 beds
		> 8 elderly or handicapped residents	No minimum	1.0 per 4 beds and 1.0 per 500 SF GFA of general office space	1.0 per 4 beds and 1.0 per 500 SF GFA of general office space	1.0 per 4 beds and 1.0 per 500 SF GFA of general office space	1.0 per 4 beds and 1.0 per 500 SF GFA of general office space	1.0 per 4 beds and 1.0 per 500 SF GFA of general office space	1.0 per 4 beds and 1.0 per 500 SF GFA of general office space
	Boarding or rooming house	No minimum	1.0 per 500 SF GFA of support space	0.5 spaces per 2 guest rooms + 1.0 per 500 SF GFA of support space		1.0 per 2 guest rooms + 1.0 per 500 SF GFA of support space	1.5 per 2 guest rooms + 1.0 per 500 SF GFA of support space	1 per guest room	
	Congregate living facility								
	Continuing care retirement community	Not applicable	1.0 per 5 residents	Not applicable	1.0 per 4 residents				
	Convent or monastery	Not applicable					1.0 per 4 residents	1.0 per 4 residents	

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
	Fraternity or sorority house	Not applicable					1.0 per 3 residents; 1.0 per 4 residents if within one-quarter mile of designated college or university campus	1.0 per 3 residents
	Group residential facility	Not applicable	1.0 per 2 units	No minimum	1.0 per 2 units	1.0 per 2 units	1.5 per 2 units	1.5 per 2 units
	Planned retirement community							
	Private dormitory	0.75 spaces per leased occupant if parking is included in lease agreements; 0.5 spaces per leased occupant if parking is not included in lease agreements and must be rented separately						
	All similar uses							
Communication Uses	Broadcasting studio and Newspaper/periodical printing establishment	1.0 per 400 SF GFA and 1.0 space per 4 seats of audience seating				1.0 per 400 SF GFA and 1.0 space per 4 seats of audience seating	1.0 per 400 SF GFA and 1.0 space per 4 seats of audience seating	
	Tower, pole, monopole or antenna	No minimum				No minimum	No minimum	
	All similar uses	Not applicable				No minimum	No minimum	
Community Service Uses	Adaptive use of a Historic Site							
	Adult care facility	Not applicable					1.0 per 4 occupants	1.0 per 3 occupants
	Community center/facility	No minimum	1.5 per 1,000 SF GFA	1.5 per 1,000 SF GFA	2.0 per 1,000 SF GFA	1.5 per 1,000 SF GFA	3.0 per 1,000 SF GFA	3.0 per 1,000 SF GFA
	Cultural facility	No minimum	1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	3.0 per 1,000 SF GFA	3.0 per 1,000 SF GFA

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
	Day care center for children	No minimum	1.0 per 20 children	1.0 per 20 children	1.0 per 12 children	1.0 per 20 children	1.0 per 10 children	1.0 per 10 children
	Eleemosynary or philanthropic institution	1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	3.0 per 1,000 SF GFA	3.0 per 1,000 SF GFA
	Emergency services facility	No minimum	1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	3.0 per 1,000 SF GFA	3.0 per 1,000 SF GFA
	Family child care home, large							
	Family child care home, small							
	Place of worship	1.0 per 4 seats	1.0 per 4 seats	1.0 per 4 seats	1.0 per 4 seats	1.0 per 4 seats	1.0 per 4 seats	1.0 per 4 seats
	All similar uses	No minimum	1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	3.0 per 1,000 SF GFA	3.0 per 1,000 SF GFA
Educational Uses	Adaptive reuse of a surplus public school							
	College or university	No minimum	1.0 per 3 faculty/FTE	1.0 per 3 faculty/FTE	1.0 per 3 faculty/FTE	1.0 per 3 faculty/FTE plus 1 space per 1,000 SF GFA classroom and research space	1.0 per 2 faculty/FTE plus 1 space per 1,000 SF GFA classroom and research space	1.0 per 2 faculty/FTE plus 1 space per 500 SF GFA classroom and research space
	Private school	No minimum	1.0 per 10 students (design capacity) under 10 th grade; 1.0 per 2 students 10 th grade and above	K-9: 1 space per 3 employees; Others: 1 space per 3 faculty	1.0 per 10 students (design capacity) under 10 th grade; 1.0 per 2 students 10 th grade and above	1.0 per 8 students (design capacity) under 10 th grade; 1.0 per 2 students 10 th grade and above	1.0 per 8 students (design capacity) under 10 th grade; 1.0 per 2 students 10 th grade and above	1.0 per 6 students (design capacity) under 10 th grade; 1.0 per 2 students 10 th grade and above

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
	Vocational or trade school	No minimum	1 space per 6 persons (enrolled)	1 space per 6 persons (enrolled)	1 space per 3 persons (enrolled)	1 space per 6 persons (enrolled)	1 space per 3 persons (enrolled)	1 space per 3 persons (enrolled)
	Water-dependent research facility operated by a government or educational institution	Not applicable					2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
	All similar uses							
Health Care Uses	Hospital	No minimum	1 space per 2 beds	1 space per 2 beds	1 space per bed	1 space per 2 beds	1 space per bed	1 space per bed
	Health campus							
	Medical or dental office or lab	No minimum	1.0 per 500 SF GFA	1.0 per 1,000 SF GFA	1.0 per 500 SF GFA	1.0 per 400 SF GFA	1.0 per 400 SF GFA; 1.0 per 200 SF GFA when in a single-family dwelling	1.0 per 250 SF GFA; 1.0 per 200 SF GFA when in a single-family dwelling
	Medical/residential campus							
	Methadone treatment center	Not applicable					1.0 space per 1,000 SF GFA and 1.0 space per employee	1.0 space per 1,000 SF GFA and 1.0 space per employee
	Nursing or care home	No minimum	1.0 per 8 beds	1.0 per 8 beds	1.0 per 4 beds	No minimum	1.0 per 4 beds	1.0 per 4 beds
	All similar uses							
Transportation Uses	Airfield, Airpark, Airport, or heliport	Not applicable					No minimum	No minimum
	Airstrip, private	Not applicable					1.0 space per airplane tie-down space	
	Park and ride facility	To be determined by public transit agency plans and desired transit service levels at facility.						
	Parking facility	Not applicable						

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
	Parking of commercial vehicles							
	Transit station or terminal	To be determined by public transit agency plans and desired transit service levels at facility.						
	All similar uses							
Utility Uses	Solar energy systems, large-scale	Not applicable					1.0 per 500 SF GFA (office facilities)	1.0 per 500 SF GFA (office facilities)
	Public utility uses or structures, major	Not applicable					1.0 per 500 SF GFA (office facilities)	1.0 per 500 SF GFA (office facilities)
	Public utility uses or structures, minor	No minimum	No minimum	No minimum	1.0 per 1,000 SF GFA (office facilities)	1.0 per 1,000 SF GFA (office facilities)	1.0 per 500 SF GFA (office facilities)	1.0 per 500 SF GFA (office facilities)
	Wind energy conversion system, large-scale	Not applicable					1.0 per 500 SF GFA (office facilities)	1.0 per 500 SF GFA (office facilities)
	All similar uses							
Adult Businesses	All adult uses	Not applicable					3.0 per 1,000 SF GFA	5.0 per 1,000 SF GFA
Animal Care Uses	Animal shelter	Not applicable	1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	1.0 per 500 SF GFA	1.0 per 1,000 SF GFA	1.0 per 500 SF GFA	1.0 per 500 SF GFA
	Kennel (regardless of lot size)	Not applicable	1.0 per 500 SF GFA	1.0 per 500 SF GFA	1.0 per 250 SF GFA	1.0 per 250 SF GFA	1.0 250 SF GFA	1.0 250 SF GFA
	Pet grooming establishment	Not applicable	1.0 per 500 SF GFA	1.0 per 500 SF GFA	1.0 per 250 SF GFA	1.0 per 250 SF GFA	1.0 250 SF GFA	1.0 250 SF GFA
	Veterinary hospital or clinic	Not applicable	1.0 per 1,000 SF GFA	Not applicable	1.0 per 500 SF GFA	1.0 per 1,000 SF GFA	1.0 per 500 SF GFA	1.0 per 500 SF GFA
	All similar uses							
	Art gallery							

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
Arts and Artisanal Production Uses	Art, photography, music, dance, yoga, pilates, or martial arts studio or schools							
	Manufacturing, artisan or maker							
	Tattoo or body piercing establishment	Not applicable					3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
	All similar uses							
Business Support Service Uses	Conference or training center	No minimum	2.0 per 1,000 SF GFA training or display space plus 1.0 per 1,000 GFA office or other administrative space	2.0 per 1,000 SF GFA training or display space plus 1.0 per 1,000 GFA office or other administrative space	3.0 per 1,000 SF GFA training or display space plus 1.0 per 1,000 GFA office or other administrative space	2.0 per 1,000 SF GFA training or display space plus 1.0 per 1,000 GFA office or other administrative space	4.0 per 1,000 SF GFA training or display space plus 2.0 per 1,000 GFA office or other administrative space	4.0 per 1,000 SF GFA training or display space plus 2.0 per 1,000 GFA office or other administrative space
	Day labor service	No minimum	2.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
	All similar uses	No minimum	2.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA			
Eating or Drinking Establishment Uses	Alcohol production facility, small-scale; shared commercial kitchen; Restaurant; and Restaurant quick-service (without drive-through)	No minimum	6.0 per 1,000 SF seating area	6.0 per 1,000 SF seating area	8.0 per 1,000 SF seating area	8.0 per 1,000 SF seating area	8.0 per 1,000 SF seating area	10.0 per 1,000 SF seating area
	Catering or food processing for off-site consumption							

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces

Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
	Restaurant, quick-service	Not applicable	Not applicable	Not applicable	1.0 per 4 seats and 1.0 per 100 SF GFA not used exclusively for storage or patron seating	Not applicable	1.0 per 4 seats and 1.0 per 100 SF GFA not used exclusively for storage or patron seating	1.0 per 4 seats and 1.0 per 100 SF GFA not used exclusively for storage or patron seating
	All similar uses	Not applicable					For catering with seating, 1.0 per 4 seats	For catering with seating, 1.0 per 4 seats
Funeral and Mortuary Service Uses	Cemetery or crematory	No minimum					3.0 spaces per acre of land used for grave space	3.0 spaces per acre of land used for grave space
	Funeral parlor or undertaking establishment							
	All other funeral and mortuary services	Not applicable	Not applicable	Not applicable	1.0 per 5 persons (legal occupancy)	Not applicable	1.0 per 4 persons (legal occupancy)	1.0 per 4 persons (legal occupancy)
Office Uses	Contractor's office	Not applicable					1.0 per 500 SF GFA	1.0 per 500 SF GFA
	Office, general business and professional	No minimum	1.0 per 500	1.0 per 400	1.0 per 300, up to 1,500 SF GFA; 1 per 400 above 1,500 SF GFA	1.0 per 300, up to 1,500 SF GFA; 1 per 400 above 1,500 SF GFA	1.0 per 300, up to 1,500 SF GFA; 1 per 400 above 1,500 SF GFA	1.0 per 300, up to 1,500 SF GFA; 1 per 400 above 1,500 SF GFA
	Office park	Not applicable					1.0 per 300, up to 1,500 SF GFA; 1 per 400 above 1,500 SF GFA	1.0 per 300, up to 1,500 SF GFA; 1 per 400 above 1,500 SF GFA
	All similar uses							

TABLE 27-6305(a): Minimum Number of Off-Street Parking Spaces

Principal Use Category	Principal Use Type	Off-Street Parking Standards							
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County	
		Core	Edge	Core	Edge				
Personal Service Uses	Massage establishment								
	Model studio	No minimum	2.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	
	All similar uses	No minimum	2.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	
Recreation/ Entertainment Uses	Amusement Park	Not applicable					Provide alternative parking plan that demonstrates overall demand is met		
	Arena, stadium, or amphitheater	Not applicable					1.0 per 5 seats	1.0 per 5 seats	
	Cinema	No minimum	1.0 per 6 seats	1.0 per 5 seats	1.0 per 5 seats	1.0 per 5 seats	1.0 per 4 seats	1.0 per 4 seats	
	Club or lodge, private	No minimum	1.0 per 800 SF GFA	1.0 per 800 SF GFA	1.0 per 500 SF GFA	1.0 per 800 SF GFA	1.0 per 500 SF GFA	1.0 per 500 SF GFA	
	Commercial recreation attraction								
	Commercial recreational facilities (privately owned) on land leased from a public agency								
	Country club	Not applicable					1.0 per 3 seats	1.0 per 3 seats	
	Entertainment establishment	No minimum	1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	6.0 per 1,000 SF GFA	10.0 per 1,000 SF GFA	
	Golf course	Not applicable					5.0 spaces per hole and 1.0 space per employee and 50 percent of spaces normally required for accessory uses		
	Golf driving range	Not applicable					1.0 per tee plus 50 percent of retail requirements for auxiliary space (pro shop, concession, etc.)		

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		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County	
		Core	Edge	Core	Edge				
	Nightclub	No minimum	1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	6.0 per 1,000 SF GFA	10.0 per 1,000 SF GFA	
	Nonprofit recreational use								
	Performance arts center	No minimum	1.0 per 6 seats	1.0 per 5 seats	1.0 per 5 seats	Not applicable	1.0 per 4 seats	1.0 per 4 seats	
	Racetrack	Not applicable					Provide alternative parking plan that demonstrates overall demand is met		
	Racetrack, pari-mutuel								
	Recreation facility, indoor	No minimum	3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	5.0 per 1,000 SF GFA	5.0 per 1,000 SF GFA	6.0 per 1,000 SF GFA	6.0 per 1,000 SF GFA	
	Recreation facility, outdoor	Not applicable	No minimum	Not applicable	No minimum	1 space per 5 seats	1 space per 5 seats	1 space per 5 seats	
	Recreational or entertainment establishment of a commercial nature	No minimum	1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	2.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	6.0 per 1,000 SF GFA	10.0 per 1,000 SF GFA	
	Rifle, pistol, or skeet shooting range	Indoor	Not applicable					3.0 per lane or target and 1.0 per 2 employees	
		Outdoor; lot area ≤ 20 acres	Not applicable						
		Outdoor; lot area > 20 acres	Not applicable						
	Skating facility								
	Waterfront entertainment/retail complex	Not applicable					Provide alternative parking plan that demonstrates overall demand is met		
	All similar uses	Not applicable					1.0 per 500 SF GFA	1.0 per 500 SF GFA	

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Principal Use Category	Principal Use Type	Off-Street Parking Standards							
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County	
		Core	Edge	Core	Edge				
Retail Sales and Service Uses	Automated teller machine (ATM), freestanding								
	Bank or other financial institution	No minimum	1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA	1.0 per 500 SF GFA	1.0 per 800 SF GFA	1.0 per 500 SF GRA	1.0 per 400 SF GFA	
	Check cashing business	Not applicable						3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
	Combination Retail	No minimum	2.0 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	
	Consumer goods establishment	No minimum	2.0 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	
	Convenience store	No minimum	1.0 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	
	Drug store or pharmacy	No minimum	2.0 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	
	Farmers' market	No minimum	1.0 per 500 SF of vending area	1.0 per 500 SF of vending area	1.0 per 800 SF of vending area	1.0 per 800 SF of vending area	1.0 per 1,000 SF of vending area	1.0 per 1,000 SF of vending area	
	Grocery store or food market	No minimum	1.0 per 300 SF GFA	1.0 per 400 SF GFA	1.0 per 300 SF GFA	1.0 per 300 SF GFA	1.0 per 300 SF GFA	1.0 per 250 SF GFA	
	Manufactured or modular home sales	Not applicable						1.0 per 2,500 SF GFA of gross outdoor display area	
	Medical cannabis dispensary	No minimum	2.0 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	
	Pawnshop	Not applicable						3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
	Retail tobacco or electronic cigarette business	No minimum	2.0 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	2.5 per 1,000 SF GFA	3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA	
	All similar uses	Not applicable						1.0 per 300 SF GFA	1.0 per 300 SF GFA

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		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
Shopping Centers	25,000 to 399,999 SF of gross leasable floor area	Not applicable					All uses other than office, medical office and theater: 1.0 per 300 SF GFA	All uses other than office, medical office and theater: 1.0 per 300 SF GFA
		Not applicable					Medical Office and Office: 1.0 per 400 SF GFA	Medical Office and Office: 1.0 per 300 SF GFA
		Not applicable					Theater: 1.0 per 4 seats; if at least 20 percent of shopping center is developed with office use comprising at least 15 percent of floor area, 1.0 per 6 seats	Theater: 1.0 per 4 seats; if at least 20 percent of shopping center is developed with office use comprising at least 15 percent of floor area, 1.0 per 6 seats
	400,000 SF or more of gross leasable floor area	Not applicable					All uses other than office, medical office and theater: 1.0 per 300 SF GFA	All uses other than office, medical office and theater: 1.0 per 250 SF GFA
		Not applicable					Medical Office and Office: 1.0 per 400 SF GFA	Medical Office and Office: 1.0 per 300 SF GFA
		Not applicable						

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		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
		Not applicable					Theater: 1.0 per 4 seats; if at least 20 percent of shopping center is developed with office use comprising at least 15 percent of floor area, 1.0 per 6 seats	Theater: 1.0 per 4 seats; if at least 20 percent of shopping center is developed with office use comprising at least 15 percent of floor area, 1.0 per 6 seats
Vehicle Sales and Service Uses	Commercial fuel depot	Not applicable					1.0 per employee	1.0 per employee
	Commercial vehicle repair and maintenance	Not applicable					4.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
	Commercial vehicle sales and rental and Personal vehicle sales and rental	Not applicable					2 spaces per 1,000 GFA of building	
	Gas station	Not applicable	1.0 per 600 SF GFA	Not applicable	1.0 per 600 SF GFA	1.0 300 SF GFA	1.0 300 SF GFA	
	Personal vehicle repair and maintenance	Not applicable					4.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
	Taxi or limousine service facility	No minimum	1.0 per employee	1.0 per employee	1.0 per employee	1.0 per employee	1.0 per employee	
	Vehicle and trailer rental display							
	Vehicle parts or tire store	Not applicable					3.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
	Vehicle paint finishing shop and vehicle or trailer storage yard	Not applicable					4.0 per 1,000 SF GFA	4.0 per 1,000 SF GFA
	All similar uses	Not applicable					2 spaces per 1,000 SF GFA of building	

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Principal Use Category	Principal Use Type	Off-Street Parking Standards							
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County	
		Core	Edge	Core	Edge				
Visitor Accommodation Uses	Bed and breakfast (as accessory to single-family dwelling)								
	Country inn	Not applicable	1.0 per guest room and 1.0 per resident caretaker	Not applicable	1.0 per guest room and 1.0 per resident caretaker	1.0 per guest room and 1.0 per resident caretaker	1.0 per guest room and 1.0 per resident caretaker	1.0 per guest room and 1.0 per resident caretaker	
	Hotel or motel	No minimum	1.0 per 2 guest rooms	0.75 per guest room	1.0 per guest room	Not applicable	1.0 per guest room and 1 per 500 SF GFA of auxiliary space	1.0 per guest room and 1 per 500 SF GFA of auxiliary space	
	Recreational Campground	Not applicable					1.0 per campsite		
	All similar uses								
Water-Related Uses	Boat sales, rental, service, or repair	Not applicable					1.0 per 2,500 SF of gross outdoor display area	1.0 per 2,500 SF of gross outdoor display area	
	Boat storage yard	Not applicable					2.0 spaces per 1,000 SF GFA of office or indoor space	2.0 spaces per 1,000 SF GFA of office or indoor space	
	Marinas and marina expansions	Not applicable					1.0 per 2 boat slips	1.0 per boat slip	
	Waterfront boat fuel sales	Not applicable					2.0 spaces per 1,000 SF GFA of office or indoor space	2.0 spaces per 1,000 SF GFA of office or indoor space	
	All similar uses	Not applicable					Boat ramps: 15.0 spaces per ramp	Boat ramps: 15.0 spaces per ramp	
Extraction Uses	Sand and gravel wet processing	Not applicable					1 per 2 employees	1 per 2 employees	

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Principal Use Category	Principal Use Type	Off-Street Parking Standards						
		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
	Surface mining	Not applicable					1 per 2 employees	1 per 2 employees
	All similar uses	Not applicable					1 per 2 employees	1 per 2 employees
Industrial Service Uses	Bulk storage of gasoline							
	Contractor's yard, photographic processing plant	Not applicable					2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
	Fuel oil or bottled gas distribution	Not applicable					2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
	Landscaping contractor's business							
	Printing or similar reproduction facility, small engine repair shop	Not applicable					2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
	Petroleum, gas, and related products: liquid gas storage							
	Research and development	No minimum	1.0 space per 1,000 SF GFA	No minimum	1.0 space per 1,000 SF GFA	1.0 space per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
	Slaughterhouse	Not applicable					1.5 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
	All similar uses	Not applicable					2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
Manufacturing Uses	Abrasives and asbestos product manufacturing							
	Alcohol production facility, large-scale	Not applicable					1.0 spaces per 1,000 SF GFA	1.0 spaces per 1,000 SF GFA
	Asphalt mixing plant							
	Beverage bottling							

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		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
	Cement manufacturing							
	Concrete batching plant							
	Concrete or brick products manufacturing							
	Food processing							
	Heavy armament fabrication							
	Manufacturing, assembly, or fabrication, light	Not applicable					2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
	Manufacturing, assembly, or fabrication, heavy							
	Paper and paperboard products							
	All similar uses	Not applicable					2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
Warehouse and Freight Movement Uses	Cold storage plant	Not applicable					2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
	Consolidated storage	Not applicable					1.0 per 4,000 SF rentable storage area	1.0 per 3,000 SF rentable storage area; 4.0 per 1,000 SF office space; 2.0 per resident manager
	Distribution warehouse	Not applicable					1.0 per 1,000 SF GFA	1.0 per 1,000 SF GFA
	Motor freight facility	Not applicable					2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA

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		Core	Edge	Core	Edge			
	Outdoor storage (as principal use)	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	Storage warehouse	Not applicable					1.0 per 600 SF up to 3,000 SF GFA; then 1.0 per additional 3,000 SF	1.0 per 600 SF up to 3,000 SF GFA; then 1.0 per additional 3,000 SF
	Warehouse showroom	Not applicable					2.0 spaces per 1,000 SF GFA	2.0 spaces per 1,000 SF GFA
	All similar uses	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
Resource Recovery and Waste Management Uses	Class 3 fill	2.0 spaces per 1,000 SF GFA (office facilities)					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	Composting facility	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	Concrete recycling facility	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	Electronic recycling facility	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	Junkyard	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)

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		RTO and LTO Zones (Base and PDs)		TAC Zone (Base and PDs)		NAC (Base and PDs)	Inside the Capital Beltway	All Other Areas in the County
		Core	Edge	Core	Edge			
	Paper recycling collection center							
	Recycling collection center	Not applicable	1.0 per attendant plus 1.0 per commercial vehicle	Not applicable	1.0 per attendant plus 1.0 per commercial vehicle	1.0 per attendant plus 1.0 per commercial vehicle	1.0 per attendant plus 1.0 per commercial vehicle; minimum of 10 spaces	1.0 per attendant plus 1.0 per commercial vehicle; minimum of 10 spaces
	Recycling of non-ferrous metals							
	Recycling plant							
	Sanitary landfill; rubble fill	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	Solid waste processing facility	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	Transfer station	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	Temporary rubble (construction and demolition debris) landfill	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	Vehicle salvage yard	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)
	All similar uses	Not applicable					2.0 spaces per 1,000 SF GFA (office facilities)	2.0 spaces per 1,000 SF GFA (office facilities)

1	which are located not more than 1,000 feet away from	32	minimum parking requirement of the use with
2	each other, in the IH Zone.	33	the largest gross floor area shall be required.
3	(2) These developments shall provide parking spaces using	34	(E) An approved shared parking arrangement shall
4	the following shared parking method:	35	be enforced through written agreement among
5	(A) Applicant determines the minimum parking	36	all the owners or long-term lessees of lands
6	requirement in accordance with Table 27-	37	containing the uses proposed to share off-street
7	6305(a): Minimum Number of Off-Street Parking	38	parking spaces. The agreement shall provide all
8	Spaces, for each component principal use in the	39	parties the right to joint use of the shared
9	development.	40	parking area for at least 10 years, and include
10	(B) Applicant applies the time-of-day demand	41	provisions for extending the agreement after
11	factors for each of the component uses in	42	that period of time. The agreement shall be
12	accordance with Table 27-6305(c)(1): Shared	43	submitted to the Planning Director, who shall
13	Parking Calculation, Time-of-Day Demand	44	forward it to any municipality in which the
14	Factors. These represent the time-specific peak	45	development for which a shared parking
15	demand levels expected for each principal use.	46	arrangement is proposed is located, for review
16	(C) Applicant calculates the sum of each column in	47	and comment, and then to the appropriate
17	the resulting table (rounding down all fractions).	48	attorney for the County for review and approval
18	These sums represent the total estimated shared	49	before execution. An attested copy of an
19	demand for each time period throughout a	50	approved and executed agreement shall be
20	typical day.	51	recorded in the Land Records of Prince George's
21	(D) Applicant uses the highest of these sums as the	52	County before issuance of a building permit for
22	amount of parking required for the	53	any use to be served by the shared parking area.
23	development. (This may be subject to further	54	The agreement shall be considered a restriction
24	reduction factors and allowances described	55	running with the land and shall bind the owners
25	further in this Section.)	56	or long-term lessees of lands containing the uses
26	(i) For any shared parking that includes an industrial	57	proposed to share off-street parking spaces, and
27	use, the highest sum shall be greater than or	58	their heirs, successors, and assigns. A violation of
28	equal to the minimum parking requirement for	59	the agreement shall constitute a violation of the
29	the use with the largest gross floor area. If the	60	Ordinance, which may be enforced in accordance
30	highest sum is less than the minimum parking	61	with Part 27-8: Enforcement.
31	requirement for the largest use, then the	62	

Table 27-6305(c)(1): Shared Parking Calculation, Time-of-Day Demand Factors						
Use	Weekday, 2:00 am – 7:00 am	Weekday, 7:00 am – 6:00 pm	Weekday, 6:00 pm – 2:00 am	Weekend, 2:00 am – 7:00 am	Weekend, 7:00 am – 6:00 pm	Weekend, 6:00 pm – 2:00 am
Office	20%	100%	20%	0%	10%	0%
Retail/Commercial	0%	100%	80%	0%	100%	60%
Restaurant	20%	80%	100%	20%	80%	100%
Residential	100%	60%	100%	100%	80%	100%
Hotel/Motel	100%	60%	100%	100%	60%	100%
Personal Services	20%	100%	40%	0%	60%	0%
Conference Center or Meeting Space	0%	60%	100%	0%	80%	100%
Industrial Uses	15%	15%	15%	15%	15%	15%
All Other Uses	Use 100% of requirements from Table 27-6305(a)					

Use	Minimum Parking Spaces Required
Office	38
Conference/Meeting Space (uses Conference or Training Center use in Parking Table)	30
General Retail	25
Multifamily Dwelling Units	120
Hotel Rooms	90

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(B) Applying these minimum requirements to the shared parking methodology would yield the need for 268 spaces, as shown in Table 27-6305(c)(3): Example Shared Parking Calculation, Time-of-Day Demand Factors. Without using the sharing calculation methodology, the development would require 303 spaces, an additional 35 over the shared approach.

Table 27-6305(c)(3): Example Shared Parking Calculation, Time-of-Day Demand Factors						
Use	Weekday, 2:00 am – 7:00 am	Weekday, 7:00 am – 6:00 pm	Weekday, 6:00 pm – 2:00 am	Weekend, 2:00 am – 7:00 am	Weekend, 7:00 am – 6:00 pm	Weekend, 6:00 pm – 2:00 am
Office	8	38	8	0	4	0
Retail/Commercial	0	25	20	0	25	15
Restaurant	-	-	-	-	-	-
Residential	120	72	120	120	96	120
Hotel/Motel	90	54	90	90	54	90
Personal Services	-	-	-	-	-	-
Conference Center or Meeting Space	0	18	30	0	24	30
SUM OF ALL SPACES	218	207	268	210	203	255

1 (3) As an example of how this shared parking requirement
 2 is computed, consider the following hypothetical mixed-
 3 use development proposal, located in the core area of a
 4 Town Center Activity Center (TAC-Core) district: 15,000
 5 SF Office; 15,000 SF Conference/Meeting Space; 10,000
 6 SF General Retail (Consumer Goods); 100 multifamily
 7 dwelling units; and 120 hotel rooms.

8 (A) Minimum requirements for each of these uses
 9 would be as follows:

1
 2 **(4)** An approved shared parking arrangement shall be
 3 enforced through written agreement among all the
 4 owners or long-term lessees of lands containing the
 5 uses proposed to share off-street parking spaces. The
 6 agreement shall provide all parties the right to joint use
 7 of the shared parking area for at least 10 years, and
 8 include provisions for extending the agreement after
 9 that period of time. The agreement shall be submitted
 10 to the Planning Director, who shall forward it to any
 11 municipality in which the development for which a
 12 shared parking arrangement is proposed is located, for
 13 review and comment, and then to the appropriate
 14 attorney for the County for review and approval before
 15 execution. An attested copy of an approved and
 16 executed agreement shall be recorded in the Land
 17 Records of Prince George's County before issuance of a
 18 building permit for any use to be served by the shared
 19 parking area. The agreement shall be considered a
 20 restriction running with the land and shall bind the
 21 owners or long-term lessees of lands containing the
 22 uses proposed to share off-street parking spaces, and
 23 their heirs, successors, and assigns. A violation of the
 24 agreement shall constitute a violation of the Ordinance,
 25 which may be enforced in accordance with Part 27-8:
 26 Enforcement.

27 **(5)** These provisions shall not limit the opportunity to
 28 reduce the minimum number of required off-street
 29 parking spaces through approval of an alternative
 30 parking plan that justifies the feasibility of shared
 31 parking (see Section 27-6307(c), Shared Parking for
 32 Single-Use Developments) or through other provisions
 33 of this ordinance.

34 **(d) Maximum Number of Off-Street Parking Spaces**
 35 The maximum number of off-street parking spaces allowed is
 36 listed in Table 27-6305(d): Maximum Number of Off-Street
 37 Parking Spaces. Existing parking areas in excess of this maximum
 38 shall not be required to remove excess parking.

Table 27-6305(d): Maximum Number of Off-Street Parking Spaces

Zone	Use	Maximum Number of Parking Spaces Allowed as a Percentage of Minimum [1]	
		Inside the Capital Beltway	Outside the Capital Beltway
Transit-Oriented/Activity Center base and PD zones	See Section 27-4204(b)(1)(D)(ii), Maximum Off-Street Vehicle Parking Spaces,		
All other base zones	Any use listed under the Commercial use classification	125 percent	140 percent
	Mixed-use development	125 percent	
	All other uses	No requirement	No requirement

NOTES:
 [1] Each percentage listed is the percentage of the minimum number of parking spaces required in accordance with Table 27-6305(a): Minimum Number of Off-Street Parking Spaces. The maximum number of allowed spaces shall be rounded down to the nearest whole number. Parking spaces in structured parking facilities do not count toward the maximum allowed.

39
 40 **(e) Electric Vehicle (EV) Charging Stations**
 41 Parking spaces used as EV charging stations shall consist as one
 42 or more group(s) of contiguous spaces located where they can
 43 be readily identified by drivers of EV vehicles (e.g., through
 44 directional signage), but where their use by non-electric vehicles
 45 is discouraged. EV charging for commercial purposes is

1 prohibited at an EV charging station located at a residential
 2 development.

3 **(f) Driveways Used to Satisfy Standards**

4 For single-family detached dwellings, two-family dwellings, and
 5 three-family dwellings, driveways may be used to satisfy
 6 minimum off-street parking space standards, provided a
 7 minimum of 19 feet of driveway length is available outside a
 8 street right-of-way or sidewalk to store the length of a general
 9 purpose vehicle and satisfy the standards of this Section and this
 10 Ordinance.

11 **(g) Visitor Parking**

12 Visitor parking spaces shall be provided for all residential and
 13 mixed-use development of at least 20 dwelling units. Such
 14 visitor parking spaces shall be provided at a minimum ratio of 1
 15 visitor parking space for every 20 dwelling units or fraction
 16 thereof, rounded up.

17 **27-6306. Dimensional Standards for Parking**
 18 **Spaces and Aisles**

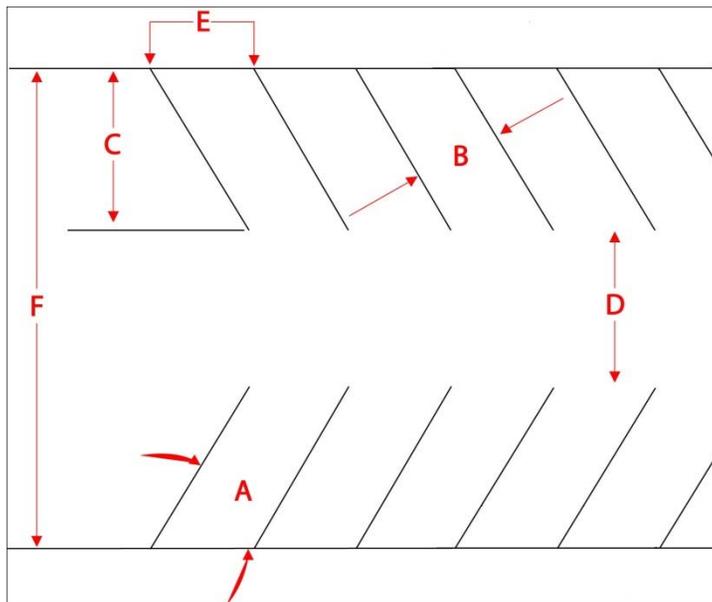
19 **(a) General**

20 Except as otherwise provided in Section 27-6306(b) below,
 21 standard vehicle parking spaces and parking lot aisles shall
 22 comply with the minimum dimensional standards established in
 23 Table 27-6306(a).1, Minimum Dimensional Standards for
 24 Parking Spaces and Aisles. See Figure 27-6306(a).2:
 25 Measurement of Parking Space and Aisle Dimension.

Table 27-6306(a).1: Minimum Dimensional Standards for Parking Spaces and Aisles [1]					
Parking Angle (degrees)	Stall Width (ft)	Stall Depth Perpendicular to Curb (ft)	Aisle Width (ft) [2]	Stall Length along Curb (ft)	Double Row + Aisle, Curb to Curb (Ft)
A	B	C	D	E	F
Residential, Public, Civic, and Institutional, and Commercial Uses ONLY					
0 (parallel parking)	8	8	11	22	27
45	9	19	12	13	50
60	9	20	15	10	50
90	9	18	22	9	58
NOTES: [1] Refer to Figure 27-6306(a).2, below, for illustrations showing how dimensions for parking spaces and aisles in various configurations (A-F) are measured. [2] For one-way traffic. Aisles for two-way traffic shall be at least 22 feet wide (for all parking angles). The Planning Director may approve an aisle width less than the minimum on determining that the aisle is sufficiently wide to allow vehicles to conveniently maneuver through the parking area and access each parking space without driving through any other parking space.					

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Figure 27-6306(a).2: Measurement of Parking Space and Aisle Dimensions



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(b) Smaller Parking Spaces for Tandem Parking and Certain Uses

The dimensions of off-street parking stalls may be reduced to a width of eight feet and a depth/length of 18 feet per vehicle where the parking stalls are:

- (1) Used for tandem parking (see Section 27-6307(g), Valet and Tandem Parking); or
- (2) Located within a development containing exclusively industrial services uses, manufacturing and production uses, or warehouse and freight movement uses.

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(c) Vertical Clearance

All off-street parking spaces shall have a minimum overhead clearance of 7 feet for vehicle parking, with a minimum overhead clearance of 8.5 feet for van-accessible parking.

27-6307. Off-Street Parking Alternatives

(a) General; Alternative Parking Plan

- (1) An alternative parking plan that proposes alternatives to providing the minimum number of off-street parking spaces required by Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, may be submitted with a development application for a detailed site plan (Section 27-3605) or building permit (Section 27-3611) and may be approved by the Planning Board, the Planning Director, or the DPIE Director, whichever is the decision-maker on the application, in accordance with the standards listed below.
- (2) An alternative parking plan may include any one or combination of the following:
 - (A) Provision of more parking spaces than the maximum allowed in accordance with Section 27-6307(b);
 - (B) Sharing of parking spaces in accordance with Section 27-6307(c)
 - (C) Off-site parking spaces in accordance with Section 27-6307(d);
 - (D) On-street parking spaces in accordance with Section 27-6307(e);

- 1 (E) Deferred parking spaces in accordance with 30
- 2 Section 27-6307(f); and 31
- 3 (F) Valet and tandem parking in accordance with 32
- 4 Section 27-6307(g). 33

5 **(b) Provision over Maximum Allowed** 34

6 An alternative parking plan prepared specifically for the 35
 7 proposed plan for development may propose to exceed the 36
 8 maximum number of off-street parking spaces allowed in 37
 9 Section 27-6305(d), Maximum Number of Off-Street Parking
 10 Spaces, in accordance with the following standards:

11 **(1) Parking Demand Study**

12 The alternative parking plan shall include a parking demand
 13 study demonstrating how the maximum number of parking
 14 spaces allowed by Section 27-6305(d), Maximum Number
 15 of Off-Street Parking Spaces, is insufficient for the proposed
 16 development.

17 **(c) Shared Parking for Single-Use Developments**

18 An applicant for a single-use development may use an 38
 19 alternative parking plan to meet a portion of the minimum 39
 20 number of off-street parking spaces required in Section 27- 40
 21 6305(a) for that use through sharing parking with other existing 41
 22 uses. Such use of shared parking shall be allowed in accordance 42
 23 with the following standards: 43

24 **(1) Maximum Shared Spaces** 44

25 Up to 75 percent of the number of parking spaces required 45
 26 for the use may be shared with other uses, provided that 46
 27 parking demands do not overlap as defined in Table 27- 47
 28 6305(c)(1) of Section 27-6305(c), Mixed-Use Developments 48
 29 and Shared Parking.

(2) Location

- (A) Shared parking spaces shall be located within a
 maximum walking distance of the primary
 pedestrian entrances to the uses served by the
 parking, in accordance with Table 27-6307(c)(2):
 Allowed Distances for Shared and Off-site
 Parking.

Table 27-6307(c)(2): Allowed Distances for Shared and Off-site Parking

Primary Use	Maximum Allowed Distance (feet)[1]
Residential	660
Retail	800
Mixed-use	800
Office	1,320
Industrial Uses	1,320
All Others	1,320
NOTES:	
[1] Distance shall be measured by the actual distance of the pedestrian path from the shared parking area to the primary pedestrian entrance(s), not a straight-line, point-to-point distance.	

- (B) Shared parking spaces shall not be separated
 from the use they serve by an arterial street
 unless pedestrian access across the arterial
 street is provided by appropriate traffic controls
 (e.g., signalized crosswalk), or a pedestrian
 walkway (such as a bridge or tunnel).

(3) Pedestrian Access

Adequate and safe pedestrian access via a walkway
 protected by a landscape buffer or a curb separation and
 elevation from the street grade shall be provided between

1 the shared parking areas and the primary pedestrian 32
2 entrances to the uses served by the parking. 33
3 **(4) Signage Directing Public to Parking Spaces** 34
4 Signage complying with the standards in Section Sec. 27- 35
5 61500, Signage, shall be provided to direct the public to the 36
6 shared parking spaces. 37
7 **(5) Justification** 38
8 The alternative parking plan shall include justification of the 39
9 feasibility of shared parking among the proposed uses. 40
10 Such justification shall address, at a minimum, the size and 41
11 type of the uses proposed to share off-street parking 42
12 spaces, the composition of their tenants, the types and 43
13 hours of their operations, the anticipated peak parking and 44
14 traffic demands they generate, and the anticipated rate of 45
15 turnover in parking space use. 46
16 **(6) Shared Parking Agreement** 47
17 **(A)** An approved shared parking arrangement shall 48
18 be enforced through written agreement among 49
19 all the owners or long-term lessees of lands 50
20 containing the uses proposed to share off-street 51
21 parking spaces. The agreement shall provide all 52
22 parties the right to joint use of the shared 53
23 parking area in perpetuity (such agreement may 54
24 be extinguished with the written consent of all 55
25 affected property owners at any point in time 56
26 following an initial time frame of at least 10 57
27 years). The agreement shall be submitted to the 58
28 Planning Director, who shall forward it to any 59
29 municipality in which the development for which 60
30 a shared parking arrangement is proposed is 61
31 located, for review and comment, and then to 62

the appropriate attorney for the County for review and approval before execution. An attested copy of an approved and executed agreement shall be recorded in the Land Records of Prince George's County before issuance of a building permit for any use to be served by the shared parking area. The agreement shall be considered a restriction running with the land and shall bind the owners or long-term lessees of lands containing the uses proposed to share off-street parking spaces, and their heirs, successors, and assigns. A violation of the agreement shall constitute a violation of the Ordinance, which may be enforced in accordance with Part 27-8: Enforcement.

(B) No use served by the shared parking agreement may be continued if the shared parking becomes unavailable to the use, unless substitute off-street parking spaces are provided in accordance with this Section.

(d) Off-Site Parking

An alternative parking plan may propose to meet a portion of the minimum number of off-street parking spaces required for a use with off-site parking—i.e., off-street parking spaces located on a parcel or lot separate from the parcel or lot containing the use and can be operated by a private or public agency—in accordance with the following standards.

(1) Zone Classification

The zone classification of the off-site parking area shall be one that allows the use served by off-site parking (and thus off-street parking accessory to such use) or that allows

1	parking as a principal use, except off-site parking may be	31
2	approved on lands in the Residential zones upon approval	32
3	of a special exception in accordance with Section 27-3604,	33
4	Special Exception.	34
5	(2) Location	35
6	(A) Off-site parking spaces shall be located within a	36
7	walking distance of the primary pedestrian	37
8	entrances to the uses served by the parking, in	38
9	accordance with Table 27-6307(c)(2): Allowed	39
10	Distances for Shared and Off-site Parking.	40
11	(B) Off-site parking spaces shall not be separated	41
12	from the use they serve by an arterial street	42
13	unless safe pedestrian access across the street is	43
14	provided by appropriate traffic controls (e.g.,	44
15	signalized crosswalk), or a grade-separated	45
16	pedestrian walkway.	46
17	(3) Pedestrian Access	47
18	Adequate and safe pedestrian access shall be provided	48
19	between the off-site parking areas and the primary	49
20	pedestrian entrances to the use served by the parking.	50
21	(4) Off-Site Parking Agreement	51
22	(A) If land containing the off-site parking area is not	52
23	under the same ownership as land containing the	53
24	principal use served, the off-site parking	54
25	arrangement shall be established in a written	55
26	agreement between the owners of land	56
27	containing the off-site parking area and land	57
28	containing the served use. The agreement shall	58
29	provide the owner of the served use the right to	59
30	use the off-site parking area for at least 10 years,	60

and include provisions for extending the agreement after that period of time. The agreement shall be submitted to the Planning Director, who shall forward it to any municipality in which the development for which an off-site parking arrangement is proposed is located, for review and comment, and then to the appropriate attorney for the County, for review and approval before execution. An attested copy of an approved and executed agreement shall be recorded with the Land Records of Prince George's County before issuance of a building permit for any use to be served by the off-site parking area. The agreement shall be considered a restriction running with the land and shall bind the owners of land containing the off-site parking area and land containing the served use, and their heirs, successors, and assigns. A violation of the agreement shall constitute a violation of the Ordinance, which may be enforced in accordance with Part 27-8: Enforcement.

- (B)** An enforcement and turn-over agreement shall be recorded between the developer and the Revenue Authority. Such agreement would allow the developer to build less required off-site parking in exchange for allowing the Revenue Authority to enforce parking time limits through approaches agreed to by all parties subject to the agreement.
- (C)** No use served by the off-site parking may be continued if the off-site parking becomes unavailable unless substitute off-street parking

1 spaces are provided in accordance with this 22
 2 Section. 23

3 **(e) On-Street Parking** 24

4 **(1) General** 25

5 An alternative parking plan may propose to meet a portion 26
 6 of the minimum number of off-street parking spaces 27
 7 required through on-street parking along streets that are 28
 8 adjacent to the development, subject to the maximum 29
 9 credit allowed in Table 27-6307(e)(1): Conditions for On- 30
 10 Street Credit Toward Off-Street Requirements. 31
 11 32
 12 33

**Table 27-6307(e)(1): Conditions for On-Street Parking
 Credit Toward Off-Street Requirements**

Zone	Maximum Credit Allowed
RTO and LTO zones, Core area	No parking required
RTO and LTO zones, Edge area	15% or 6 spaces, whichever is less
TAC zone, Core area	10%
TAC zone, Edge area	5%
NAC zone	10% or 4 spaces, whichever is less
CGO zone	10% or 4 spaces, whichever is less

13 34
 14 **(2) On-Street Parking Agreement** 35

15 **(A)** If an alternative parking plan is proposed for on- 36
 16 street parking, the applicant shall enter into an 37
 17 on-street parking agreement or series of 38
 18 agreements, depending on ownership of the 39
 19 streets where on-street parking is proposed, 40
 20 with the Maryland State Highway 41
 21 Administration, the County, or any municipality 42

with jurisdiction of the street. The agreement shall spell out the terms and conditions and duration of use for the on-street parking. The agreement shall be submitted to the Planning Director, who shall forward it to any municipality in which the development for which an on-street parking arrangement is proposed is located, for review and comment, and then to the appropriate attorney for the County, for review and approval before execution. An attested copy of an approved and executed agreement shall be recorded in the Land Records of Prince George's County before issuance of a building permit for any use to be served by the on-street parking. The agreement shall be considered a restriction running with the land and shall bind the applicant and the applicant's heirs, successors, and assigns. A violation of the agreement shall constitute a violation of the Ordinance, which may be enforced in accordance with Part 27-8: Enforcement.

(B) No use served by the on-street parking may be continued if the on-street parking becomes unavailable unless substitute on-street parking spaces are provided in accordance with this Section.

43 **(f) Deferred Parking** 44

45 An alternative parking plan may propose to defer construction 46
 47 of up to 35 percent of the number of off-street parking spaces 48
 49 required by Table 27-6305(a), Minimum Number of Off-Street 49
 50 Parking Spaces, in accordance with the following standards: 50
 51
 52

1	(1) Justification	32	reserve parking plan and the standards of this
2	The alternative parking plan shall include a study	33	Section.
3	demonstrating that because of the location, nature, or mix	34	
4	of uses, there is a reasonable probability the number of	35	
5	parking spaces actually needed to serve the development	36	
6	is less than the minimum required by Table 27-6305(a):	37	
7	Minimum Number of Off-Street Parking Spaces. The	38	
8	Planning Director shall review the alternative parking plan	39	
9	and study, and may choose to approve or disapprove the	40	
10	alternative parking plan.	41	
11	(2) Reserve Parking Plan and Temporary Easement	42	
12	The alternative parking plan shall include a reserve parking	43	
13	plan identifying: (a) the amount of off-street parking being	44	
14	deferred, and (b) the location of the area to be reserved for	45	
15	future parking, if future parking is needed.	46	
16	(3) Parking Demand Study	47	
17	(A) The alternative parking plan shall provide	48	
18	assurance that within 24 months after the initial	49	
19	Certificate of Occupancy is issued for the	50	
20	proposed development, an off-street parking	51	
21	demand study evaluating the adequacy of the	52	
22	existing parking spaces in meeting the off-street	53	
23	parking demand generated by the development	54	
24	will be submitted to the Planning Director.	55	
25	(B) If the Planning Director determines that the	56	
26	study demonstrates the existing parking is	57	
27	adequate, then construction of the remaining	58	
28	number of parking spaces shall not be required.	59	
29	If the Planning Director determines the study	60	
30	indicates additional parking is needed, such		
31	parking shall be provided consistent with the		
			(4) Limitations on Reserve Areas and Temporary Easement
			Areas reserved for future parking shall be brought to the finished grade and shall not be used for buildings, storage, loading, or other purposes. Such areas may be used for temporary overflow parking, provided such use is sufficiently infrequent to ensure maintenance of its ground cover in a healthy condition. A temporary use easement shall be established on the areas to be reserved for future parking, which shall ensure such areas are available should the parking demand study below demonstrate additional parking is needed.
			(5) Landscaping of Reserve Areas Required
			Areas reserved for future off-street parking shall be landscaped with an appropriate ground cover, and if ultimately developed for off-street parking, shall be landscaped in accordance with Section 4.3, Parking Lot Requirements, of the Landscape Manual.
			(g) Valet and Tandem Parking
			An alternative parking plan may propose to use valet and tandem parking to meet a portion of the minimum number of off-street parking spaces required for a development with commercial uses in accordance with the following standards:
			(1) Number of Valet or Tandem Spaces
			No more than 35 percent of the total number of parking spaces provided shall be designated for valet or tandem spaces except for restaurants, where up to 50 percent of

1 spaces may be designated for valet parking, and hotels, 33
2 where up to 100 percent of parking spaces may be 34
3 designated for valet parking. 35
4 **(2) Drop-Off and Pick-Up Areas** 36
5 The development shall provide a designated drop-off and 37
6 pick-up area. The drop-off and pick-up area may be located 38
7 near the building served, but may not be located in a fire 39
8 lane or where its use would impede vehicular and/or 40
9 pedestrian circulation or cause queuing in a public street or 41
10 an internal drive aisle serving the development. Drop-off 42
11 and pick-up areas shall not be allowed in moving vehicle 43
12 and bicycle travel lanes in the public right-of-way without 44
13 obtaining a street closure permit. Drop-off and pick-up 45
14 areas shall not be allowed to use sidewalks for any 46
15 stationing of vehicles. 47
16 **(3) Valet Parking Agreement** 48
17 **(A)** Valet parking may be established and managed 49
18 only in accordance with a valet parking 50
19 agreement. An applicant shall provide 51
20 documentation of an active agreement to the 52
21 County and include provisions ensuring that a 53
22 valet parking attendant will be on duty during 54
23 hours of operation of the uses served by the valet 55
24 parking. The agreement shall be for a minimum 56
25 of 5 years, identify the location of the valet 57
26 parking lot, and include provisions ensuring that 58
27 a valet parking attendant will be on duty during 59
28 hours of operation of the uses served by the valet 60
29 parking. The agreement shall be submitted to the 61
30 Planning Director, who shall forward it to any 62
31 municipality in which the development for which 63
32 a valet or tandem parking arrangement is

proposed, for review and comment, and then to
the appropriate attorney for the County for
review and approval before execution. An
attested copy of an approved and executed
agreement shall be recorded in the Land Records
of Prince George's County before issuance of a
building permit for any use to be served by the
valet parking, and documentation that the
agreement remains in effect shall be provided to
the County on an annual basis thereafter. The
agreement shall be considered a restriction
running with the land and shall bind the owners
of land containing the uses served by the valet
parking, and their heirs, successors, and assigns.
A violation of the agreement shall constitute a
violation of the Ordinance, which may be
enforced in accordance with Part 27-8:
Enforcement.

(B) No use served by valet parking may be continued
if the valet service becomes unavailable and the
Planning Director determines that there is not
adequate parking available in the area to serve
the use.

(h) Publicly Managed Parking

An alternative parking plan may propose to meet a portion of
the minimum number of off-street parking spaces required
through participation in an agreement for publicly managed
parking facilities with an agency such as the Revenue Authority,
potentially including contributions toward construction of
parking facilities, parking management services, and parking
enforcement.

1 **27-6308. Reduced Parking Standards for Parking** 29
2 **Demand Reduction Strategies** 30

3 Use of alternative transportation and transportation demand 31
4 reduction strategies in Subtitle 20A allows development to reduce 32
5 the amount of parking provided beyond the requirements of Section 33
6 27-6305, Off-Street Parking Space Standards. This Subsection is 34
7 intended to establish how certain reductions in the minimum parking 35
8 standards in Table 27-6305(a): Minimum Number of Off-Street 36
9 Parking Spaces, may be approved by the Planning Director. It allows 37
10 applicants to establish Transportation Demand Management plans 38
11 for individual developments in the absence of a Transportation 39
12 Demand Management District as defined in Subtitle 20A. These 40
13 reductions will be allowed based on the following strategies for 41
14 reducing parking demand. All reductions in accordance with Sections 42
15 27-6308(a) through 27-6308(d) shall be taken as cumulative and not 43
16 exclusive, and the cumulative calculation shall follow the order 44
17 presented in Sections 27-6308(a) through 27-6308(d). 45

18 **(a) Transit Accessibility** 46

19 The Planning Director may authorize the following reduction in 47
20 the minimum number of off-street parking spaces required by 48
21 Table 27-6305(a): Minimum Number of Off-Street Parking 49
22 Spaces, for uses located near a high-service transit stop: 50

- 23 **(1)** Up to a 50 percent reduction for uses located within a 51
24 one-quarter mile (1,320 feet) radius of a high-service 52
25 transit stop; or 53
26 **(2)** Up to a 15 percent reduction for uses located between 54
27 a one-quarter mile (1,320 feet) radius and one-half mile 55
28 (2,640 feet) radius of a high-service transit stop. 56
57
58
59

(b) Transportation Demand Management

The Planning Director may, through approval of a
Transportation Demand Management (TDM) plan, authorize up
to a 30 percent reduction in the minimum number of off-street
parking spaces required by Table 27-6305(a): Minimum Number
of Off-Street Parking Spaces, for nonresidential or mixed-use
developments having a floor area of at least 25,000 square feet,
in accordance with the following standards.

(1) TDM Plan Requirements

The TDM plan shall include facts, projections, an analysis
(e.g., type of development, proximity to transit and/or
other multi-modal systems, anticipated number of
employees and/or patrons, minimum parking
requirements) and indicate the types of transportation
demand management activities that will be instituted to
reduce single-occupant vehicle use and reduce traffic
congestion. The plan shall identify the amount by which
parking requirements have been reduced from the
amounts otherwise required by this Section.

(2) Transportation Demand Management Activities

The TDM plan shall be required to provide the following
transportation demand management activities:

- (A)** A “Guaranteed Ride Home” program that offers
emergency ride services to each employee with
an allowance of no fewer than four rides per
year, that an applicant may establish to serve the
development or in partnership with other
developments or uses, or by participating in the
Metropolitan Washington Council of
Governments Commuter Connections program
(or its designated successor for these services).

1	(B) Written disclosure of transportation information	31	(B) In lieu of the website, installation of a real-time
2	and educational materials to all employees,	32	visual display screen or other display device of
3	residents, and nonresidents informing them of	33	this type that provides multi-modal
4	all transportation and ride-sharing options	34	transportation information, as described above.
5	available to them. This does not need to be a	35	(C) Parking cash-out or transportation stipend, or
6	unique role and may be met by human resources	36	provision of an equivalent value cash incentive to
7	officers or other administrators of an	37	employees not to use parking spaces otherwise
8	organization.	38	available to tenants of a development.
9	(C) Formation of transportation demand reduction	39	(D) Unbundling of parking from multifamily and
10	programs offering an equivalent value in transit	40	mixed-use development leases, as well as other
11	benefits or cash in exchange for a parking	41	types of development, or issuing tenant leases
12	benefit, such as carpooling, vanpooling,	42	that do not include parking as an integral part of
13	ridesharing, subsidy of employee transit passes	43	a floor-area space lease and require parking to be
14	beyond standard tax credits already provided by	44	leased, purchased, or otherwise accessed
15	State and Federal governments, teleworking,	45	through separate payment.
16	and shuttle service programs.	46	(E) Creation of a Preferential Parking Management
17	(3) Two Transportation Demand Management	47	Plan that designates spaces located near building
18	Options Required	48	entrances or in other preferential locations for
19	The plan will also require at least two of the following	49	registered carpool/vanpool vehicles.
20	transportation demand management strategies:	50	(F) Institution of off-peak work schedules that allow
21	(A) Establishment of a development-specific website	51	employees to arrive and depart at times other
22	that provides real-time travel/traffic data and	52	than the peak morning commute period (defined
23	multimodal transportation information,	53	as 7:00 a.m. to 9:00 a.m.) and peak evening
24	transit/bus schedules and maps, and bicycle,	54	commute period (defined as 5:00 p.m. to 7:00
25	pedestrian, and carpool/vanpool options.	55	p.m.).
26	Information will vary depending on the specific	56	(G) Offer all employees free or discounted bikeshare
27	services and transportation infrastructure	57	memberships.
28	available in the vicinity of the development, but	58	(H) Fully funding a bicycle sharing station which is
29	in general will allow tenants or customers to	59	connected to and/or part of a regional system
30	compare travel modes available.	60	(e.g., Capital Bikeshare).

1	(I) Any other transportation demand management	31	applicant may identify that organization’s
2	activity as may be approved by the Planning	32	appropriate staff person as the TDM coordinator
3	Director as a means of complying with the	33	provided that the applicant agrees to participate
4	parking reduction provisions of this Subsection.	34	in that organization’s TDM programs and meet
5	(4) Recording of TDM Plan	35	all required organizational membership
		36	obligations.
6	(A) A copy of the approved TDM plan shall be	37	(E) If the development is located within a
7	recorded in the Land Records of Prince George's	38	municipality, the applicant shall coordinate the
8	County before issuance of a building permit for	39	TDM program with the appropriate municipal
9	the development to be served by the plan. The	40	representatives.
10	TDM plan shall be recorded against the land, and		
11	the applicant and/or successors in interest in the	41	(6) TDM Report
12	land shall be responsible for implementing the	42	The TDM program coordinator shall submit to the Planning
13	plan in perpetuity.	43	Director a report every two years that details
14	(5) TDM Program Coordinator	44	implementation of the approved TDM plan and how it has
		45	successfully met or failed to meet the target reduction in
15	(A) The applicant shall appoint a TDM program	46	drive-alone trips that justified the original reduction in
16	coordinator to oversee transportation demand	47	parking because of its effectiveness in reducing driving
17	management activities.	48	demand, in turn reducing the need for parking. The report
18	(B) The TDM program coordinator shall be a licensed	49	may include, but is not limited to, the following:
19	engineer, certified planner, or a traffic consultant	50	(A) A description of transportation demand
20	that is also a qualified or trained TDM	51	management activities undertaken;
21	professional.	52	(B) An analysis of parking demand reductions based
22	(C) The TDM program coordinator shall be	53	on employee and/or resident use of ridership
23	appointed prior to issuance of a certificate of	54	programs or alternative transportation options;
24	occupancy for the buildings to be served by the	55	(C) Changes to the TDM plan to increase transit
25	transportation demand management program.	56	ridership, bicycle ridership, and other
26	(D) If the development is located within an	57	commuting alternatives, as defined in Section
27	established business improvement district, a	58	27-6308(b)(7) below; and
28	Transportation Demand Management District as	59	(D) The results of an employee transportation
29	defined in Subtitle 20A, or other such	60	survey.
30	organization that offers TDM services, the		

(7) Amendments

The Planning Director may approve amendments to an approved TDM plan in accordance with the procedures and standards for its original approval. Changes in transportation options subsequent to the approval of the original plan that allow a development to meet the reduction targets identified in the original plan, such as introduction of new transit service to a development area, shall not require amendments to the plan as long as annual reports can demonstrate that these services are contributing to the plan’s intent.

(8) Parking Required if TDM Terminated

If the applicant or successors in interest in the development subject to a TDM plan stop implementing the plan or fail to submit a TDM report within one year of the regularly scheduled date the biennial report is due, the TDM plan shall be terminated and become null and void. Any such termination of the TDM plan does not negate the parties’ obligations to comply with parking requirements of this Section and this Ordinance, and thus shall constitute a violation of this Ordinance. No use served by the TDM plan may be continued unless another TDM plan is approved or all required off-street parking spaces are provided in accordance with this Section and this Ordinance, within 120 days of termination of the TDM plan.

(c) Special Facilities for Bicycle Commuters

The Planning Director may authorize up to a five percent reduction in the minimum number of off-street parking spaces required by Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, for developments that comply with the bicycle

parking standards in Section 27-6309, Bicycle Parking Standards, and provide both of the following:

- (1)** Additional enclosed (indoor or locker) and secure bicycle parking spaces equal to at least five percent of the number of vehicle parking spaces provided; and
- (2)** Shower and dressing areas for employees.

(d) Other Eligible Alternatives

The Planning Director may authorize up to a 10 percent reduction in the minimum number of off-street parking spaces required by Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, in exchange for any other strategy that an applicant demonstrates will effectively reduce parking demand on the site of the subject development, provided the applicant also demonstrates that the proposed development plan will do at least as good a job in protecting surrounding neighborhoods, maintaining traffic-circulation patterns, and promoting quality urban design as would strict compliance with the otherwise applicable off-street parking standards.

27-6309. Bicycle Parking Standards

(a) Bicycle Racks or Lockers Required

- (1)** In all zones except the RTO, LTO, TAC, and NAC base and PD zones, Rural and Agricultural zones, and any Residential Zone with equal or lesser intensity than the RSF-95 Zone, all parking areas shall provide bicycle racks or lockers sufficient to accommodate the parking of at least two bicycles, regardless of the number of vehicle spaces provided (up to ten spaces). At least one additional bicycle space shall be provided for each additional ten parking spaces or major fraction thereof,

1	provided, no more than 20 bicycle parking spaces shall	31	
2	be required for any single vehicular parking area.	32	
3	Specific requirements for particular uses are as follows:	33	
4	(A) For multifamily dwellings and uses in the Group	34	(2) In the RTO, LTO, TAC, and NAC base and PD zones, all
5	Living Uses principal use category other than	35	parking areas shall provide bicycle racks or lockers
6	private dormitories, one space shall be required	36	sufficient to accommodate the parking of at least four
7	per four dwelling units, with no fewer than two	37	bicycles, regardless of the number of vehicle spaces
8	bicycle parking spaces provided and no more	38	provided, and at least two additional bicycles for every
9	than 49 spaces.	39	ten parking spaces, or major fraction thereof, above ten
10	(B) For private dormitories, 0.25 spaces per leased	40	spaces.
11	occupant shall be required if automobile parking	41	(3) Racks must allow a bicycle's frame to rest against the
12	is included in lease agreements or 0.4 spaces per	42	rack in at least two places, and for both a wheel and
13	leased occupant shall be required if automobile	43	section of the frame to be secured to the rack
14	parking is not included in lease agreements and	44	simultaneously. Racks that allow only a wheel to rest
15	must be rented separately, up to a maximum of	45	against the rack will not be counted toward meeting the
16	50 spaces.	46	minimum bicycle requirements. Applicants should
17	(C) For private schools, 1 space per 10 employees	47	consult best practices sources such as the Association of
18	plus 1 space for each 20 students (in grades four	48	Pedestrian and Bicycle Professionals <i>Bicycle Parking</i>
19	and higher) of planned capacity shall be	49	<i>Guidelines</i> for guidance on types of racks that are
20	required.	50	appropriate to meet this requirement.
21	(D) For private colleges and universities, one space	51	
22	per ten employees plus one space for each five	52	(b) Bike Parking Rack or Locker Location
23	students of planned capacity shall be required.	53	(1) Required bicycle racks shall be installed on a paved
24	Of these student-required spaces, generally half	54	surface and located in visible, well-lighted areas
25	should be for short-term storage (outdoors and	55	conveniently accessible to the primary entrances of a
26	convenient to building entrances and other	56	development's principal building(s). At least four of the
27	major destinations of the use) and the other half	57	required spaces serving nonresidential development
28	should be for long-term storage (which may be	58	shall be located within 50 feet of the main entrance to
29	inside buildings, in lockers, or in other specialized	59	the use. They shall be located where they do not
30	covered and secured bicycle parking areas).	60	interfere with pedestrian traffic and are protected from
		61	conflicts with vehicular traffic.
		62	(2) In the RTO, LTO, TAC, and NAC base and PD zones,
			developments may place up to 20 percent of required
			bicycle parking in the public right-of-way as street
			furnishings (subject to the approval of the operating
			agency or municipality with jurisdiction), provided that

1 they are all within 100 feet of the entrance of the use 31
2 and that they allow sufficient space (generally 3 feet on 32
3 either side of a rack) for placement and removal of 33
4 bicycles. Developments may count existing bicycle 34
5 parking along frontage streets and in the street right-of- 35
6 way toward these requirements. 36
7 **(3)** Long-term parking facilities should be provided for uses 37
8 where bicycle access is expected to serve stays of eight 38
9 hours or more, such as office commutes or overnight 39
10 stays at a residence or hotel. If used, this parking does 40
11 not need to meet location criteria for regular parking, 41
12 such as a distance from a building entrance, but shall: 42

13 **(A)** Be located in a secure, clean and well-lighted 43
14 area, whether inside a building, in an auxiliary 44
15 structure, or in an outdoor covered location; 45

16 **(B)** Protect bicycles from weather and debris; 46
17 **(C)** Be signed so that directions to entrances of 47
18 related uses are clearly understood; 48
19 **(D)** Allow sufficient spacing of racks or lockers for 49
20 storage, maneuvering and removal of bicycles; 50
21 **(E)** Be available and accessible for all building 51
22 tenants during the building's hours of operation. 52
23 (For residential tenants, each space should be 53
24 accessible 24 hours a day, 7 days a week); 54
25 **(F)** If located in an enclosed area, only be accessible 55
26 to those authorized to use the space (to limit 56
27 vandalism and theft);

28 **(G)** If in a parking garage for long-term bicycle
29 parking, be clearly marked as long-term bicycle
30 parking spaces, be in a well-lighted, visible

location near the main entrance of elevators, and
separated from vehicle parking by a barrier that
minimizes the possibility of a parked bicycle
being hit by a car, and be located no lower than
the first complete parking level below grade, and
no higher than the first complete parking level
above grade.

(4) Bicycle parking spaces shall be placed at least three feet
away from the associated structure to allow sufficient
room for parking a bicycle. Bicycle racks should be
installed to allow for at least 30 inches of spacing
between each rack.

27-6310. Loading Area Standards

(a) Minimum Number of Off-Street Loading Berths

Any new development involving the routine vehicular delivery
or shipping of goods, supplies, or equipment to or from the
development shall provide a sufficient number of off-street
loading berths to accommodate the delivery and shipping
operations of the development's uses in a safe and convenient
manner. Table 27-6310(a): Minimum Number of Off-Street
Loading Berths, sets forth the minimum number of loading
berths for the different principal uses. For proposed uses not
listed in Table 27-6310(a): Minimum Number of Off-Street
Loading Berths, the requirement for a use most similar to the
proposed use shall apply.

Table 27-6310(a): Minimum Number of Off-Street Loading Berths

Principal Use Classification/Category	Gross Floor Area (GFA) of Building	Minimum Number of Loading Berths
Institutional and Commercial Uses		
Retail Sales and Service Uses	At least 5,000 sq. ft. but less than 10,000 sq. ft.	1
	At least 10,000 sq. ft. but less than 100,000 sq. ft.	2
	Each additional 100,000 sq. ft. or major fraction thereof	add 1
Shopping Centers	At least 25,000 sq. ft. and up to 100,000 sq. ft.	3 for the entire shopping center
	Each additional 100,000 sq. ft. or major fraction thereof	add 1
Household Living Uses (Multifamily only) and Group Living Uses (Assisted Living Facility only)	At least 100 dwelling units and up to 300 dwelling units	1
	Each additional 200 dwelling units or major fraction thereof	add 1
Healthcare Uses, Business Support Service Uses, Office Uses, Personal Service Uses, and Visitor Accommodation Uses (Hotel-Motel only)	At least 10,000 sq. ft. and up to 100,000 sq. ft.	1
	Each additional 100,000 sq. ft. or major fraction thereof	add 1
Industrial Uses		
Industrial Service Uses and Manufacturing Uses	At least 2,000 sq. ft. but less than 25,000 sq. ft.	1
	At least 25,000 sq. ft. but less than 50,000 sq. ft.	2
	Each additional 50,000 sq. ft. or major fraction thereof	3
Warehouse and Freight Movement Uses (except Consolidated Storage)	At least 1,500 sq. ft. and up to 10,000 sq. ft.	1
	Each additional 40,000 sq. ft. or major fraction thereof	add 1

(b) Dimensional Standards for Loading Areas

Each loading berth shall be of sufficient size to accommodate the types of vehicles likely to use the loading area. The minimum

loading berth size that presumptively satisfies loading berth needs is least 12 feet wide and 45 feet long in general industrial, distribution, or warehousing uses. For all other uses, a berth as short as 33 feet may be allowed. The Planning Director may require a larger loading berth or allow a smaller loading berth on determining that the characteristics of the particular development warrant such increase or reduction and the general standard is met.

(c) Location of Loading Areas

- (1) To the maximum extent practicable, loading areas shall be placed away from a public street and screened from view in accordance with the Landscape Manual (see Figure 27-6310(c): Loading Area Configuration).
- (2) Loading areas shall be located adjacent to the building's loading doors, in an area that promotes their practical use.
- (3) Loading areas shall be located and designed so vehicles using them can maneuver safely and conveniently to them from a public street and complete loading without obstructing or interfering with any public rights-of-way, parking spaces, parking lot aisles, or pedestrian pathways.
- (4) Loading areas shall be set back a minimum of 50 feet from any residential use or vacant land in a Residential or Rural and Agricultural zone.

1 **Figure 27-6310(c): Loading Area Configuration**



2
3

Sec. 27-6400 Open Space Set-Asides

27-6401. Purpose and Intent

Open space set-asides are intended for the use and enjoyment of a development’s residents, employees, or users. Open space set-asides serve numerous purposes, including preserving natural, historical, and archeological resources, ensuring resident access to open areas and active recreation (incorporating land dedicated as parkland in accordance with Subtitle 24, Section 24-3.600, Parklands and Recreation Facilities, as open space set-asides), reducing the heat island effect of developed areas, providing civic and meeting spaces, enhancing storm water management, and providing other public health benefits.

27-6402. Applicability

(a) In addition to the exemptions specified in Section 27-6103, General Exemptions, the following development shall be exempted from the standards in this Section:

(1) Uses in the Agriculture/Forestry Uses, Agriculture/Forestry Related Uses, and Open Space Uses principal use categories; and

(2) Any individual single-family detached dwelling or two-family dwelling on a single lot.

27-6403. Amount of Open Space Set-Asides Required

Development subject to the standards in this Section shall provide the minimum amounts of open space set-asides identified in Table 27-6403: Required Open Space Set-Asides, based on the use classification.

Table 27-6403: Required Open Space Set-Asides

Use Classification	Minimum Open Space Set-Aside Area (as percentage of development site area)			
	Rural and Agricultural Base Zones	Residential Base and PD Zones	Nonresidential Base Zones and IE-PD Zone	Transit-Oriented/Activity Center Base and PD Zones
Residential Uses	20%	20%	15%	7.5%
Public, Civic, and Institutional Uses	10%	10%	7.5%	5%
Commercial Uses and Mixed-Uses	10%	10%	7.5%	5%
Industrial Uses	10%	10%	5%	5%

Open space set-aside requirements shall not replace requirements for open spaces, mandatory dedication of parkland, stormwater management, or other similar requirements imposed by any other Subtitle of the County Code. However, such requirements may be counted toward open-space set asides pursuant to Section 27-6404(b), below.

27-6404. Areas Counted as Open Space Set-Asides

(a) The features and areas identified in Table 27-6404(a): Open Space Set-Aside Features, shall be credited towards compliance with the open space set-aside standards of this Section for development in the areas indicated.

Table 27-6404(a): Open Space Set-Aside Features		
Area Counted as Common Open Space Set-Asides	Description	Design and Maintenance Requirements
Natural Features		
 	<p>Natural features (including lakes, ponds, rivers, streams, bays, shorelines, wetlands, drainageways, and other riparian areas), riparian buffers, flood hazard areas, steep slopes (15 percent or more), wildlife habitat and woodland conservation areas established in accordance with Division 2 of Subtitle 25 of the County Code</p>	<p>Preservation of any existing natural features shall have highest priority for locating open space set-asides, except in the Transit-Oriented/Activity Center base and planned development zones, the IE and IH base zones, and the IE-PD zone. Maintenance is limited to the minimum removal and avoidance of hazards, nuisances, and unhealthy conditions.</p>
Active Recreational Areas		
	<p>Land occupied by areas and facilities used for active recreational purposes, such as ballfields, playgrounds, tennis courts, pools, jogging trails, community buildings and clubhouses, and land dedicated for parks in accordance with</p>	<p>Active recreational areas may occupy up to 100 percent of the open space set-asides (if no natural features exist on the site) except in the Transit-Oriented/Activity Center base and PD zones, the Nonresidential base zones, and the IE-PD zone. No less than 35 percent of the total open space set-aside area within a residential development outside the Transit-Oriented/Activity</p>

Table 27-6404(a): Open Space Set-Aside Features		
Area Counted as Common Open Space Set-Asides	Description	Design and Maintenance Requirements
	<p>Subtitle 24, Section 24-3600, Parklands and Recreation Facilities.</p>	<p>Center base and PD zones shall consist of active recreational areas. Active recreational areas shall be compact and contiguous, to the maximum extent practicable, unless used to link or continue existing or public open space lands.</p>
Passive Recreation (Including Plantings and Gardens)		
 	<p>Formally planned and regularly maintained open areas that provide passive recreation opportunities, including arranged plantings, gardens (including community gardens), gazebos, and similar structures.</p>	<p>Passive recreation shall have direct access to a sidewalk or pedestrian walkway that connects to the street.</p>

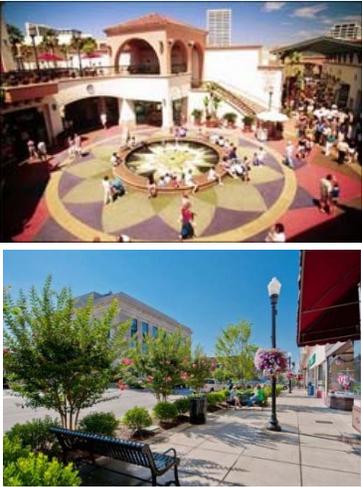
Table 27-6404(a): Open Space Set-Aside Features		
Area Counted as Common Open Space Set-Asides	Description	Design and Maintenance Requirements
Squares, Forecourts, and Plazas		
	<p>Squares, forecourts, plazas, and civic greens that provide opportunities to create special places for people to gather.</p>	<p>Such features shall be at least 600 square feet in area. Such features shall have direct access to a street or sidewalk and shall be designed to accommodate people sitting and gathering, incorporating benches, tables, fountains, or other similar amenities. Surrounding buildings shall be oriented toward the square, forecourt, or plaza when possible, and a connection shall be made to surrounding development. No less than 50 percent of the total open space set-aside area within the core area of a Transit-Oriented/Activity Center base or PD zone shall be a square, forecourt, or plaza.</p>
Required Landscape Areas and Agricultural Buffer		
	<p>All areas occupied by required landscaping areas, tree protection areas, and riparian buffers, and agricultural buffers, except landscaped area within vehicular use areas.</p>	<p>See Landscape Manual and Section Sec. 27-61300, Agricultural Compatibility Standards.</p>

Table 27-6404(a): Open Space Set-Aside Features		
Area Counted as Common Open Space Set-Asides	Description	Design and Maintenance Requirements
		
Stormwater Management Areas Treated as Site Amenities		
	<p>Up to 75 percent of the land area occupied by stormwater management facilities (including retention and detention ponds and other bioretention devices), when such features are treated as an open space site amenity.</p>	<p>To qualify, stormwater management facilities shall support passive recreation uses by providing access, gentle slopes (less than 3:1), and pedestrian elements such as paths and benches, and shall be subject to a maintenance agreement approved by the operating authority or agency having regulatory authority over the facility.</p>
Public Access Easements with Paths or Trails		
	<p>Public access easements that combine utility easements with paths or trails that are available for passive recreational activities such as</p>	<p>Such public access easements shall include at least one improved access from a public street, sidewalk, or trail that includes signage designating the access point.</p>

Table 27-6404(a): Open Space Set-Aside Features		
Area Counted as Common Open Space Set-Asides	Description	Design and Maintenance Requirements
	walking, running, and biking	

1 (b) Open spaces required by any other section in the County
 2 Code, such as, but not limited to, mandatory dedication of
 3 parkland, may be credited toward compliance with the
 4 open space set aside standards in Table 27-6403: Required
 5 Open Space Set-Asides, if they are located and designed in
 6 accordance with the standards in this Section.

7 **27-6405. Areas Not Counted as Open Space Set-Asides**

9 The following areas shall not be counted as open space set-asides:

- 10 (a) Private yards not subject to an open space or conservation
 11 easement;
- 12 (b) Street rights-of-way or private access easements,
 13 including sidewalks located within those rights-of-way or
 14 easements;
- 15 (c) Vehicular parking areas or lots (excluding the landscaped
 16 areas);
- 17 (d) Driveways for dwellings;

- 18 (e) Land covered by structures not designated for active
 19 recreational uses;
- 20 (f) Designated outdoor storage areas; and
- 21 (g) Stormwater management facilities and ponds, unless
 22 located and designed as a site amenity (e.g., with low
 23 fencing, vegetative landscaping, gentle slopes, fountain or
 24 other visible water-circulation device, and pedestrian
 25 access or seating).

26 **27-6406. Design Standards for Open Space Set-Asides**

28 Land used as an open space set-aside shall comply with the following
 29 design standards:

30 (a) Location

31 Open space shall be located so as to be readily accessible and
 32 useable by occupants and users of the development. Where
 33 possible, a portion of the open space set-aside should provide
 34 focal points for the development through prominent placement
 35 or easy visual access from streets.

36 (b) Configuration

- 37 (1) Open space set-asides shall be compact and contiguous
 38 unless a different configuration is needed to continue an
 39 existing trail or accommodate preservation of natural,
 40 historical, and archeological resources.
- 41 (2) If the development site is adjacent to existing or
 42 planned public trails, parks, or other public open space
 43 area land, the open space set-aside shall, to the
 44 maximum extent practicable, be located to adjoin,
 45 extend, and enlarge the trail, park, or other public land

(see Figure 27-6406(b).1: Example Open Space Set-Aside Configuration; Figure 27-6406(b).2: Example Open Space Set-Aside Configuration, Townhouse Development; and Figure 27-6406(b).3: Example Open Space Set Aside Configuration, Commercial Development).

(c) Orientation of Adjacent Buildings

To the maximum extent possible, buildings adjacent to the required open space set-asides shall have at least one entrance facing the open space set-aside.

Figure 27-6406(b).1: Example Open Space Set-Aside Configuration



Figure 27-6406(b).2: Example Open Space Set-Aside Configuration, Townhouse Development



1 **Figure 27-6406(b).3: Example Open Space Set Aside Configuration,**
2 **Commercial Development**



3
4 **(d) Prioritization of Open Space Set-Aside**

5 **(1)** Except in the Transit-Oriented/Activity Center base and
6 Planned Development (PD) zones, and to the maximum
7 extent practicable, open space set-asides shall be
8 located and organized to include, protect, and enhance
9 as many of the following open areas and features as
10 possible, in the following general order of priority:

- 11 **(A)** Natural features such as riparian areas, riparian
12 buffers, shorelines, flood hazard areas,
13 floodplains, wetlands, steep slopes, and wildlife
14 habitat and woodland areas;

- 15 **(B)** Water features such as rivers, bays, lakes, creeks,
16 canals, natural ponds, and retention and
17 detention ponds;
18 **(C)** Protected trees and other mature trees;
19 **(D)** Parks and trails (regardless of public or private
20 ownership);
21 **(E)** Lands with active agricultural uses and activities;
22 **(F)** Perimeter buffers or visual transitions between
23 different types or intensities of uses;
24 **(G)** Areas that accommodate multiple compatible
25 open space set-aside uses rather than a single
26 use; and
27 **(H)** Historic and archeological features.

28 **(2)** In the Transit-Oriented/Activity Center base and
29 Planned Development (PD) zones, and to the maximum
30 extent practicable, open space set-asides shall be
31 located and organized to include, protect, or enhance
32 the open areas and features identified in Section 27-
33 6406(d)(1) above, except that the establishment of
34 squares, plazas, forecourts, civic greens, and similar
35 urban open space amenities shall have the highest
36 priority.

37 **(e) Open Space Set-Asides on Property in the**
38 **Industrial, Heavy (IH) Zone**

39 Development consisting of multiple industrial uses on property
40 in the IH Zone may provide open space set-asides based upon
41 the total development in-lieu of providing individual open space
42 set-asides for individual uses on individual lots. This provision
43 includes: (1) multiple industrial uses on a single property in the

1 IH Zone, or (2) multiple industrial uses on one or more adjoining 30
2 properties under the same ownership (and which are located 31
3 not more than 1,000 feet away from each other) in the IH Zone. 32
4 These developments shall provide open space set-asides using 33
5 the following method: 34

6 (1) Applicant calculates the sum amount of open space set- 35
7 aside required for each individual industrial use or lot. 36

8 (2) The total sum of open space set-aside required may be 37
9 placed on any portion of the area included in the 38
10 calculation. 39

11 **27-6407. Development in Open Space Set-Asides** 40

12 Development within open space set-asides shall be limited to that 41
13 appropriate to the purposes of the type(s) of open space set-asides. 42
14 Where appropriate, such development may include, but is not limited 43
15 to, walking, jogging, and biking paths or trails; benches or other 44
16 seating areas; meeting areas; tables, shelters, grills, trash 45
17 receptacles, and other picnic facilities; docks and other facilities for 46
18 fishing; environmental education guides and exhibits; historic 47
19 interpretive signage; gazebos and other decorative structures; 48
20 fountains or other water features; play structures for children; 49
21 gardens or seasonal planting areas; pools; athletic fields and courts; 50
22 and associated clubhouses. 51

23 **27-6408. Ownership, Management, and** 52
24 **Maintenance of Open Space Set-Asides** 53

25 (a) Open space set-asides required by this Ordinance or by 54
26 Subtitle 24, Subdivisions, shall be managed and 55
27 maintained in compliance with all applicable provisions of 56
28 Maryland law. To the extent not inconsistent with 57
29 Maryland law, such open space set-asides shall be 58

managed and maintained as permanent open space 59
through one or more of the following options: 60

(1) Conveyance of open space set-aside areas to a property 61
owners' or homeowners' association that holds the land 62
in common ownership and will be responsible for 63
managing and maintaining the land for its intended 64
open space purposes, in perpetuity; 65

(2) Conveyance of open space set-aside areas to a third 66
party beneficiary such as an environmental, historical, 67
or civic organization, a municipality, or M-NCPPC, that is 68
organized for, capable of, and willing to accept 69
responsibility for managing and maintaining the land for 70
its intended open space purposes, in perpetuity; 71

(3) Establishment of easements on those parts of 72
individually-owned lots including open space set-aside 73
areas that require the areas to be managed consistent 74
with the land's intended open space purposes and 75
prohibit any inconsistent future development, in 76
perpetuity; or 77

(4) If public stormwater management facilities are treated 78
as site amenities, through stormwater management 79
easements. 80

(b) All options involving private ownership of open space set- 81
aside areas shall include deed restrictions, covenants, or 82
other legal instruments that ensure continued use of the 83
land for its intended open space purposes, in perpetuity, 84
and provide for the continued and effective management, 85
operation, and maintenance of the land and facilities. 86

(c) Responsibility for managing and maintaining open space 87
set-asides rests with the owner of the land of the open 88
space set-asides. Failure to maintain open space set- 89
asides. 90

1 asides in accordance with this Section and the
2 development approval or permit shall be a violation of this
3 Ordinance.

4 **Sec. 27-6500 Landscaping**

5 All development shall comply with the requirements of the Prince
6 George’s County Landscape Manual, which is incorporated herein by
7 reference.

8 **Sec. 27-6600 Fences and Walls**

9 **27-6601. Applicability**

10 **(a) General**

11 Unless exempted in accordance with Section 27-6601(b) below, the
12 standards in this Section shall apply to all construction,
13 reconstruction, or replacement of fences or walls.

14 **(b) Exemptions**

15 In addition to the exemptions specified in Section 27-6103, General
16 Exemptions, the following fences and walls are exempt from the
17 standards of this Section:

- 18 **(1)** Fences and walls required for the physical support of a
19 principal or accessory structure;
- 20 **(2)** Fences and barricades around construction sites;
- 21 **(3)** Replacement in-kind of an existing residential fence
22 associated with a live/work, single-family detached,
23 three-family, townhouse, or two-family dwelling.
- 24 **(4)** Fences for wireless telecommunications towers, which
25 shall instead follow the requirements of Section 27-
26 5102(d)(1)(A);

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(5) Fences for outdoor storage (as a principal use), which
shall instead follow the requirements of Section 27-
5102(f)(5)(B);

(6) Fences for junkyards or vehicle salvage yards, which
shall instead follow the requirements of Sec. 27-6600,
Fences and Walls.

(7) Fences for tree protection (temporary and permanent);

(8) Noise attenuation walls installed by a public agency
within the right-of-way of a public roadway;

(9) Fences and walls necessary for soil erosion and control;

(10) Retaining walls, except for the standards of Section 27-
6609, Retaining Walls;

(11) Fences at parks and schools, where such uses are owned
by public agencies or are subject to the County’s
Mandatory Referral process;

(12) Specialized fences used for protecting livestock or for
other similar agricultural functions if part of a use in the
Rural and Agricultural Uses use classification; and

(13) Fencing required or provided for medical cannabis uses.

46 **27-6602. General Standards**

47 **(a) General**

(1) Fences and walls shall be located outside of the public
right-of-way.

(2) Fences and walls are allowed on the property line
between two or more parcels of land held in private
ownership.

1 (3) Fences and walls may be located within any required
 2 yard.

3 (4) Nothing in this Section shall be construed to prevent the
 4 installation of temporary fencing to protect existing
 5 trees, limit sedimentation, or control erosion.

6 **(b) In Utility Easements**

7 Fences located within utility easements shall receive written
 8 authorization from the easement holder or the County, as
 9 appropriate. The County shall not be responsible for damage to,
 10 or the repair or replacement of, fences that must be removed to
 11 access utility easements or facilities.

12 **(c) Within Required Landscaping Areas**

13 Fences and walls may be installed within required landscaping
 14 areas, subject to an approved landscaping plan.

15 **(d) Avoidance of Traffic Hazards**

16 Notwithstanding other provisions of this Subsection, fences and
 17 walls shall not be allowed within the triangle formed by the
 18 intersection of the street lines and points on the street lines 25
 19 feet from the intersection, or in a location that is determined by
 20 an agency will create a traffic hazard.

21 **27-6603. Height Standards**

22 **(a) General**

23 Unless otherwise stated in Section 27-6600, fences and walls
 24 shall comply with the standards in Table 27-6603(a): Fence and
 25 Wall Height.
 26

Table 27-6603(a): Fence and Wall Height			
Location on Lot	Maximum Height (feet) [1]		
	Residential and Rural and Agricultural Base Zones, Residential PD Zones	Nonresidential Base Zones and IE-PD Zone	Transit-Oriented/Activity Center Base and PD Zones
Within a required front yard, build-to zone, corner lot side yard in front of the principal building [2]	4	4	4
Within any other required yard or in corner side yard behind the front plane of the principal building	6	6	6
NOTES: [1] Fence or wall height may be increased through the security plan exemption in accordance with Section 27-6610, Security Exemption Plan. [2] The maximum height of a fence or wall within a front yard, corner lot side yard, or build-to zone is 8 feet when the fence or wall is required by a use-specific standard or special exception standard at this height or is part of a community garden or urban agriculture use, unless the fence may block a motorists' line of sight (see Section 27-6602(d), Avoidance of Traffic Hazards).			

27

(b) Administrative Waiver Request

28

(1) Customary fencing provided as a part of a permitted tennis court, athletic field, or other recreational facility shall be exempt from the height standards in this Subsection.

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1	(2) Fence heights may be increased further through an	29	(1) Masonry, concrete, or stone;
2	approved security exemption plan (see Section 27-6610,	30	(2) Ornamental metal, except that fencing shall not
3	Security Exemption Plan).	31	incorporate spiked tops within a residential zone
4	(3) Fences up to eight feet in height are allowed for	32	without approval of a security exemption plan in
5	community gardens and urban agriculture uses (see	33	accordance with Section 27-6610, Security Exemption
6	Section 27-5102(b)(1)(A), Community Garden and	34	Plan;
7	Section 27-5102(b)(1)(C), Urban Agriculture).	35	(3) Painted wood, pressure treated wood, or rot-resistant
8	(4) Walls up to eight feet in height are allowed to screen	36	wood such as cedar, cypress, or teak;
9	service and loading areas, if they comply with the	37	(4) Composite materials designed to appear as wood,
10	setback requirements for the associated building.	38	metal, or masonry;
11	(c) Measurement of Height	39	(5) Metal (wrought iron, welded steel; and/or electro-
12	Fence or wall height shall be measured in accordance with the	40	statically plated black aluminum, except chain-link
13	following standards:	41	fencing);
14	(1) Fence or wall height shall be measured from the top of	42	(6) Vinyl;
15	the fence or wall, defined as the highest point, not	43	(7) Walls clad with substrate material intended to support
16	including supporting columns or posts, above grade, to	44	living vegetation; and
17	the grade on the side of the fence or wall where the	45	(8) Any material demonstrated by the applicant to have a
18	grade is the lowest, but excluding the height of any	46	similar or equal appearance and durability as a material
19	retaining wall directly beneath the fence or wall.	47	listed in Subsections (1) through (7) above, as
20	(2) Supporting columns or posts shall not extend more than	48	determined by the Planning Director (or decision-maker
21	18 inches above the top of the fence or wall.	49	if the fence or wall is associated with a parent
22	(3) Safety railings required by the Building Code shall not be	50	application).
23	included in fence height measurements.	51	(b) Transit-Oriented/Activity Center Zones
24	27-6604. Materials	52	Fences and walls in the Transit-Oriented/Activity Center zones
25	(a) General	53	shall be constructed of any one or more of the following
26	Unless otherwise specified in Section 27-6604(b) below, fences	54	materials:
27	and walls shall be constructed of any one or more of the	55	(1) Native/regional stone and equivalent imitation stone;
28	following materials:	56	(2) Brick;

- 1 **(3)** Stucco or decorative concrete block or poured concrete 31
 (only when a brick or stone coping is provided); 32
- 2 **(4)** Painted or stained wood; 33
- 3 **(5)** Metal (wrought iron, welded steel and/or 34
 electrostatically plated black aluminum), for fences and 35
 gates only; or 36
- 4 **(6)** Black vinyl-coated chain link fences, only for schools, 37
 recreational facilities, daycare facilities, and similar 38
 outdoor uses. 39

40 **(c) Prohibited Materials**

41 The following fence types or materials are prohibited:

- 42 **(1)** Barbed and/or razor wire, unless approved as part of a 43
 security exemption plan in accordance with Section 27- 44
 6610, Security Exemption Plan, or on land with an 45
 agricultural use, or on land used for installation and 46
 operation of high-voltage equipment at substations for 47
 electrical generation, transmission, and distribution in 48
 connection with providing public utility service in the 49
 County by a regulated public utility; 50
- 51 **(2)** Fences constructed of chicken wire, corrugated metal, 51
 fabric materials, fiberboard, garage door panels, 52
 plywood, rolled plastic, sheet metal, debris, or waste 53
 materials, unless such materials are recycled and 54
 reprocessed for marketing to the general public, as 55
 building materials designed to resemble new building 56
 materials (e.g., picket fencing made from recycled 57
 plastic and fiber); 58
- 59 **(3)** Except where used to prevent wildlife from consuming 59
 produce in an urban agriculture use or community 60
 garden, chain link fences in the Transit- 61

Oriented/Activity Center zones, the Nonresidential base zones except the IH base zone, and the IE-PD and MU-PD zones; and

- (4)** Above-ground fences that carry electrical current, except as used for the purposes of enclosing livestock in the Rural and Agricultural base zones and in the RE and RR zones (nothing shall prohibit below-ground electrical fences intended for the keeping of pets).

27-6605. Perimeter Fences and Walls Abutting Street Right-of-Way

Except in the IH base zone, fences or walls that are located within 15 feet of a street right-of-way shall:

- (a)** Be of a uniform style;
- (b)** Be constructed of brick, stone, concrete (when covered with stucco or similar finish), vinyl, or vertical wooden boards; and
- (c)** Include breaks, offsets of at least one foot, access points, or other design details in the fence or wall plane at least every 200 feet. (see Figure 27-6605(c): Fence and Wall Offsets.)

Figure 27-6605(c): Fence and Wall Offsets



1 **27-6606. Appearance**

2 **(a) Finished Side to Outside**

3 Unless it is used to enclose livestock, wherever a fence or wall is
4 installed, if one side of the fence or wall appears more "finished"
5 than the other (e.g., one side of a fence has visible support
6 framing, such as vertical posts and horizontal rails, and the
7 other—the more "finished" side—does not, or one side of a wall
8 has a textured surface and other—the more "finished" side—
9 does not), then the more "finished" side of the fence shall face
10 the exterior of the lot rather than the interior of the lot. (see
11 Figure 27-6606(a): Fence with Finished Side Out.)

12 **Figure 27-6606(a): Fence with Finished Side Out**



13
14 **(b) Compatibility of Materials along a Single Lot Side**

15 All fencing or wall segments located along a single lot side shall
16 be composed of a uniform style, materials, and colors, except
17 when the Historic Preservation Commission requires an
18 alternative appearance in accordance with the regulations in
19 Subtitle 29 of the County Code.

20 **(c) Fence and Wall Landscaping**

21 All fences and walls exceeding 4 feet in height, if located within
22 15 feet of a street right-of-way, shall be supplemented with
23 landscape screening in accordance with the standards in Section
24 27-6606(c)(1) and Section 27-6606(c)(2) below, to soften the
25 visual impact of the fence. These standards shall not apply to
26 fences in any single-family residential zone (the RSF-A Zone and
27 any other zone of lesser intensity per Section 27-4102(b)). (see
28 Figure 27-6606(c): Fence and Wall Landscaping).

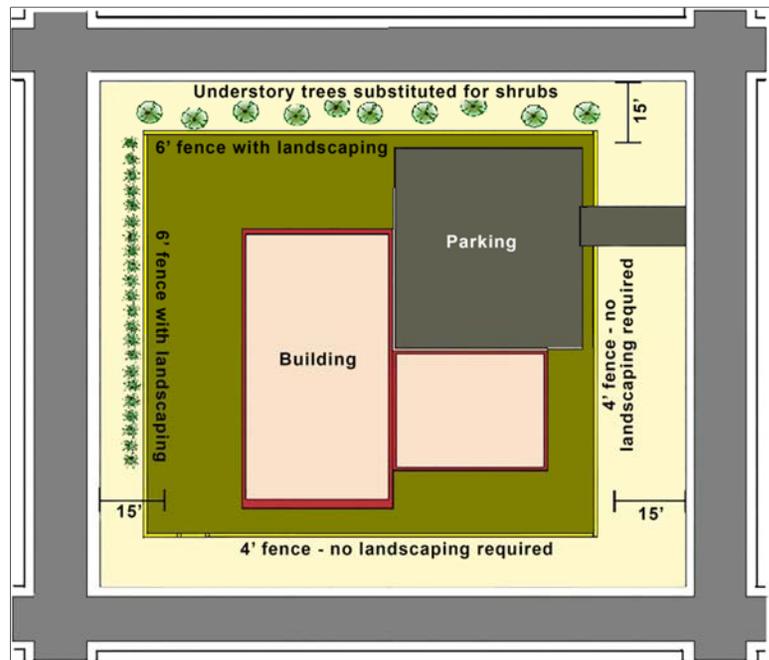
29 **(1) Shrubs Required**

30 At least one evergreen shrub shall be installed for every five
31 linear feet of fence or wall, on the side of the fence or wall
32 facing the public street right-of-way. Shrubs may be
33 installed in a staggered, clustered, grouped, or linear
34 fashion. See Figure 27-6606(c): Fence and Wall
35 Landscaping.

36 **(2) Substitution of Shade Trees**

37 One shade or ornamental tree may be substituted for every
38 three shrubs provided that the tree meets the size
39 standards of the Landscape Manual.

1 **Figure 27-6606(c): Fence and Wall Landscaping**



2
3 **27-6607. Fence and Wall Construction**

4 Fences and walls shall comply with all applicable Building Code
5 requirements.

6 **27-6608. Gates**

7 Gates shall comply with the following standards:

- 8 (a) All gates shall have hardware to secure the gate in a closed
9 position.
- 10 (b) All unattended gates and gates opening onto a public
11 sidewalk area shall be self-closing, self-latching, and
12 locked when not in use.

13 **27-6609. Retaining Walls**

14 Retaining walls are to be used in appropriate locations to reduce the
15 steepness of slopes and to provide planting pockets conducive to
16 revegetation. They shall comply with the following standards:

- 17 (a) A retaining wall may be permitted to support steep slopes
18 but should not exceed six feet in height from the finished
19 grade, except for:
- 20 (1) A structure's foundation wall, or
21 (2) As necessary to construct a driveway from the street to
22 a garage or parking area, or
23 (3) As otherwise expressly allowed by this Ordinance.
- 24 (b) In all exceptions identified in Subsection (a) above, a
25 retaining wall shall not exceed ten feet in height.
- 26 (c) Retaining walls greater than six feet in height shall comply
27 with the building setbacks in the zone which they are
28 located, unless it is constructed because grades are lower
29 on the site where it is located.
- 30 (d) The width of any terrace between any two six-foot vertical
31 retaining walls should be at least three feet. Retaining
32 walls higher than six feet should be separated from any
33 other retaining wall by a minimum of five horizontal feet.
34 Terraces created between retaining walls shall be
35 permanently landscaped or revegetated with native
36 vegetation.
- 37 (e) Retaining walls used to support existing road cuts may
38 exceed the height limits and other requirements in
39 Subsections (a), (b), and (c) above.

- 1 (f) Retaining walls shall be faced with stone, brick, or earth-
- 2 colored materials similar to the surrounding natural
- 3 landscape.
- 4 (g) All retaining walls shall comply with the Building Code.

5 **27-6610. Security Exemption Plan**

6 (a) A landowner in need of heightened security may submit
7 to the Planning Director a security exemption plan
8 proposing a fence or wall taller than those permitted by
9 this Section or proposing the use of barbed and/or razor
10 wire or electric wire atop a fence or wall for security
11 reasons.

12 (b) The Board of Appeals may approve or approve with
13 conditions, the security exemption plan, upon finding all
14 of the following:

15 **(1) Need for Safety or Security Reasons**

16 The condition, location, or use of the land, or the history of
17 activity in the area, indicates the land or any materials
18 stored or used on it are in significantly greater danger of
19 theft or damage than surrounding land, or represent a
20 significant hazard to public safety without:

- 21 (A) A taller fence or wall;
- 22 (B) An electric fence; or
- 23 (C) Use of barbed and/or razor wire atop a fence or
- 24 wall.

25 **(2) No Adverse Effect**

26 The proposed fence or wall will not have a significant
27 adverse effect on the security, functioning, appearance, or
28 value of adjacent lands or the surrounding area as a whole.

- 29 (c) If the Board of Appeals finds the applicant fails to
- 30 demonstrate compliance with Sections 27-6610(b)(1) and
- 31 27-6610(b)(2) above, the security plan shall be
- 32 disapproved.

33 **Sec. 27-6700 Exterior Lighting**

34 **27-6701. Purpose and Intent**

35 The purpose and intent of this Section is to regulate exterior lighting
36 to:

- 37 (a) Ensure all exterior lighting is designed and installed to
- 38 maintain adequate lighting levels on site;
- 39 (b) Assure that excessive light spillage and glare are not
- 40 directed at adjacent lands, neighboring areas, and
- 41 motorists;
- 42 (c) Curtail light pollution, reduce skyglow, and preserve the
- 43 nighttime environment;
- 44 (d) Conserve energy and resources to the greatest extent
- 45 possible; and
- 46 (e) Provide security for persons and land.

47 **27-6702. Exemptions**

48 In addition to the exemptions specified in Section 27-6103, General
49 Exemptions, the following types of lighting are exempted from the
50 standards of this Section:

- 51 (a) Lighting exempt under State or Federal law;
- 52 (b) FAA-mandated lighting associated with a utility tower or
- 53 airport;
- 54 (c) Lighting for public monuments and statuary;

- 1 **(d)** Lighting solely for signage (see Section Sec. 27-61500, 30
2 Signage); 31
- 3 **(e)** Outdoor lighting fixtures that are necessary for worker 32
4 safety at farms and other agricultural uses, but not 33
5 including lighting of residential buildings or parking areas 34
6 associated with a farm or agricultural use; 35
- 7 **(f)** Lighting for outdoor recreational uses such as ball 36
8 diamonds, playing fields, tennis courts and similar uses, 37
9 provided that:
- 10 **(1)** Maximum illumination at the property line is not
11 brighter than two foot-candles; and
- 12 **(2)** Exterior lighting is extinguished no later than 11:00 p.m.
13 except to complete an activity that is in progress prior
14 to 11:00 p.m.
- 15 **(g)** Temporary lighting for circuses, fairs, carnivals, theatrical
16 and other performance areas, provided such lighting is
17 discontinued upon completion of the activity;
- 18 **(h)** Temporary lighting of construction sites, provided such
19 lighting is discontinued upon completion of the
20 construction activity;
- 21 **(i)** Temporary lighting for emergency situations, provided
22 such lighting is discontinued upon abatement of the
23 emergency situation;
- 24 **(j)** Security lighting controlled and activated by motion
25 sensor devices for a duration of 15 minutes or less;
- 26 **(k)** Underwater lighting in swimming pools, fountains, and
27 other water features;
- 28 **(l)** Holiday or festive lighting-provided such lighting does not
29 create unsafe glare on street rights-of-way;
- 30 **(m)** Lighting provided by the Federal, State, or a local
31 government (including but not limited to the County and
32 a municipality); and
- 33 **(n)** Outdoor lighting fixtures that do not comply with
34 provisions of this Section on ___ [*insert effective date of*
35 *this Ordinance*], provided they are brought into
36 compliance with this Section when they become
37 unrepairable and must be replaced.
- 38 **27-6703. Lighting Plan**
- 39 To ensure compliance with the standards of this Section, a lighting
40 plan demonstrating how exterior lighting will comply with the
41 standards of this Section shall be included as part of a development
42 application for a site plan or building permit, as appropriate.
- 43 **27-6704. Prohibited Lighting**
- 44 The following exterior lighting is prohibited:
- 45 **(a)** Light fixtures that imitate an official highway or traffic
46 control light or sign;
- 47 **(b)** Light fixtures that have a flashing or intermittent pattern
48 of illumination, except signage with an intermittent
49 pattern of illumination allowed in accordance with Section
50 Sec. 27-61500, Signage.
- 51 **(c)** Privately-owned light fixtures located in the public right-
52 of-way;
- 53 **(d)** Searchlights, except when used by Federal, State, or local
54 authorities, or where they are used to illuminate alleys,
55 parking garages, and working (maintenance) areas, so
56 long as they are shielded and aimed so that they do not

1 result in lighting on any adjacent lot or public right-of-way
2 exceeding two foot-candles; and
3 (e) Light types of limited spectral emission, such as low-
4 pressure sodium or mercury vapor lights. Light sources
5 shall be color-correct types such as Halogen, LED, or metal
6 halide.

7 **27-6705. Private Street Lighting**

- 8 (a) All private street lights shall be located inside full cut-off
9 fixtures mounted on non-corrosive poles served by
10 underground wiring.
- 11 (b) The light fixture and light color of private street lights in
12 an individual subdivision or development shall be
13 consistent throughout the subdivision or development.
- 14 (c) Correlated color temperature (CCT) of street lights shall
15 not exceed 3000K.

16 **27-6706. General Standards for Exterior Lighting**

17 Development subject to this Section shall comply with the following
18 standards:

19 (a) **Hours of Illumination**

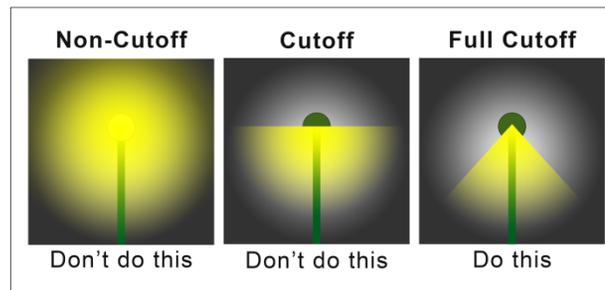
20 Public, civic, and institutional uses, commercial uses, mixed-
21 uses, and industrial uses that are adjacent to existing residential
22 development shall extinguish all exterior lighting by 11:00 P.M.
23 or within one hour of the closing of the establishment open
24 latest, whichever occurs last. Lighting necessary for outdoor
25 recreational uses such as ball diamonds, playing fields, tennis
26 courts, and similar uses; lighting necessary for security as listed
27 in Subsections 27-6702(e) and 27-6702(j) and 27-6709; or
28 lighting necessary for emergency situations as listed in

29 Subsection 27-6702(i), shall be exempt from this requirement.
30 For the purposes of this paragraph, lighting "necessary for
31 security" shall be construed to mean the amount of exterior
32 lighting necessary to provide an average of 2.5 foot-candles of
33 light, with a maximum of 3 foot-candles of light at any point, in
34 the following areas: possible points of entry or exit into a
35 structure, illumination of exterior walkways, or illumination of
36 outdoor storage areas. Lighting activated by motion sensor
37 devices is strongly encouraged.

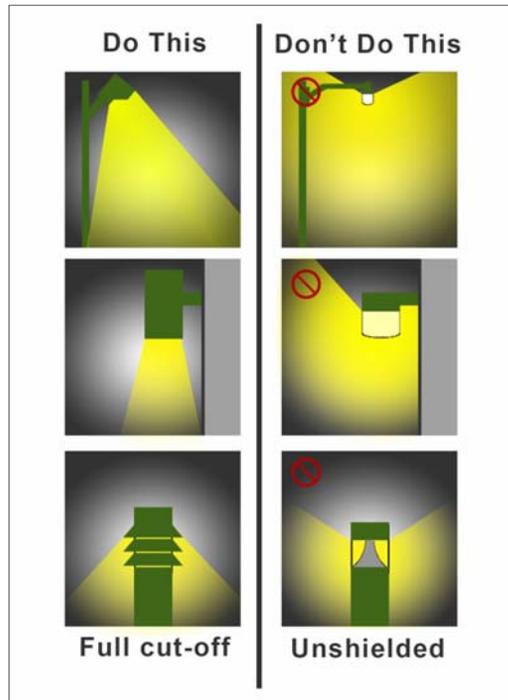
38 (b) **Shielding with Full Cut-off Fixtures**

39 All exterior luminaries, including security lighting, shall be full
40 cut-off fixtures that are directed downward, consistent with
41 Figure 27-6706(b).1: Full Cut-off Fixtures. In no case shall lighting
42 be directed above a horizontal plane through the lighting fixture
43 (see Section 27-6706(b).2: Examples of Fully-Shielded Light
44 Fixtures).

45 **Figure 27-6706(b).1: Full Cut-off Fixtures**



1 **Figure 27-6706(b).2: Examples of Fully-Shielded Light Fixtures**



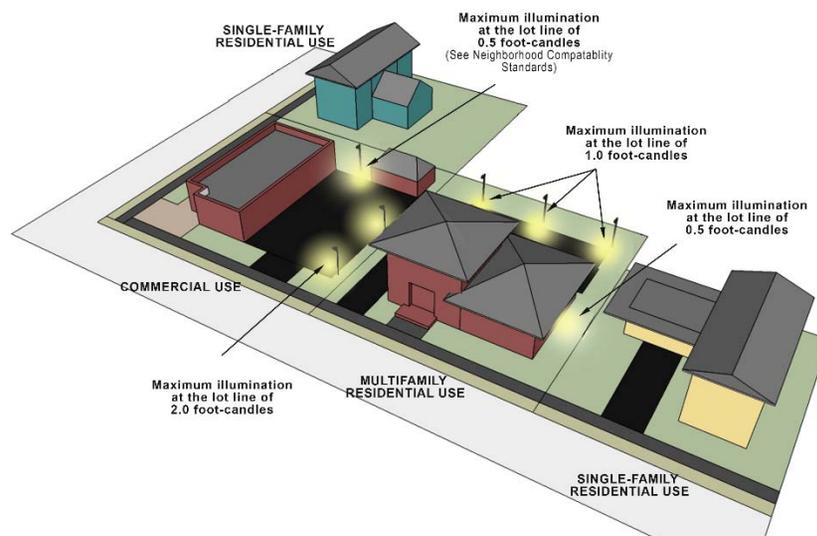
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(c) Maximum Illumination Levels

(1) Except for private street lighting (see Section 27-6705), all exterior lighting and indoor lighting visible from outside shall be designed and located so that the maximum illumination measured in foot-candles at ground level at a lot line shall not exceed the standards in Table 27-6706(c).1: Maximum Illumination Levels. See Figure 27-6706(c).2: Maximum Illumination Levels.

Table 27-6706(c).1: Maximum Illumination Levels	
Type of Use Abutting a Lot Line	Maximum Illumination Level at Lot Line (Foot-Candles)
Residential use or vacant land in the Rural and Agricultural base zones and the Residential zones (except multifamily, townhouse, and live/work uses, and all uses in the Group Living Use Category)	0.5
Multifamily, townhouse, and live/work uses, all uses in the Group Living Use Category, all uses in the Public, Civic, and Institutional Use Category, and residential uses in the IE, IH, and IE-PD zones.	1.0
Commercial or mixed uses, residential uses, or vacant land in the Transit-Oriented/Activity Center zones, the MU-PD zone, and the CN, CS, and CGO base zones (including parking facilities)	2.0
Industrial uses and vacant land in the IE and IH base zones, and the IE- PD zone (including parking facilities)	3.0
Parking facilities (when provided/built as stand-alone uses)	2.5

1 **Figure 27-6706(c).2: Maximum Illumination Levels**



2
 3 **(2)** All exterior light fixtures shall generate at least 80
 4 lumens per watt of energy consumed, as shown on the
 5 manufacturers specifications for the fixture.

6 **(d) Maximum Height**

7 Except for athletic field lighting fixtures, which shall not exceed
 8 95 feet in height, and private street lighting (see Section 27-
 9 6705), the height of exterior light fixtures, whether mounted on
 10 poles, walls, or by other means, shall comply with the standards
 11 in Table 27-6706(d): Maximum Height for Exterior Lighting.

12

Table 27-6706(d): Maximum Height for Exterior Lighting

Zone	Maximum Height
Rural and Agricultural base zones	16 feet
Residential zones	16 feet
Transit-Oriented/Activity Center zones and MU-PD zone	20 feet
Nonresidential base zones and IE-PD zone	30 feet
Within 100 feet of a Residential zone	16 feet

13 **27-6707. Lighting Design Standards for Specific**
 14 **Uses and Site Features**

15 In addition to complying with all applicable standards in Section 27-
 16 6706, General Standards for Exterior Lighting, the specific uses and
 17 site features identified in this Subsection shall comply with the
 18 standards established for that type of use or site feature.

19 **(a) Awnings**

20 Awnings used for building accents over doors and windows shall
 21 not be internally illuminated (i.e., from underneath or behind
 22 the awning) unless the awning material is entirely opaque.

23 **(b) Canopies**

24 Lighting under a canopy shall be designed so as not to create
 25 glare off-site. Acceptable methods to address this include one or
 26 both of the following:

- 27 **(1)** A recessed fixture incorporating a lens cover that is
 28 either recessed or flush with the bottom surface
 29 (ceiling) of the canopy that provides full cutoff or fully-
 30 shielded light distribution; or
- 31 **(2)** A surface-mounted fixture incorporating a flat glass that
 32 provides a full cutoff or fully-shielded light distribution.

1 **(c) Sports and Performance Venues**

2 Lighting fixtures for outdoor sports areas, athletic fields, and
3 performance areas shall be equipped with a glare control
4 package (e.g., louvers, shields, or similar devices) and aimed so
5 that their beams are directed and fall within the primary playing
6 or performance area.

7 **(d) Wall Pack Lights**

8 Wall packs on the exterior of the building shall be fully shielded
9 (e.g., true cut-off type bulb or light source not visible from off-
10 site) to direct the light vertically downward and be of low
11 wattage (100 watts or lower).

12 **(e) Pedestrian Lighting**

13 Pedestrian light fixtures shall comply with the following:

- 14 **(1)** Light fixtures for sidewalks, walkways, trails, and bicycle
15 paths shall provide at least 1.2 foot candles of
16 illumination, but not exceed 2.0 foot candles.
- 17 **(2)** Pedestrian bollard lamps shall be mounted no higher
18 than four feet above grade and shall not exceed 900
19 lumens for any single lamp (see Figure 27-6707(e):
20 Examples of Pedestrian Bollard Lamps).

21 **Figure 27-6707(e): Examples of Pedestrian Bollard Lamps**



22
23 **(f) Decorative Landscaping and Lighting**

24 Outdoor light fixtures used for decorative effects shall comply
25 with the following standards.

- 26 **(1)** Decorative lighting intended to enhance the appearance
27 of a building and/or landscaping shall cast all light
28 downward (rather than upward) against the building
29 surface or onto a landscape feature, or shall be
30 calibrated to illuminate features of the building or
31 landscaping such that light spill-over and skyglow are
32 avoided.
- 33 **(2)** Decorative lighting shall not exceed 100 watts of
34 incandescent illuminance or the equivalent.

1 **27-6708. Measurement**

2 Light-level measurements shall be made at the lot line of the land
3 upon which light to be measured is being generated. If measurement
4 on private property is not possible or practical, light level
5 measurements may be made at the boundary of the public street
6 right-of-way that adjoins the land. Measurements shall be made at
7 finished grade (ground level), with the light-registering portion of the
8 meter held parallel to the ground pointing up. The meter shall have
9 cosine and color correction and have an accuracy tolerance of no
10 greater than plus or minus five percent. Upon installation, the
11 applicant shall demonstrate compliance with this Section by
12 submitting measurements taken with a light meter to the Planning
13 Director. The light meter shall have been calibrated within the prior
14 two years.

15 **27-6709. Security Exemption Plan**

16 (a) A landowner may submit a security plan to the Planning
17 Director proposing exterior lighting that deviates from the
18 standards in this Section. The Planning Director shall
19 approve or approve with conditions the security plan and
20 its proposed deviation from the standards, upon finding
21 that the applicant demonstrates:

22 (1) The proposed deviation from the standards is necessary
23 for the adequate protection of the subject land,
24 development, or the public;

25 (2) The condition, location, or use of the land, or the history
26 of activity in the area, indicates the land or any materials
27 stored or used on it are in significantly greater danger of
28 theft or damage, or members of the public are at greater
29 risk for harm than on surrounding land without the
30 additional lighting; and

31 (3) The proposed deviation from the standards is the
32 minimum necessary, and will not have a significant
33 adverse effect on neighboring lands.

34 (b) If the Planning Director finds the applicant fails to
35 demonstrate compliance with Sections 27-6709(a)(1)
36 through 27-6709(a)(3) above, the security plan shall be
37 disapproved.

38 **Sec. 27-6800 Environmental Protection**
39 **and Noise Controls**

40 **27-6801. Purpose and Intent**

41 The purpose of this Section is to ensure that development complies
42 with County environmental protection regulations referenced in
43 Sections 27-6802 through 27-6809 and the noise control standards of
44 Section 27-6810 below.

45 **27-6802. Natural Resource Inventory (NRI)**

46 An approved NRI, in conformance with the Environmental Technical
47 Manual, is required for applications for Subtitle 32, Division 2, Erosion
48 and Sediment Control; Subtitle 32, Division 3, Stormwater
49 Management; Subtitle 25, Division 2, Woodland and Wildflie Habitat
50 Conservation; Subtitle 5B, Chesapeake Bay Critical Area; Planned
51 Development (PD) map amendment applications (Section 27-3602);
52 special exception applications (Section 27-3604); detailed site plan
53 applications (Section 27-3605); and preliminary plan of subdivision
54 (minor or major) applications (Subtitle 24: Subdivision Regulations).

55 **27-6803. Trees and Vegetation**

56 As described in the applicability sections of Subtitle 25: Trees and
57 Vegetation, development shall comply with the requirements of

1 Subtitle 25, Division 1, General; Subtitle 25, Division 2, Woodland and
2 Wildlife Habitat Conservation Ordinance; and Subtitle 25, Division 3,
3 Tree Canopy Coverage Ordinance, of the Prince George's County
4 Code.

5 **27-6804. Floodplain Management**

6 As described in the applicability sections of Subtitle 32: Water
7 Resources Protection and Grading Code, development shall comply
8 with the requirements for floodplain management in accordance
9 with Subtitle 32, Division 4, Floodplain Ordinance, of the Prince
10 George's County Code.

11 **27-6805. Erosion and Sedimentation Control**

12 An approved Grading, Erosion, and Sediment Control Plan is required
13 as described in the applicability sections of Subtitle 32: Water
14 Resources Protection and Grading Code. Development shall comply
15 with the requirements for sedimentation and erosion control in
16 accordance with Subtitle 32, Division 2, Grading, Drainage and
17 Erosion and Sedimentation Control, of the Prince George's County
18 Code.

19 **27-6806. Stormwater Management**

20 As described in the applicability sections of Subtitle 32: Water
21 Resources Protection and Grading Code, development shall comply
22 with the requirements for stormwater management in accordance
23 with Subtitle 32, Division 3, Stormwater Management, of the Prince
24 George's County Code.

25 **27-6807. Chesapeake Bay Critical Area**

26 For all land within the CBCAO Zone, see Section 0, 27-3601
27 Zoning Map Amendment (ZMA), Section 27-3603, Chesapeake Bay
28 Critical Area Overlay (CBCAO) Zoning Map Amendment, Section 27-

29 4402(a), Chesapeake Bay Critical Area Overlay (CBCAO) Zones, and
30 Subtitle 5B: Chesapeake Bay Critical Area, of the County Code, for
31 applicable regulations and submittal requirements.

32 **27-6808. Regulated Environmental Features**

33 All land located outside the CBCAO Zone is subject to the
34 requirements of Section 24-3300, Environmental Standards, of
35 Subtitle 24: Subdivision Regulations.

36 **27-6809. Unsafe Lands**

37 All applications shall conform to the requirements pertaining to
38 unsafe land in Section 24-3300, Environmental Standards, of Subtitle
39 24: Subdivision Regulations.

40 **27-6810. Noise Control**

41 (a) For the principal uses identified below, the maximum level
42 of noise generated by the use on a lot or parcel at any
43 point along its boundary abutting a residential use, a
44 commercial use, a mixed-use development, or an
45 industrial use shall not exceed the maximum allowable
46 noise level for that use established in Table 27-6810:
47 Maximum Allowable Noise Levels for Receiving Lands.

- 48 (1) Sawmill;
- 49 (2) Fraternity or sorority house;
- 50 (3) Day care center for children;
- 51 (4) College or university;
- 52 (5) Private school;
- 53 (6) Uses in the Transportation Uses principal use category;
- 54 (7) Animal shelter;

- | | | | |
|----|---|----|---|
| 1 | (8) Kennel; | 24 | (31) Sanitary landfill; |
| 2 | (9) Amusement park; | 25 | (32) Rubble fill |
| 3 | (10) Arena, stadium, or amphitheater; | 26 | (33) Landfill, land clearing debris; |
| 4 | (11) Nightclub; | 27 | (34) Recycling collection center; |
| 5 | (12) Racetrack; | 28 | (35) Recycling plant; |
| 6 | (13) Shooting range (indoor and outdoor); | 29 | (36) Transfer station; and |
| 7 | (14) Commercial vehicle sales and rental; | 30 | (37) Temporary rubble (construction and demolition debris) |
| 8 | (15) Personal vehicle sales and rental; | 31 | landfill. |
| 9 | (16) Vehicle towing and wrecker service; | 32 | |
| 10 | (17) Boat sales, rental, service, or repair; | | |
| 11 | (18) Sand and gravel wet processing; | | |
| 12 | (19) Surface mining; | | |
| 13 | (20) Contractor’s yard; | | |
| 14 | (21) Photographic processing plant; | | |
| 15 | (22) Slaughterhouse; | 33 | (b) Except within a Transit-Oriented/Activity Center base or |
| 16 | (23) Concrete batching plant; | 34 | planned development zone or the MU-PD Zone, the |
| 17 | (24) Asphalt mixing plant; | 35 | following shall not be located on a lot or parcel adjacent |
| 18 | (25) Concrete or brick products manufacturing; | 36 | to an existing street classified as arterial or higher unless |
| 19 | (26) Class 3 fill; | 37 | the applicant demonstrates, through a noise study, that |
| 20 | (27) Concrete recycling facility; | 38 | transportation-generated noise is less than, or will be |
| 21 | (28) Junkyard or vehicle salvage yard; | 39 | mitigated to be less than, 55 dBA during the hours of 10:00 |
| 22 | (29) Solid waste processing facility; | 40 | PM to 7:00 AM and no greater than 65 dBA during the |
| 23 | (30) Concrete recycling facility; | 41 | hours of 7:00 AM to 10:00 PM at the proposed location: |
| | | 42 | (1) Any new structure intended for residential occupancy in |
| | | 43 | the Residential Uses classification; |

Table 27-6810: Maximum Allowable Noise Levels for Receiving Lands		
Type of Use	Time of Day	
	Day (7:00 A.M. to 10:00 P.M.)	Night (10:00 P.M. to 7:00 A.M.)
Residential Uses	65 dBA Leq	55 dBA Leq
Commercial and Mixed Uses	67 dBA Leq	62 dBA Leq
Industrial Uses	75 dBA Leq	75 dBA Leq

- 1 **(2)** Day care center for children outdoor activity areas,
2 including but not limited to playgrounds and sitting
3 areas; and
- 4 **(3)** Nursing home facilities.
- 5 **(c)** Where applicable, development shall comply with the
6 requirements for noise control in Section 27-4402(c),
7 Military Installation Overlay (MIO) Zone.
- 8 **(d)** Residential lots and uses that are adjacent to existing or
9 planned streets classified as arterial or higher shall
10 demonstrate that outdoor activity areas are mitigated to
11 65 dBA during the hours of 7:00 a.m. and 10:00 p.m., and
12 55 dBA during the hours of 10:00 p.m. to 7:00 a.m., and
13 that interior noise levels are mitigated to 45 dBA or less
14 through the submission of a noise study prepared and
15 signed by a professional engineer with competence in
16 acoustical engineering.

17 **Sec. 27-6900 Multifamily, Townhouse, and**
18 **Three-Family Form and**
19 **Design Standards**

20 **27-6901. Purpose and Intent**

21 The purpose and intent of these multifamily form and design
22 standards are to:

- 23 **(a)** Establish a minimum level of development quality for
24 multifamily, townhouse, and three-family residential
25 development;
- 26 **(b)** Promote greater compatibility between multifamily,
27 townhouse, and three-family residential development
28 and other allowable uses; and

- 29 **(c)** Provide landowners, developers, architects, builders,
30 business owners, and others with a clear and equitable set
31 of parameters for developing land.

32 **27-6902. Exemptions**

33 In addition to the exemptions specified in Section 27-6103, General
34 Exemptions, the standards in this Section shall not apply to any
35 dwellings located above a nonresidential use.

36 **27-6903. Multifamily, Townhouse, and Three-**
37 **Family Form and Design Standards**

38 Development subject to this Section shall comply with the following
39 standards.

40 **(a) Site Access**

41 New multifamily, townhouse, or three-family development with
42 20 or more dwelling units shall have:

- 43 **(1)** At least one secondary point of vehicular access to or
44 from the site to ensure emergency vehicle access, if
45 feasible.
- 46 **(2)** No primary vehicular access along a local street serving
47 existing single-family detached dwellings—provided,
48 however, that secondary vehicle access for emergency
49 vehicles may be provided along such a local street if
50 other points of access are not available.

51 **(b) Location of Off-Street Parking**

- 52 **(1)** For multifamily buildings only, no more than 50 percent
53 of off-street surface parking may be located between a
54 building and the street it faces unless the parking bays
55 are screened from view from the street by another

1 building. Interior structures within a multi-building 10
 2 development served by a central, private driveway are 11
 3 exempted from this requirement. (see Figure 27- 12
 4 6903(b): Multifamily, Townhouse, or Three-Family 13
 5 Parking Location). 14
 6 **(2)** For all multifamily, townhouse, and three-family 15
 7 buildings: 16
 8 **(A)** Guest and overflow parking within a 17
 9 development subject to these standards shall be 18

located to the side or rear of the building 10
 containing the units, to the maximum extent 11
 practicable. 12

(B) Off-street surface parking located beside a 13
 building shall not occupy more than 35 percent 14
 of the parcel’s street frontage. Associated driving 15
 areas shall be included as part of such off-street 16
 surface parking. 17
 18

19
 20 **Figure 27-6903(b): Multifamily, Townhouse, or Three-Family Parking Location**



1 **(c) Building Orientation and Configuration**

2 **(1) Single-Building Development**

3 The primary entrance of a multifamily, townhouse, or
4 three-family single-building development shall face the
5 street or a common open space such as a mews.

6 **(2) Multi-Building Development**

7 Multifamily, townhouse, and three-family developments
8 with more than one building shall be configured so that
9 primary building entrances are oriented towards external
10 streets, internal streets, or open space areas (like mews or
11 courtyards). Buildings may be oriented towards off-street
12 parking lots only in cases where no other practical
13 alternative exists. (see Figure 27-6903(c)(2): Multi-Building
14 Orientation)

15 **Figure 27-6903(c)(2): Multi-Building Orientation**



17 **(d) Maximum Building Length**

18 **(1)** The maximum length of any multifamily, townhouse, or
19 three-family building shall be 150 linear feet in the RSF-
20 A and RMF-12 zones; and 250 linear feet in the RMF-20,
21 RMF-48, and CGO zones, regardless of the number of
22 units.

23 **(e) Building Façades**

24 For all multifamily, townhouse, and three-family buildings,
25 except as noted in Section 27-6903(e)(3) below:

26 **(1)** Façades of all buildings subject to these standards that
27 face a street shall incorporate wall offsets, in the form
28 of projections or recesses in the façade plane, spaced no
29 more than 50 feet apart (see Figure 27-6903(e)(1):
30 Changes in Building Façade), unless the applicant
31 provides a design of similar or superior quality.

32 **Figure 27-6903(e)(1): Changes in Building Façade**



33 **(2)** Wall offsets shall have a minimum depth of two feet.
34

- 1 **(3)** In addition to wall offsets, front façades of multifamily 22
 2 buildings shall provide a minimum of three of the
 3 following design features for each residential unit
 4 fronting onto a public street (see Figure 27-6903(e)(3):
 5 Examples of Front Façades):
- 6 **(A)** One or more dormer windows or cupolas;
 - 7 **(B)** A recessed entrance;
 - 8 **(C)** A covered porch;
 - 9 **(D)** Pillars, posts, or columns next to the doorway;
 - 10 **(E)** One or more bay windows projecting at least 23
 11 twelve inches from the façade plane; 24
 - 12 **(F)** Eaves projecting at least six inches from the 25
 13 façade plane; 26
 - 14 **(G)** Raised corniced parapets over the entrance 27
 15 door; 28
 - 16 **(H)** Multiple windows with a minimum four-inch- 29
 17 wide trim; 30
 - 18 **(I)** Integrated planters that incorporate landscaped 31
 19 areas or places for sitting; or 32
 - 20 **(J)** Roof form and line changes consistent with the 33
 21 wall offsets. 34

Figure 27-6903(e)(3): Examples of Front Façades



(f) Roofs

For all multifamily buildings:

- (1)** Sloped roofs on buildings over 100 feet in length shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.
- (2)** Flat roofs shall be concealed by parapets that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet façade plane.
- (3)** Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.
- (4)** All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured and screened (if necessary) to have a minimal visual impact as seen from the street.

1 **(g) Building Façade Fenestration/Transparency**

2 At least 15 percent of the street-facing façade area of the
3 ground-level floor of any multifamily, townhouse, or three-
4 family building (as measured from the grade to the underside of
5 the eave, top of the parapet, or the story line denoting the
6 second floor) shall be occupied by windows or doorways.

7 **(h) Materials**

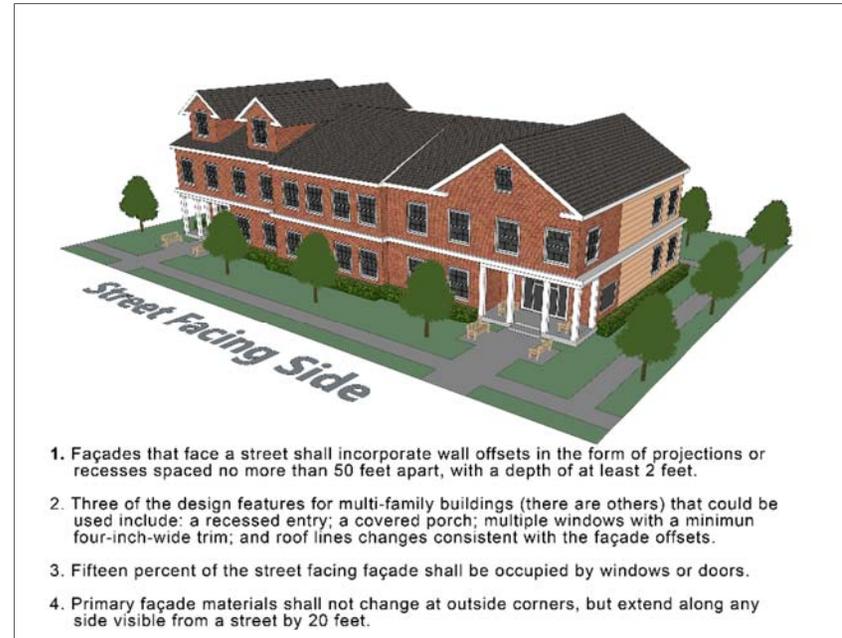
8 For all multifamily, townhouse, and three-family buildings:

9 **(1)** Primary façade materials shall not change at outside
10 corners, but extend along any side façade that is visible
11 from a street. In all instances the extension shall be a
12 minimum of 20 feet, with the exception that materials
13 may change where side or rear wings meet the main
14 body of the structure.

15 **(2)** Material changes shall occur along a horizontal line or
16 where two forms meet. It is acceptable, however, that
17 change of materials occur as accents around windows,
18 doors, cornices, at corners, or as a repetitive pattern.
19 See Figure 27-6903(h): Example of Building Façade,
20 Roof, Fenestration/Transparency, and Materials
21 Requirements for Multifamily Building.

22 **(3)** Townhouse development shall conform with the
23 building material requirements set forth in Section 27-
24 61203(d), Building Materials, of this Subtitle.

25 **Figure 27-6903(h): Example of Building Façade, Roof,**
26 **Fenestration/Transparency and Materials Requirements for**
27 **Multifamily Building**

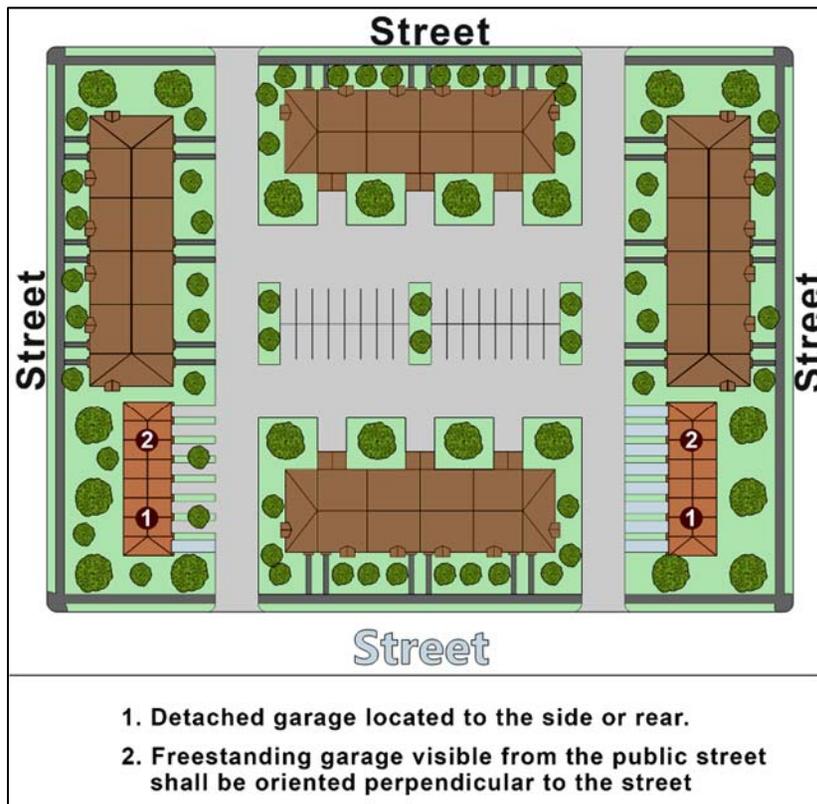


28
29 **(i) Garage Standards**

30 For all multifamily, townhouse, and three-family buildings:

31 **(1)** Detached garages or carports shall be located to the side
32 or rear of the building(s) containing the dwellings. A
33 parking structure is exempt from this requirement. (see
34 Figure 27-6903(i): Garage Placement.)

1 **Figure 27-6903(i): Garage Placement**



2
 3 **(2)** Freestanding garages or carports visible from public
 4 streets outside the development shall be oriented
 5 perpendicular to the street, or the façade facing the
 6 street shall be configured to comply with the required
 7 wall offsets and façade design features in Section 27-
 8 6903(e), Building Façades.

9 **(3)** The exterior materials, design features, and roof forms
 10 detached garages or carports should generally be
 11 compatible with the building(s) they serve.

12 **(j) Outdoor Activity Areas**

13 For all multifamily, townhouse, and three-family buildings, ground-
 14 level outdoor activity areas, porches, decks, vending areas, and other
 15 similar site attributes shall be screened from adjacent single-family
 16 dwellings with a perimeter buffer in accordance with Section 4.7,
 17 Buffering Incompatible Uses, of the Landscape Manual.

18 **Sec. 27-61000 Nonresidential and Mixed-
 19 Use Form and Design
 20 Standards**

21 **27-61001. Purpose and Intent**

22 The purpose and intent of these nonresidential and mixed-use form
 23 and design standards are to ensure a minimum quality of form and
 24 design for commercial and mixed-use development outside the
 25 Transit-Oriented/Activity Center zones, in a way that results in
 26 greater predictability during the development review process. More
 27 specifically, the purposes of this Section are to:

- 28 **(a)** Encourage the establishment of a stronger sense of place
 29 with vibrant commercial and mixed-use development;
 30 **(b)** Encourage a more pedestrian-friendly environment
 31 through attention to human-scale design and site features
 32 to limit large, bulky buildings with few architectural
 33 details;
 34 **(c)** Foster greater compatibility between adjacent residential
 35 and nonresidential development;

- 1 (d) Limit the impacts of automobile-oriented development in 18
- 2 commercial and mixed-use areas; and
- 3 (e) Improve the physical appearance of the County generally.

4 **27-61002. Nonresidential and Mixed-Use Form**

5 **and Design Standards**

6 Development subject to this Section shall comply with the following

7 standards.

8 (a) **Large Retail Establishments**

9 New large single-use retail buildings shall also comply with the

10 standards in Section 27-61003, Large Retail Establishment Form

11 and Design Standards. 19

12 (b) **Building Orientation**

13 (1) **Front Streets**

14 The front façade of all buildings, as defined by the primary

15 entrance, shall be oriented on and front onto a street, a

16 courtyard, or plaza. See Figure 27-61002(a): Example of

17 Building Orientation. 24

Figure 27-61002(a): Example of Building Orientation



(2) **Single-Building Development**

To the maximum extent practicable, all single-building developments should be configured with the long axis of the building parallel to the street it fronts, or be consistent with existing development patterns, rather than being sited at unconventional angles.

(3) **Multi-Building Development**

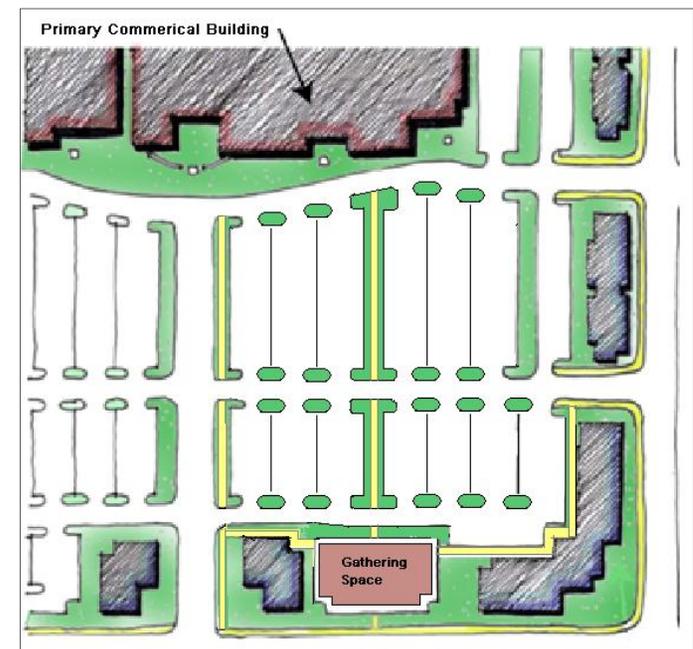
- (A) The primary entrances of buildings shall be oriented towards a street along the perimeter of a development, towards streets or driveways interior to the development, or towards open space areas, courtyards, or plazas.
- (B) Developments totaling 120,000 or more square feet of floor area that are composed of multiple buildings shall be configured to accomplish any one or combination of the following:

- 1 (i) Break up the site into a series of smaller "blocks" defined by on-site streets, vehicle accessways, pedestrian walkways, or other circulation routes, as appropriate;
- 2
- 3
- 4
- 5 (ii) Frame the corner of an abutting street intersection or entry point to the development;
- 6
- 7 (iii) Frame and enclose a "Main Street" pedestrian or vehicle access corridor within the development site, if appropriate; and
- 8
- 9
- 10 (iv) Frame and enclose outdoor dining or gathering spaces for pedestrians between buildings.
- 11

(c) Outparcel Development

- 12
- 13 (1) To the maximum extent practicable, outparcels and their buildings should be configured and located to define street edges, development entry points, and spaces for gathering or seating between buildings.
- 14
- 15
- 16
- 17 (2) Spaces between buildings on outparcels shall be configured with small scale pedestrian amenities such as plazas, seating areas, pedestrian connections, and gathering spaces. (see Figure 27-61002(c): Outparcel Development.)
- 18
- 19
- 20
- 21

22 **Figure 27-61002(c): Outparcel Development**



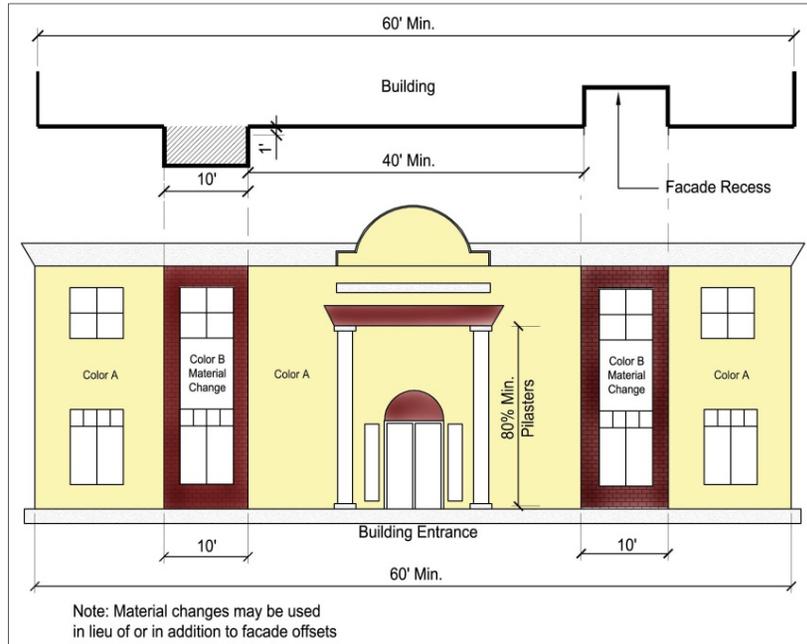
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31

(d) Façade Articulation

(1) Offsets Required

Street-facing front building façades that are greater than 60 feet wide shall be articulated with wall offsets (e.g., projections or recesses in the façade plane) that are at least one foot deep, at least ten feet wide, and spaced no more than 50 feet apart (see Figure 27-61002(d)(1): Example of Front Façade Offsets).

1 **Figure 27-61002(d)(1): Example of Front Façade Offsets.**



2

3

(2) Offset Alternatives

4

The following techniques may be used (alone or in combination with other techniques and/or wall offsets) as an alternative to the required front facade offsets (see Figure 27-61002(d)(2): Façade Massing):

5

6

7

8

(A) Changes in façade color or material that follow the same dimensional standards as the offset requirements;

9

10

11

(B) Columns or pilasters that are at least eight inches deep and at least eight inches wide, and

12

13

14

15

16

17

18

19

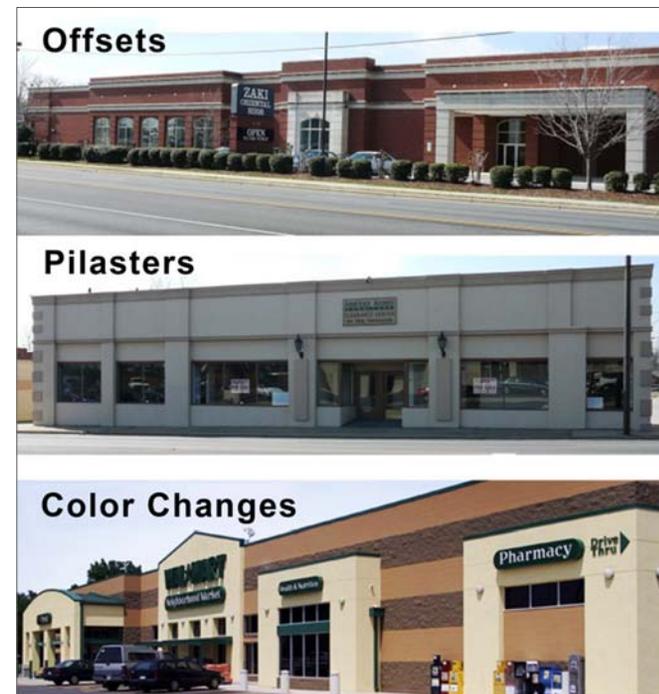
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21

have a height equal to at least 80 percent of the façade's height; or

(C) Roofline changes that vertically align with a corresponding wall offset or change in façade color or material, including changes in roof planes and changes in the height of a parapet (such as extending the top of pilasters above the top of the parapet).

Figure 27-61002(d)(2): Façade Massing



22

1	(3) Side and Rear Façades	31	façade, the heavier and more massive elements shall be
2	Any street-facing side or rear façades of buildings shall be	32	located below the lighter elements (i.e., brick shall be
3	articulated with the same façade details as provided on the	33	located below stucco or wood). The heavier material
4	building’s front façade, or be screened from off-site views	34	may be used as a detail on the corner of a building or
5	through fences, walls, or landscaping.	35	along cornices or windows.
6	(4) Outbuildings	36	(f) Building Façade Fenestration/Transparency
7	Outbuildings located in front of other buildings within the	37	Unless more restrictive requirements are established elsewhere
8	same development shall include a consistent level of façade	38	in this Ordinance, at least 25 percent of the street-facing façade
9	articulation and architectural detail on all sides of the	39	area of the ground-level floor of buildings (as measured from the
10	building, as well as exterior materials and colors that are	40	grade to the underside of the eave, top of the parapet, or the
11	compatible with the primary building in the development.	41	story line denoting the second floor) shall be occupied by
12	(e) Façade Materials	42	windows or doorways.
13	(1) With the exception of development within the	43	(g) Roofs
14	Innovation Corridor as designated in the Strategic	44	(1) Sloped roofs on principal buildings over 100 feet in
15	Investment Map in the General Plan, parcels fronting US	45	length shall include two or more different sloping roof
16	1 located south of the Innovation Corridor to the border	46	planes, each with a minimum pitch between 3:12 and
17	with Washington, D.C., and parcels fronting 34th Street	47	12:12.
18	between Shepard Street and Otis Street, the use of	48	(2) Flat roofs on principal buildings shall be concealed by
19	aluminum siding, vinyl siding, corrugated metal siding,	49	parapets that extend at least three feet above the roof
20	or other metal cladding is prohibited on any façade	50	level.
21	visible from a street right-of-way. Nothing shall limit the	51	(3) All roof-based mechanical equipment, as well as vents,
22	use of high-quality, decorative metal (e.g., brass,	52	pipes, antennas, satellite dishes, and other roof
23	copper, steel) as a building accent material.	53	penetrations (except chimneys), shall be located on the
24	(2) Primary façade materials shall not change at outside	54	rear elevations or otherwise be configured, to the
25	corners, but extend along any side façade visible from a	55	maximum extent practicable, to have a minimal visual
26	street right-of-way. In all instances the extension shall	56	impact as seen from the street.
27	be a minimum of 20 feet, with the exception of		
28	materials that may change where side or rear wings		
29	meet the main body of the structure. Where two or		
30	more materials are proposed to be combined on a		

1 **(h) Location of Off-Street Parking**

2 **(1) Inside the Capital Beltway**

3 Inside the Capital Beltway, and to the maximum extent
4 practicable, development shall be configured to locate all
5 required surface off-street parking to the side or rear of the
6 front façade of the building. Buildings of two or more
7 stories may locate one bay of off-street parking between
8 the primary building entrance and the street the building
9 faces.

10 **(2) Outside the Capital Beltway**

11 Unless more restrictive requirements are established
12 elsewhere in this Ordinance, development outside the
13 Beltway shall, to the maximum extent practicable, locate a
14 minimum of 50 percent of the surface parking to the side
15 or rear of the buildings.

16 **(i) Loading, Service, and Equipment Areas**

- 17 **(1)** Loading, service, and equipment areas shall be located
18 in a manner that minimizes their visibility from off-site
19 areas, to the maximum extent practicable.
- 20 **(2)** Outdoor storage areas shall be fully screened from
21 adjacent streets and single-family detached dwellings.
- 22 **(3)** Loading, service, and equipment areas that are
23 associated with an outparcel building shall be screened
24 through the use of structural elements and similar
25 materials attached to and integrated with the building.

26 **27-61003. Large Retail Establishment Form and**
27 **Design Standards**

28 **(a) General**

29 In addition to the general nonresidential and mixed-use form
30 and design standards in Section Sec. 27-61000, Nonresidential
31 and Mixed-Use Form and Design Standards, combination retail
32 establishments and single-tenant buildings that have a gross
33 floor area of 75,000 square feet or more and devote 60 percent
34 or more of the total floor area to retail sales activities ("large
35 retail buildings") shall also comply with the following standards.
36 If there is a conflict between these standards and those in
37 Section Sec. 27-61000, Nonresidential and Mixed-Use Form and
38 Design Standards, these standards control. (see Figure 27-
39 61003(a): Examples of Large Retail Establishments.)

40 **Figure 27-61003(a): Examples of Large Retail Establishments**



(b) Building Entrances

(1) Buildings shall have clearly defined, highly visible customer entrances featuring no less than three of the following:

- (A)** Canopies or porticos above the entrance;
- (B)** Roof overhangs above the entrance;
- (C)** Entry recesses or projections;
- (D)** Arcades that are physically integrated with the entrance;
- (E)** Raised corniced parapets above the entrance;
- (F)** Gabled roof forms or arches above the entrance;
- (G)** Outdoor patios or plazas next to the entrance;
- (H)** Display windows that are directly next to the entrance;
- (I)** Architectural details, such as tile work and moldings, that are integrated into the building structure and design and are above or next to the entrance; or
- (J)** Integral planters or wing walls that incorporate landscaped areas or seating areas.

(2) All portions of buildings designed to appear as customer entrances shall be functional customer entrances.

(c) Façades and Massing

(1) Maximum building footprints in the Transit-Oriented/Activity Center base zones are listed according to the zone in which the building is located in Table 27-

61003(c)(1): Maximum Building Footprints in the Transit-Oriented/Activity Center Base Zones.

Table 27-61003(c)(1): Maximum Building Footprints in the Transit-Oriented/Activity Center Base Zones	
Zone	Maximum Building Footprint (square feet)
NAC	50,000
TAC	75,000
LTO	75,000
RTO-L	50,000
RTO-H	40,000

(2) To reduce their perceived mass and scale, buildings shall incorporate two or more of the following design elements on each façade facing a street:

- (A)** Variations in roof form and parapet heights;
- (B)** Pronounced wall offsets that are at least two feet deep;
- (C)** Distinct changes in texture and color of wall surfaces;
- (D)** Ground level arcades and second floor galleries or balconies;
- (E)** Protected and recessed entries; and
- (F)** Vertical accents or focal points.

(3) Side building walls that do not face a street and exceed 30 feet in length shall have façade-articulating elements such as columns and/or changes in plane, texture, or

masonry pattern. (see Figure 27-61003(c)(3): Large Retail Building Entrances and Massing.)

Figure 27-61003(c)(3): Large Retail Building Entrances and Massing



(d) Building Façade Fenestration/Transparency

Unless more restrictive requirements are established elsewhere in this Ordinance, at least 20 percent of the street-facing façade area of the ground-level floor of buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways.

(e) Off-Street Parking Location Standards

(1) Unless more restrictive requirements are established elsewhere in this Ordinance, development outside the Capital Beltway may only locate up to 50 percent of the surface parking between the front façade and the street it faces. The remaining surface parking shall, to the maximum extent practicable, be located to the side or rear of the building.

(2) Inside the Capital Beltway, and to the maximum extent practicable, development shall be configured to located all required surface off-street parking to the side or rear of the front façade of the building.

(3) Off-street surface parking lots with 300 or more spaces shall be organized into a series of parking bays surrounded by buildings, landscaping, or accessways designed to appear as streets. (see Figure 27-61003(e): Large Retail Parking Lot with Over 300 Spaces.)

(4) Notwithstanding the provisions of Subsections (1), (2), or (3) above, if any part of a parcel containing a large retail use is located within 660 feet of a heavy rail transit station:

(A) At least 50 percent of parking for the large retail use shall be located in a parking structure; and

(B) The building facade containing the primary pedestrian entrance to the large retail use shall also contain at least one additional direct pedestrian entrance per 100 linear feet of building facade leading directly from outside the structure to the large retail use or to another primary use located in the same structure.

1 **Figure 27-61003(e): Large Retail Parking Lot with Over 300 Spaces**



2
3
4 **Sec. 27-61100 Industrial Form and Design Standards**

5
6 **27-61101. Purpose and Intent**

7 The purpose and intent of these industrial form and design standards
8 are to ensure a minimum quality of form and design for all types of
9 industrial development outside the Transit-Oriented/Activity Center
10 base and Planned Development zones, in a way that results in greater
11 predictability during the development review process. More
12 specifically, the purposes of this Section are to:

- 13 (a) Recognize that the form and design of industrial
14 development is based on the function of the uses within
15 the development;
16 (b) Minimize industrial development's potential negative
17 impacts on adjacent land uses;

- 18 (c) Improve the appearance of industrial development; and
19 (d) Increase the predictability of outcomes for industrial
20 development during the development review process.

21 **27-61102. Industrial Form and Design Standards**

22 Development subject to this Section shall comply with the following
23 standards.

24 (a) **Building Orientation**

25 (1) **Single-Building Development**

26 An industrial development composed of a single building
27 shall orient the building façade containing its primary
28 patron entrance to face the street from which the building
29 derives its street address.

30 (2) **Multi-Building Development**

31 A development composed of multiple buildings should
32 locate and configure the buildings to conceal operations
33 and loading areas from off-site views, to the maximum
34 extent practicable.

35 (3) **Accessory Uses and Structures**

36 Accessory uses and structures shall not front a street and
37 shall be located in a manner that minimizes their impacts
38 on adjacent development.

39 (b) **Façade Articulation**

40 Each street-facing building façade shall be horizontally and/or
41 vertically articulated to avoid long, blank wall planes, by meeting
42 at least two of the following standards:

1 **(1) Wall Plane Horizontal Articulation**

2 Each façade greater than 100 feet in width shall be
3 articulated with wall offsets (e.g., projections or recesses in
4 the façade plane), changes in façade color or material, or
5 similar features that visually interrupt the wall plane
6 horizontally such that the width of uninterrupted façade
7 does not exceed 60 feet (see Figure 27-61102(b): Example
8 of Façade Articulation for Industrial Building).

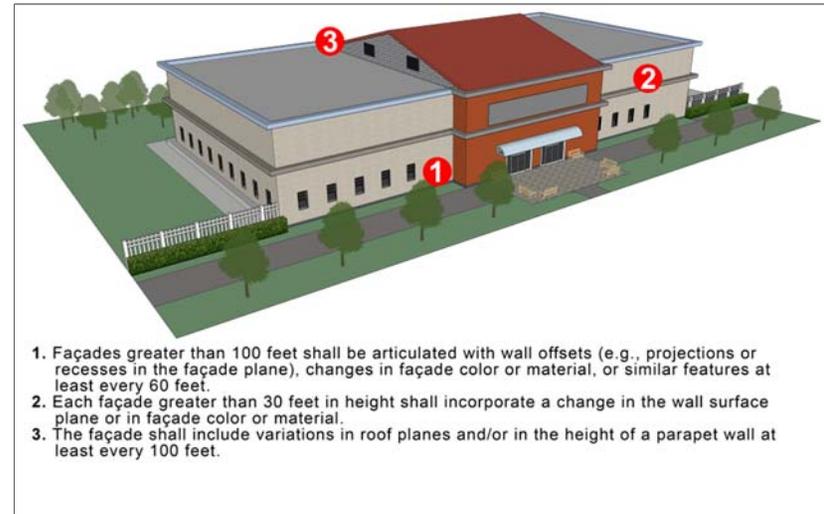
9 **(2) Vertical Articulation**

10 Each façade greater than 30 feet in height shall incorporate
11 a change in the wall surface plane or in façade color or
12 material that visually interrupts the wall plane vertically
13 such that the height of the uninterrupted façade does not
14 exceed 30 feet.

15 **(3) Roof Line Variation**

16 The façade shall include variations in roof planes and/or in
17 the height of a parapet at least every 100 feet of roofline
18 length along the façade.

19 **Figure 27-61102(b): Example of Façade Articulation for Industrial**
20 **Building**



21
22 **(c) Entrance**

23 **(1)** Each principal building shall have clearly defined, highly
24 visible primary entrances for occupants and patrons
25 that incorporate at least two of the following design
26 features to emphasize the importance of the entrance:

- 27 **(A)** Canopy or portico;
- 28 **(B)** Roof overhang;
- 29 **(C)** Horizontal recess or projection;
- 30 **(D)** Arcade or arch;
- 31 **(E)** Peaked roof form;
- 32 **(F)** Outside patio;

- 1 (G) Display window; 26
2 (H) Architectural tile work or moldings integrated 27
3 into the design of the building façade; 28
4 (I) Integrated planters or wing walls that 29
5 incorporate landscaped area or seating areas; or 30
6 (J) Similar architectural features not found on the 31
7 remainder of the building façade.
8 (2) Street-facing façades of the ground level floor shall not 32
9 include overhead doors, sliding glass doors, removable 33
10 panels, or similar type of doors. 34

11 (d) **Building Façade Materials**

12 The use of corrugated metal siding or any other similar metal 35
13 siding, unfinished or untreated tilt-up concrete panels, or 36
14 standard single- or double-tee concrete systems as a primary 37
15 exterior façade material shall be limited to those portions of rear 38
16 and side building façades that are not visible from the public 39
17 right-of-way or an adjacent residential, public, civic, or 40
18 institutional, or commercial use. 41

19 (e) **Location of Loading and Service Areas**

20 Loading and service areas shall be separated from patron 42
21 parking, pedestrian areas, and main drive aisles, and shall be 43
22 located a minimum of 200 feet from any abutting single-family 44
23 detached dwellings, two-family dwellings, or vacant lands in a 45
24 residential single-family zone (the RE, RR, RSF-95, and RSF-65 46
25 zones). 47
48
49
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(f) **Off-Street Parking Location**

No more than 60 percent of the off-street parking spaces may be located in surface parking lots between the front building façade and the street it faces.

Sec. 27-61200 Neighborhood Compatibility Standards

27-61201. Purpose and Intent

The purpose of these neighborhood compatibility standards is to provide a proper transition and ensure compatibility between single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in the single-family residential zones, and other more intense forms of development. More specifically, it is the intent of these standards to:

- (a) Provide effective transitions between single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in the single-family residential zones, and more intense uses;
- (b) Protect the character of existing neighborhoods consisting of primarily single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in the single-family residential zones from potentially-adverse impacts resulting from more intense and incompatible adjacent forms of development;
- (c) Limit the excessive consumption of available land through the utilization of large vegetated buffers in favor of development form and design treatments; and

1	(d) Establish and maintain vibrant pedestrian-oriented areas	30
2	where differing uses can operate in close proximity to one	31
3	another.	32
4	27-61202. Applicability	33
5	(a) General	34
6	(1) Unless exempted as provided in Section 27-61202(b)	35
7	below, these standards apply to:	36
8	(A) Any new townhouse, multifamily,	37
9	nonresidential, or mixed-use development when	38
10	located on land adjacent to, or across a street or	39
11	alley from, existing single-family detached	40
12	dwelling, two-family dwellings, or vacant lands	41
13	in the RE, RR, RSF-95, and RSF-65 zones (single-	42
14	family residential zones);	43
15	(B) Any new multifamily, nonresidential, or mixed-	44
16	use development when located on land adjacent	45
17	to, or across a street or alley from, existing	46
18	townhouse dwellings;	47
19	(C) Any expansion of an existing townhouse,	48
20	multifamily, nonresidential, or mixed-use	49
21	building located on land abutting or across a	50
22	street or alley from existing single-family	51
23	detached dwellings, two-family dwellings, or	52
24	vacant lands in a single-family residential zone,	53
25	where the expansion increases the building's	54
26	gross floor area by 50 percent or more; and	55
27	(D) Any expansion of an existing multifamily,	56
28	nonresidential, or mixed-use building located on	57
29	land abutting or across a street or alley from	

	existing townhouse dwellings where the	
	expansion increases the building's gross floor	
	area by 50 percent or more.	
	(2) For the purposes of this Section:	
	(A) "Multifamily development" shall include the	
	following:	
	(i) Live/work dwellings; and	
	(ii) Multifamily dwellings.	
	(B) "Nonresidential development" shall include the	
	following:	
	(i) Uses in the Group Living Uses, Health Care Uses,	
	Transportation Uses, and Utility Uses Categories;	
	and	
	(ii) Uses in the Commercial Use and Industrial Use	
	Classifications.	

(b) Exemptions

In addition to the exemptions specified in Section 27-6103, General Exemptions, the following are exempt from these standards unless the applicable Area Master Plan or Sector Plan address compatibility differently:

- (1)** Townhouse, multifamily, nonresidential, and mixed-use development located on lots separated from single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone by a built and existing street with a median with four or more lanes; and
- (2)** Uses in the Communication Uses and Educational Uses Categories.

1 **(3)** Development within any Transit-Oriented/Activity
 2 Center base or Planned Development zone if the
 3 existing single-family detached dwellings, two-family
 4 dwellings, or townhouse dwellings are also located in a
 5 Transit-Oriented/Activity Center base or Planned
 6 Development zone.

7 **(c) Conflict**

8 In the case of conflict between these neighborhood
 9 compatibility standards and other standards in this Ordinance,
 10 these neighborhood compatibility standards shall control.

11 **27-61203. Neighborhood Compatibility Standards**

12 Development subject to this Section shall comply with the following
 13 standards:

14 **(a) Building Height and Setbacks**

15 **(1)** Setbacks of buildings shall be consistent with other
 16 buildings on the block face to maintain a consistent
 17 plane or edge of buildings along public frontages.
 18 Instead of the required setback or build-to line of the
 19 zone, setbacks of buildings shall vary no more than 15
 20 percent from the setbacks of adjacent buildings.

21 **(2)** Building height shall not exceed the maximum height
 22 established in Table 27-61203(a)(2): Maximum Height in
 23 Transitional Areas.

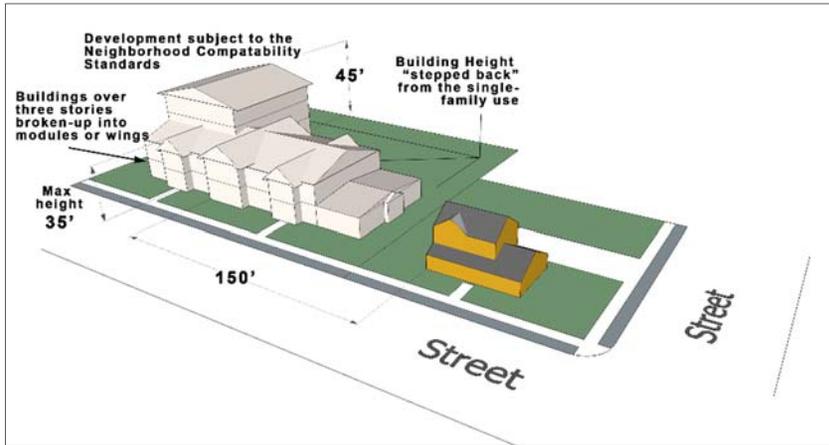
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Table 27-61203(a)(2): Maximum Height in Transitional Areas		
Distance from Single-Family Dwelling, Two-Family Dwelling, or Vacant Land in a Single-Family Zone [1]	Maximum Height	
	Parcels Fronting US 1 Between the Northern Corporate Boundaries of the City of College Park and the County's Boundary with the District of Columbia, and Parcels Fronting 34th St between Sheperd St and Otis St	All Other Areas
50 feet or less	Lesser of: 3 stories or 35 feet	Lesser of: 3 stories or 35 feet
Greater than 50 feet but less than 150 feet	Lesser of: 6 stories or 65 feet	
150 to 200 feet	No requirement	Lesser of: 4 stories or 45 feet

NOTES:
 [1] The distance from an existing single-family dwelling, two-family dwelling, townhouse, or vacant land in a single-family zone is to be measured from the closest portion of the dwelling (in the case of single-family and two-family dwellings and townhouses) or from the minimum front yard setback line (in the case of vacant land).

(3) Buildings over three stories in height shall be broken up into modules or wings with the smaller and shorter portions of the structure located adjacent to single-family dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone (see Figure 27-61203(a)(3): Building Height Modulation).

1 **Figure 27-61203(a)(3): Building Height Modulation**



2
3 **(b) Building Orientation**

4 Except for when a mews or open space is located in front of the
5 building, buildings shall be oriented towards the street from
6 which they derive their street address.

7 **(c) Building Design**

8 **(1)** Buildings shall (see Figure 27-61203(c): Compatible
9 Building Design):

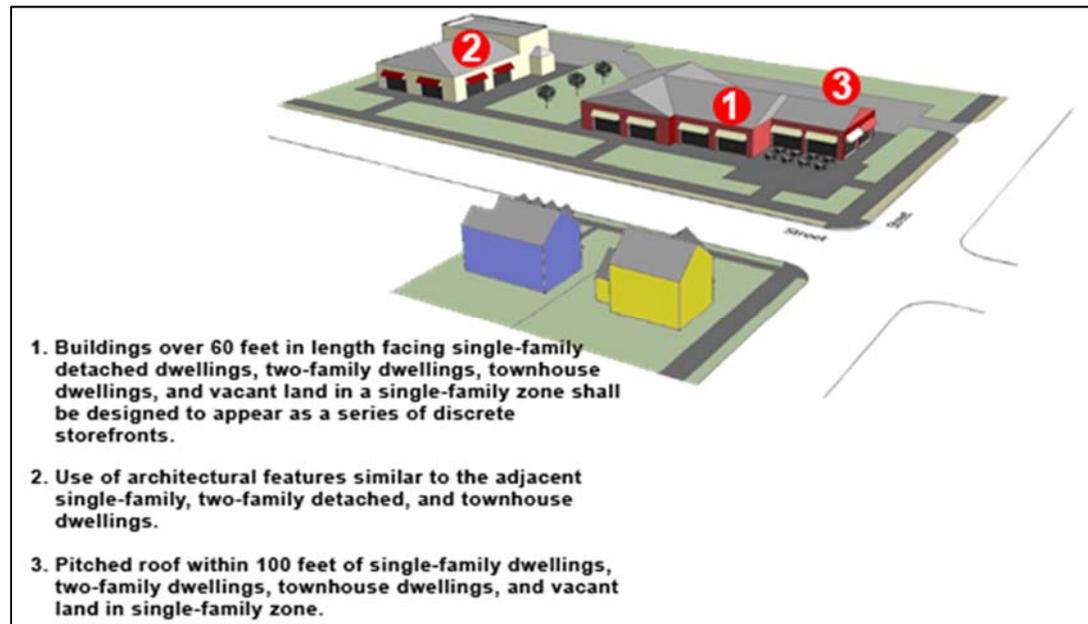
- 10 **(A)** Use a similar roof type to adjacent single-family
11 detached dwellings, two-family dwellings, or
12 townhouse dwellings in terms of slope and
13 arrangement to prevent abrupt changes in roof
14 form;

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- (B)** Configure all roof-mounted equipment to avoid or minimize its view from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone;
- (C)** Use exterior colors, where possible, that are similar to those found on adjacent single-family detached dwellings two-family dwellings, or townhouse dwellings;
- (D)** Use similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations found on adjacent single-family detached, two-family dwellings, and townhouse dwellings; and
- (E)** Orient porches, balconies, and outdoor activity areas away from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.
- (2)** Retail commercial building façades over 90 feet in length that face single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone shall be designed to appear as a series of discrete storefronts, with no single storefront occupying more than 50 percent of the total façade width of the building.

1

Figure 27-61203(c): Compatible Building Design



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3

(d) Building Materials

(1) Transparency

Building façades facing single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone, shall comply with the standards in Table 27-61203(d)(1), Transparency Standards:

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Table 27-61203(d)(1): Transparency Standards	
Building Story	Minimum Façade Area Percentage to be Transparent (Percent of Façade) [1],[2],[3]
1 st Floor [2]	35 [3]
2 nd Floor	20
3 rd or Higher Floor	20

Table 27-61203(d)(1): Transparency Standards	
Building Story	Minimum Façade Area Percentage to be Transparent (Percent of Façade) [1],[2],[3]
NOTES:	
[1] The façade area shall be measured from the grade to the underside of the eaves, or from story line to story line on upper building stories.	
[2] Façades abutting sidewalks, plazas, gathering areas, or other pedestrian areas shall incorporate transparent glazing.	
[3] The first two feet of façade area closest to the grade are not required to be glazed and shall be excluded from the façade area calculation.	

(2) Exterior Materials

Except along US 1 between the northern corporate boundaries of the City of College Park and the County's boundary with the District of Columbia and along 34th Street between Sheperd Street and Otis Street, façades facing single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone shall comply with the following exterior materials standards:

- (A)** Materials and material configurations shall be similar to those commonly used on adjacent single-family detached dwellings and two-family dwellings.
- (B)** Plywood, standard (versus decorative) concrete block, and corrugated metal are prohibited as exterior materials.
- (C)** Vinyl siding shall not exceed 25 percent of a building façade.

(e) Multi-Building Placement

Except along US 1 between the northern corporate boundaries of the City of College Park and the County's boundary with the District of Columbia and along 34th Street between Sheperd Street and Otis Street, multi-building development that includes varying use and/or development intensities in different buildings should locate buildings with the least intense use and/or development nearest to the abutting single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone, to the maximum extent practicable.

(f) Off-Street Parking

- (1)** Except along US 1 between the northern corporate boundaries of the City of College Park and the County's boundary with the District of Columbia and along 34th Street between Sheperd Street and Otis Street, for development that is within 200 feet of single-family detached dwellings, two-family dwellings, townhouses, or vacant land within a single-family residential zone, the total amount of off-street parking shall not exceed 1.1 times the required minimum specified in Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, and may be reduced through an alternative parking plan (see Section 27-6307, Off-Street Parking Alternatives) that demonstrates such reduction will not have an adverse impact on the adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.
- (2)** When required, off-street parking shall be established in one or more of the following locations, listed in order of priority:

1	(A) Within a structured parking facility;	28
2	(B) Adjacent to off-street parking lots serving	29
3	nonresidential development on abutting lots;	30
4	(C) Adjacent to lot lines abutting nonresidential	31
5	development;	32
6	(D) Adjacent to lot lines abutting mixed-use	33
7	development;	34
8	(E) Behind the building;	35
9	(F) Within a lot’s corner side yard;	36
10	(G) In front of the building; or	37
11	(H) When all of the above options are infeasible,	38
12	adjacent to lot lines abutting single-family	39
13	detached dwellings, two-family dwellings,	40
14	townhouses, or vacant lands in a single-family	41
15	residential zone.	42
16	(3) Off-street surface parking areas located adjacent to	43
17	single-family detached dwellings, two-family dwellings,	44
18	townhouses, or vacant lands in a single-family	45
19	residential zone shall be treated in accordance with	46
20	Section 4.3, Parking Lot Requirements, of the Landscape	47
21	Manual.	48
22	(4) The façade of any parking structure facing adjacent	49
23	single-family detached dwellings, two-family dwellings,	50
24	townhouses, or vacant lands in a single-family	51
25	residential zone, shall be designed in accordance with	52
26	the exterior materials standards of this Section and be	53
27	landscaped to soften its visual impact.	54
		55
		56

(g) Other Site Features

(1) Loading, Service, Recycling Collection, and Refuse Collection Areas

Loading, service, recycling collection, and refuse collection areas shall be located at least 50 feet from residential development and:

- (A) Located behind or to the sides of buildings away from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family zone, and screened with walls and/or landscaping, and provided with access that is integrated with parking areas and the vehicular circulation network;
- (B) Screened from view of single-family detached dwellings, two-family dwellings, townhouses, and vacant lands in a single-family residential zone, using materials that are the same as, or of equal quality to, the materials used for the principal building; or
- (C) Incorporated into the overall design of the site so that the visual impacts of these functions are fully contained within an enclosure, or are otherwise out of view from adjacent single-family detached dwellings, two-family dwellings, townhouses, or vacant lands in a single-family residential zone.

(2) Drive-Through Service Facilities

- (A) In no instance shall a drive-through or pick-up window be located on a building façade that

1	faces a single-family detached dwelling, two-	30		
2	family dwelling, townhouse, or vacant lands in a	31		
3	single-family residential zone.	32		
		33		
4	(B) Order boxes associated with a drive-through or	34		(B) Signage within 50 feet of a lot line shared with a
5	pick-up window shall be at least 200 feet from a			single-family detached dwelling, two-family
6	lot containing a single-family detached dwelling,	35		dwelling, townhouse, or vacant lands in a single-
7	two-family dwelling, townhouse, or vacant lands	36		family residential zone, shall be limited to
8	in a single-family residential zone.	37		directional signage.
		38		
9	(3) Exterior Lighting	39		(C) Within 100 feet of lot lines shared with a single-
				family detached dwelling, two-family dwelling,
10	(A) Exterior lighting fixtures shall have a maximum	40		townhouse, or vacant lands in a single-family
11	height of 14 feet and illumination that does not	41		residential zone, the maximum sign area for signs
12	exceed 0.5 foot candle at the lot line if located	42		shall be reduced by 25 percent.
13	within 100 feet of a lot containing a single-family	43		
14	detached dwelling, two-family dwelling,	44		(D) Projecting signs are prohibited if the sign is
15	townhouse, or vacant lands in a single-family	45		located across the street from or within 200 feet
16	residential zone.	46		of a development with single-family detached
		47		dwellings, two-family dwellings, townhouses
17	(B) Exterior lighting fixtures shall have a maximum	48		dwellings, or vacant lands in a single-family
18	height of 18 feet if between 100 and 150 feet of	49		residential zone.
19	such lot or lands (and illumination that does not	50		
20	exceed 0.5 foot candle at the lot line).	51		(5) Open Space Set-Asides
		52		
21	(C) Exterior lighting shall be extinguished by 10:00	53		(A) Required open space set-asides shall be located
22	p.m. or within one hour after closing, whichever	54		between a proposed development and an
23	occurs first.	55		adjacent single-family detached dwelling, two-
		56		family dwelling, townhouse, or vacant lands in a
24	(4) Signage Standards	57		single-family residential zone, to the maximum
		58		extent practicable.
25	(A) To the maximum extent practicable, signage			
26	shall be located a minimum of 50 feet from lot			(B) Outdoor recreation features such as swimming
27	lines shared with a single-family detached			pools, tennis courts, playgrounds, and similar
28	dwelling, two-family dwelling, townhouse, or			features shall be at least 50 feet from any lot line
29	vacant lands in a single-family residential zone.			shared with a single-family detached dwelling,

1 **(6) Natural Features**

2 Natural features such as existing vegetation, natural
3 differences in topography, streams, wetlands, and other
4 such features shall be used as transitions where possible.

5 **(h) Operational Standards**

6 Except along US 1 between the northern corporate boundaries
7 of the City of College Park and the County's boundary with the
8 District of Columbia and along 34th Street between Sheperd
9 Street and Otis Street, development within 200 feet of any
10 single-family detached dwelling, two-family dwelling,
11 townhouse, or vacant lands in a single-family residential zone
12 shall:

- 13 **(1)** Prohibit outdoor dining or other outdoor activities such
14 as, but not limited to, outdoor entertainment areas
15 where alcohol is served or music is played, and outdoor
16 recreation areas that are open after 8:00 p.m. in the
17 evening;
- 18 **(2)** Limit trash collection or other service functions to only
19 between the hours of 7:00 a.m. and 7:00 p.m.; and
- 20 **(3)** Extinguish amplified music, singing, or other forms of
21 noise audible at shared lot lines after 10:00 p.m. Sunday
22 through Thursday nights, and after 12:00 a.m. Friday
23 and Saturday nights.
- 24 **(4)** These standards shall not apply to new development
25 locating within 200 feet of any nonconforming
26 dwellings.

27 **Sec. 27-61300 Agricultural Compatibility**
28 **Standards**

29 **27-61301. Purpose and Intent**

30 The purpose and intent of these agricultural compatibility standards
31 is to promote development that is compatible with existing
32 traditional agricultural uses and activities in the County. More
33 specifically, these standards are intended to:

- 34 **(a)** Ensure new non-agricultural development does not
35 negatively impact the continuation of existing adjacent
36 agricultural uses and activities in the Rural and
37 Agricultural base zones (the ROS, AG, and AR, zones);
- 38 **(b)** Maintain and promote rural character in the Rural and
39 Agricultural base zones;
- 40 **(c)** Encourage the use of conservation subdivisions for
41 agricultural protection as a way to conserve agricultural
42 and environmental features;
- 43 **(d)** Allow families conducting agricultural uses and activities
44 to capture the monetary value of their land through
45 limited development while continuing agricultural uses
46 and activities; and
- 47 **(e)** Ensure greater compatibility between existing agricultural
48 uses and activities and new non-agricultural development.

49 **27-61302. Applicability**

50 **(a) General**

51 Except where exempted by subsection Section 27-61302(b)
52 below, the standards in this Section shall apply to all new

1 residential and nonresidential uses (including public, civic, 28
2 institutional, commercial, or industrial uses) that are proposed 29
3 to be located adjacent to an ongoing agricultural use or activity 30
4 in the ROS, AG, and AR base zones. 31

5 **(b) Exemptions** 32

6 In addition to the exemptions specified in Section 27-6103, 33
7 General Exemptions, the standards in this Section shall not apply 34
8 to residential portions of a conservation subdivision adjacent to 35
9 an agricultural use or activity taking place within the 36
10 conservation subdivision's open space set-aside.

11 **27-61303. Agricultural Compatibility Standards**

12 Development subject to this Section shall comply with the following
13 standards.

14 **(a) Agricultural Buffer**

15 **(1) Buffer Required**

16 Development shall provide and maintain a vegetative
17 buffer and fencing (or walls) along all property lines
18 abutting land that accommodates an agricultural use or
19 activity in accordance with the standards of this Subsection,
20 for as long as the agricultural use or activity continues (see
21 Figure 27-61303(a): Agricultural Buffer Features and Opens
22 Space Set-Asides and Lot Configurations).

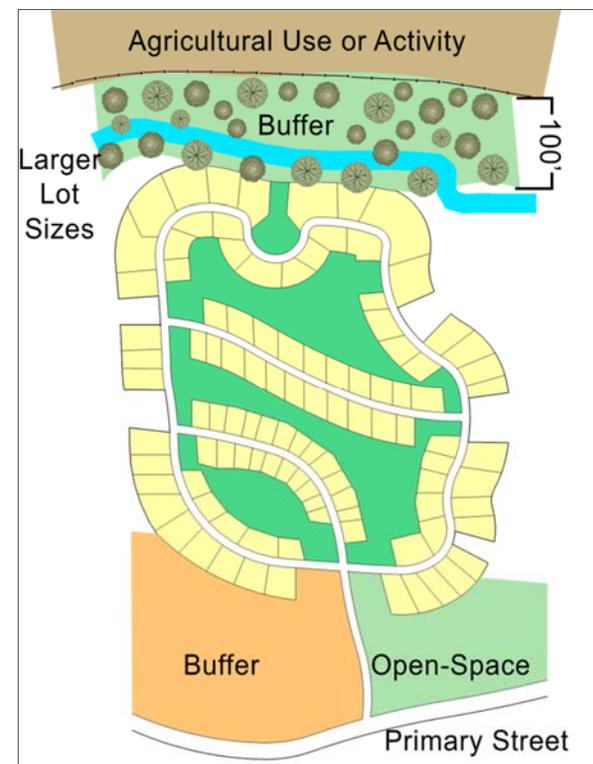
23 **(2) Buffer Width**

24 **(A)** The agricultural buffer shall be at least 100 feet
25 wide.

26 **(B)** The Planning Director may allow the buffer width
27 to be reduced by up to 20 percent upon

determining that the reduced buffer width is
justified by the type or intensity of the adjacent
agricultural use or activity, an intervening
topographic change, an intervening riparian
buffer, or the existence or provision of
vegetation in addition to that required in Section
27-61303(a)(3) below.

Figure 27-61303(a): Agricultural Buffer Features and Open Space Set-Asides and Lot Configurations



1	(3) Buffer Materials	31
2	(A) Agricultural buffers shall consist of a mix of trees,	32
3	shrubs, berms, and natural features sufficient to	33
4	diffuse light and reduce noise, spray drift, and	34
5	dust, and act as a physical separation between	35
6	non-agricultural and agricultural uses and	36
7	activities. All buffers shall incorporate a	37
8	vegetative screening component to reduce	38
9	conflict potential between	39
10	residential/nonresidential and agricultural uses	40
11	and activities.	41
12	(B) A buffer shall incorporate a wall or fence to	42
13	provide additional screening and/or limit access	43
14	between the development and the abutting	44
15	agricultural uses or activities.	45
16	(C) Where the agricultural buffer is directly adjacent	46
17	to a residential dwelling or residential lot, the	47
18	length of the buffer running parallel to the	48
19	dwelling along the property line shall be	49
20	landscaped as follows, in addition to the buffer	50
21	and fence:	51
22	(i) The buffer shall be planted with a minimum of	52
23	two offset rows of trees that provide an average	53
24	spacing between the canopies of trees of ten	54
25	feet or less at maturity.	55
26	(ii) Each tree shall be a minimum height of eight feet	56
27	and minimum caliper of two inches when	57
28	planted.	58
29	(iii) Each tree shall be a native species that can be	59
30	expected to attain a minimum height of 35 feet	

and have a crown width of 25 feet or greater, at maturity.

(4) Development Allowed in Buffer

Development allowed within a buffer is limited to:

- (A)** Landscaping with native plants, trees, or hedgerows;
- (B)** Crossings by roadways, driveways, railroad tracks, and utility lines (and associated maintenance corridors), where the crossing is aligned to minimize any reduction of the buffer's effectiveness;
- (C)** Trails that involve minimal removal or disturbance of buffer vegetation;
- (D)** Stormwater management facilities, to the extent they are determined to be necessary by the Director of the Department of Permitting, Inspections, and Enforcement;
- (E)** Vegetation management, including the planting of vegetation or pruning of vegetation, removal of individual trees that pose a danger to human life or nearby buildings, removal of individual trees to preserve other vegetation from extensive pest infestation, removal of understory nuisance or invasive vegetation, or removal or disturbance of vegetation as part of emergency fire control measures; and
- (F)** Any other development determined by the Planning Director to be consistent with the use of the property as an agricultural buffer.

1	incompatible development. More specifically, these standards are	26
2	intended to:	27
3	(a) Ensure new residential and nonresidential development	28
4	does not negatively impact the continuation of existing	29
5	adjacent urban agriculture on adjacent lands in the Rural	30
6	and Agricultural, Residential, and Transit-	31
7	Oriented/Activity Center base and Planned Development	32
8	zones; and	33
9	(b) Ensure greater compatibility between existing urban	34
10	agriculture and new residential and non-residential uses.	35
11	27-61402. Applicability	36
12	The standards in this Section shall apply to all new residential and	37
13	nonresidential uses that are proposed to be located adjacent to an	38
14	on-going urban agriculture use in the ROS, AR, RE, RR, RSF-65, RSF-	39
15	95, RSF-A, RMF-12, RMF-20, RMF-48, and Transit-Oriented/Activity	40
16	Center base and Planned Community Development Zones.	41
17	27-61403. Urban Agriculture Compatibility	42
18	Standards	43
19	(a) Buffer	44
20	(1) Buffer Required	45
21	Development subject to these standards shall provide and	46
22	maintain a vegetative buffer along all property lines	47
23	abutting land that accommodates urban agriculture in	48
24	accordance with the standards of this Subsection, for as	49
25	long as the urban agriculture use continues.	50
		51
		52
		53
		54
		55

(2) Buffer Width

- (A)** The agricultural buffer shall be at least 50 feet wide and run the length of the property adjacent to the urban agriculture use.
- (B)** The Planning Director may allow the buffer width to be reduced by up to 20 percent upon determining that the reduced buffer width is justified by the type, intensity, or lay-out of the adjacent urban agriculture use, an intervening topographic change, an intervening riparian buffer, or the existence or provision of vegetation in addition to that required in Subsection (3) below.

(3) Buffer Materials

- (A)** Buffers shall consist of a mix of trees, shrubs, berms, and natural features sufficient to diffuse light and reduce noise, spray drift, and dust, and act as a physical separation between the urban agriculture use and residential or non-residential use.
- (B)** The buffer shall incorporate a wall or fence a minimum of four feet in height to provide additional screening and/or limit access between the development and the abutting urban agriculture use.
- (C)** The length of the buffer shall be landscaped as follows in addition to any other vegetative buffer or fence:
 - (i)** It shall be planted with a minimum of two offset rows of trees that provide an average spacing

1 between the canopies of trees of ten feet or less 30
 2 at maturity. 31
 3 (ii) Each tree shall be a minimum height of eight feet 32
 4 and minimum caliper of two inches when 33
 5 planted. 34
 6 (iii) Each tree shall be a native species that can be 35
 7 expected to attain a minimum height of 35 feet 36
 8 and have a crown width of 25 feet or greater at 37
 9 maturity. 38

10 **(4) Development Allowed in Buffer** 39
 11 Development allowed within the buffer is limited to: 40
 12 (A) Landscaping with native plants, trees, or 41
 13 hedgerows; 42
 14 (B) Crossings by driveways, railroad tracks, and 43
 15 utility lines (and associated maintenance 44
 16 corridors), where the crossing is aligned to 45
 17 minimize any reduction of the buffer’s 46
 18 effectiveness; 47

19 (C) Trails that involve minimal removal or 48
 20 disturbance of buffer vegetation; 49

21 (D) Stormwater management facilities to the extent 50
 22 determined to be necessary by the Planning 51
 23 Director; 52

24 (E) Vegetation management, including the planting 53
 25 of vegetation or pruning of vegetation, removal 54
 26 of individual trees that pose a danger to human 55
 27 life or nearby buildings, removal of individual
 28 trees to preserve other vegetation from
 29 extensive pest infestation, removal of

understory nuisance or invasive vegetation, or
 removal or disturbance of vegetation as part of
 emergency fire control measures; and

(F) Any other development determined by the
 Planning Director to be consistent with the use
 of the property as an agricultural buffer.

(5) Maintenance

- (A) Property owner(s) are responsible for all aspects
of continuous maintenance of buffer areas.
- (B) Property owner(s) shall be responsible for
maintaining landscape plants in a healthy and
attractive condition. Dead or dying plants shall
be replaced with materials of equal size and
similar variety within six months, weather
permitting.
- (C) Buffer maintenance requirements shall be
stipulated through inclusion in covenants,
conditions, and restrictions.

(b) Location and Configuration of Open Space Set-Asides

In cases where new development subject to these standards
includes open space set-asides, it shall be located, to the
maximum extent practicable, between the abutting existing
urban agriculture use and the buildings in the new development,
and be configured to accommodate the buffer required in
Section 27-61403(a)(1).

1	(c) Preservation of Direct Access for Uses Permitted by	25
2	Urban Agriculture	26
3	Development subject to these standards shall be configured to	27
4	ensure uses permitted by an urban agriculture use retain direct	28
5	access to adjacent streets.	29
6	Sec. 27-61500 Signage	30
7	27-61501. Purpose and Intent	31
8	The purpose of this Section is to regulate and control signs to:	32
9	(a) Encourage the use of signage as a means of visual	33
10	communication;	34
11	(b) Safeguard vehicular, bicycle, and pedestrian traffic within	35
12	streets by minimizing visual distractions to motorists and	36
13	preventing obstruction of or interferences with traffic	37
14	signs and signals;	38
15	(c) Preserve land values, promote quality signage, and	39
16	prevent unsightly signage and visual clutter;	40
17	(d) Eliminate structurally unsafe signs that endanger a	41
18	building, structure, or the public;	42
19	(e) Regulate the location and size of signs to provide for	43
20	adequate identification and advertisement in a manner	44
21	that is compatible with the quality and character of	45
22	development in the County;	46
23	(f) Minimize possible adverse impacts of signage on adjacent	47
24	public and private lands; and	48

(g) Prevent the proliferation of signs that could detract from the scenic qualities of the landscape or the attractiveness of development.

27-61502. Applicability

(a) General

(1) Unless exempted in accordance with Section 27-61502(b) below or in Section 27-61502(c), Exemptions from Sign Permits, no sign shall be erected, installed, constructed, altered, or moved except in accordance with the requirements of this Section and approval of a Sign Permit (Section 27-3606).

(2) Any sign authorized by this Section may contain noncommercial copy, whether or not it is related to the subject property, or commercial copy as long as the sign complies with the requirements of this Section. The placement of noncommercial copy on an authorized sign does not make the sign an outdoor advertising sign.

(b) Exemptions

In addition to the exemptions specified in Section 27-6103, General Exemptions, the following signs are exempt from the standards of this Section, and do not require a sign permit:

(1) County, municipal, State, and Federal traffic, crime prevention, public safety and health, or directional signs;

(2) The display of street addresses;

(3) Signs forming an integral part of a gasoline pump;

1	(4) Service appliance, or vending machine signs (such signs shall not project beyond the casing or structural housing of the pump, appliance, or machine);	29	
2		30	
3		31	
4	(5) Signs located within a building, enclosed shopping center, industrial center, or residential or group living development, and not readily visible from outside these developments;	32	(2) Temporary real estate directional signs not located in the right-of-way, provided the sign area does not exceed three square feet, the sign height does not exceed three feet above finished grade at the base of the sign, the sign is erected on private property behind the street line (as authorized by the owner or tenant), no more than four such signs are erected for each property advertised, and the sign(s) are removed within six months of being erected;
5		33	
6		34	
7		35	
8	(6) Historical markers, monuments, or signs erected by a public authority;	36	
9		37	
10	(7) Official notices or advertisements posted or displayed by or under the direction of any court official in the performance of that court official’s duties;	38	(3) Temporary real estate directional signs located within public street rights-of-way under the County’s jurisdiction, if:
11		39	
12		40	
13	(8) Signs denoting the location of underground utilities;	41	(A) The sign is erected within 25 feet of the corner of a street intersection;
14	(9) Temporary signs advertising County- or municipal-sponsored events;	42	(B) The sign area does not exceed one and one-half square feet;
15		43	(C) The sign height does not exceed three feet above finished grade;
16	(10) Warning signs affixed to tree protection fencing; and	44	(D) No more than four such signs are erected for each property advertised;
17	(11) Flags or emblems of any political unit, government, civic, educational, or religious organization.	45	(E) No more than one such sign facing each direction of traffic is located at any one intersection;
18		46	(F) The sign is only erected between the hours of 5:00 p.m. Friday and 5:00 p.m. of the following Sunday; and
19	(c) Exemptions from Sign Permits	47	(G) With the condition if the DPIE Director, a police officer, or Fire/EMS officer finds that the sign is a
20	The following signs are subject to the standards of this Section, but are exempt from the requirement of acquiring a sign permit:	48	
21		49	
22	(1) Signs of a noncommercial nature which are erected by, or ordered to be erected by, a County or municipal public official in the performance of official duty, or by a County governmental agency or municipality, such as: safety signs; traffic control signs; signs of historical interest (which may also require approval of an historic area work permit in accordance with Subtitle 29 of the	50	
23		51	
24		52	
25		53	
26		54	
27		55	
28		56	
		57	

1	hazard to traffic, the DPIE Director or officer may	31	in the building in the Commercial zones and the Transit-
2	remove the sign.	32	Oriented/Activity Center zones, provided such signs are
3	(4) Temporary real estate signs and construction	33	not flashing, blinking, scrolling, waving, fluttering, or
4	identification signs, provided the sign area does not	34	floating signs (the area restrictions in Table 27-61505:
5	exceed six square feet in area, the sign is placed on the	35	Standards for Specific Sign Types, do not apply);
6	property being advertised, and no more than one such	36	(10) Sandwich board or easel signs in the Nonresidential
7	sign is allowed for each street frontage of the property;	37	zones and the Transit-Oriented/Activity Center zones,
8	(5) Temporary signs pertaining to events sponsored by a	38	provided:
9	place of worship, library, school, college or university,	39	(A) Only one such sign shall be permitted for each
10	hospital, fire station, community center, child or adult	40	building or for each tenant in a multi-tenant
11	day care center, fraternal or civic organization, or other	41	building;
12	similar group, provided the sign area does not exceed	42	(B) The sign area shall not exceed eight square feet
13	four square feet in area, the sign is located only on	43	in area;
14	private property, and the sign is posted no more than	44	(C) The sign height shall not exceed five feet;
15	five days prior to the event and removed within two	45	(D) The sign shall not be permanently affixed to the
16	days after the event;	46	ground;
17	(6) Temporary yard sale signage;	47	(E) The sign shall not be affixed to any structure;
18	(7) The changing of bills of acts and features on frames at a	48	(F) The sign shall be placed on the ground adjacent
19	theater (on marquee signs, for example) for which a sign	49	to the main entrance to the business it serves;
20	permit has been issued, and changing the copy of any	50	(G) The sign shall be located where it does not
21	changeable copy sign;	51	interfere with the flow of pedestrian traffic along
22	(8) Signs painted on windows to identify the occupants of	52	a sidewalk or pedestrian pathway; and
23	buildings in the Nonresidential and Transit-	53	(H) The sign shall be displayed only during business
24	Oriented/Activity Center zones, provided not more than	54	hours;
25	25 percent of the gross window glass area on any one	55	(11) Traffic signs internal to a development indicating
26	side of a building is covered by the painted surface (the	56	directions, entrances, exits, or menu boards, provided
27	area restrictions in Table 27-61505: Standards for	57	any such sign does not exceed 12 square feet in area;
28	Specific Sign Types, do not apply);		
29	(9) Temporary signs located in or on the interior side of		
30	windows which indicate the products or services offered		

- | | | | |
|----|--|----|---|
| 1 | (12) Temporary string lighting and displays as part of | 30 | total area of all such signage shall not cover more than |
| 2 | customary holiday decorations and civic events, | 31 | 20 percent of the window's total area; and |
| 3 | provided that: | 32 | |
| 4 | (A) The string lighting and displays are not placed in | 33 | (16) Signs for political campaigns, provided that such signs |
| 5 | any right-of-way unless they are at least 15 feet | 34 | shall be located at least ten feet behind the street line |
| 6 | above the street level and authorized by the | 35 | and at least 50 feet from the nearest corner of any street |
| 7 | government agency or private entity responsible | 36 | intersection, shall be erected no more than 45 days prior |
| 8 | for maintaining the street; | 37 | to the election, and shall be removed within ten days |
| 9 | | 38 | after the general election, or within ten days after the |
| 10 | (B) The string lighting and displays are removed once | | primary election if the candidate is not successful. |
| 11 | the applicable customary holiday or civic event | 39 | |
| | period ends; | | 27-61503. Prohibited Signs |
| 12 | (C) Temporary string lighting is only affixed to | 40 | The following signs are prohibited in any zone: |
| 13 | buildings and landscaping, and does not strobe, | 41 | |
| 14 | flash, or blink at less than 30 second intervals; | 42 | (a) Signs located in any manner or place so as to constitute a |
| 15 | and | 43 | hazard to traffic; |
| 16 | (D) The string lighting and displays are not displayed | 44 | (b) Signs that obstruct the view of traffic control devices; |
| 17 | for a period of more than 45 days per customary | 45 | |
| 18 | holiday or civic event; | 46 | (c) Any moving signs or devices that attract attention, all or |
| 19 | (13) Municipal club-sponsored signs, schedules of events, | 47 | any part of which moves by any means, including floating, |
| 20 | rules and regulations, and school and parking signs; | 48 | fluttering, flashing, flashing with intermittent lights, |
| 21 | | 49 | rotating, or otherwise moving devices, set in motion by |
| 22 | (14) Signs at each pump island at a gas station or any other | 50 | movement of the atmosphere or by mechanical, electrical, |
| 23 | business selling gasoline that displays each brand name | 51 | or any other means including, but not limited to, |
| 24 | and emblem of the gasoline sold, the grade of gasoline, | 52 | pennants, flags, propellers, balloons, or discs, whether or |
| 25 | and any other related signage, provided the aggregate | 53 | not any device has a written message; |
| 26 | signage area per pump island shall not exceed six square | 54 | |
| | feet; | | (d) Signs emitting sound and/or smoke to attract attention; |
| 27 | (15) Signage directly affixed to the interior or exterior face of | 55 | |
| 28 | windows, other than flashing, blinking, scrolling, | 56 | (e) Signs which are not clean, legible, or in a state of good |
| 29 | waving, fluttering, or floating signs, provided that the | | repair; |
| | | | (f) Signs or sign structures that are no longer in use, effaced, |
| | | | or otherwise obsolete; |

1	(g) Signs which are illegal under State or Federal laws or	29
2	regulations;	30
3	(h) Any permanent illuminated tubing or strings of lights	31
4	outlining property lines, open sales areas, rooflines, doors,	
5	windows, edges of any building, and fencing;	32
6	(i) Signs that obstruct or substantially interfere with any	33
7	door, fire escape, stairway, ladder, or opening intended to	
8	provide light, air, ingress, or egress for any building;	34
9	(j) Signs that are copies or imitations of an official sign or	35
10	purports to have official status;	36
11	(k) Signs advertising a business no longer on the premises, or	37
12	advertising products no longer stocked or sold on the	38
13	premises; such signs shall be removed within 30 days of	
14	the date the business or sale of the products ceases;	39
15	(l) Except in accordance with Section 27-61502(c)(10) above,	40
16	portable signs, including any sign painted on or displayed	41
17	on vehicles or trailers placed or parked in such a manner	42
18	as to be used primarily for the purpose of advertising a	43
19	business, but not including signs painted or displayed on	44
20	vehicles and used solely to identify the owner, business,	45
21	agency, or activity for which the vehicle is regularly used	46
22	for transportation, service, or delivery purposes;	47
23	(m) Signs projecting from a structure housing a gasoline pump,	48
24	service appliance, or vending machine;	49
25	(n) Outdoor advertising signs (billboards), except certified	50
26	nonconforming outdoor advertising signs and digital	51
27	billboards;	52
28	(o) Signs that revolve; and	53
		54

(p) Signs having a revolving device that causes intermittent flashes of light to be projected.

27-61504. General Standards

(a) Illumination

(1) Static Illumination

Static illumination of signs is allowed in all zones except the Rural and Agricultural base zones, for all sign types except canopy signs, provided any external light source shall be directed toward the sign and shall not cast direct light or create glare upon adjacent lands or streets.

(2) Animated Illumination

(A) Animated sign illumination is prohibited, except in accordance with Section 27-61504(a)(2)(B) below.

(B) Signs on which the only copy that changes is the electronic indication of time, temperature, stock market, or similar information are permitted in all districts except the Rural and Agricultural and Residential base zones and the R-PD Zone. Changes in copy shall be spaced at least eight seconds apart and shall be accomplished without the use of animation, movement, or scrolling.

(b) Materials

Permanent signs shall not be made of plywood, corrugated plastic sheets, cardboard, paper, cloth, vinyl banners, or other similar materials.

1	(c) Digital Display	29
2	Digital displays shall comply with the standards in this	30
3	Subsection.	31
4	(1) Location and Sign Type	32
5	(A) In the Rural and Agricultural and Residential base	33
6	zones and the R-PD Zone, digital displays shall be	34
7	permitted only on freestanding signs for	35
8	Community Service and Educational uses.	36
9	(B) In the Transit-Oriented/Activity Center zones,	37
10	digital displays shall be permitted only on	38
11	building wall or roof signs.	39
12	(C) In all other base and PD zones, digital displays	40
13	shall be permitted only on building wall or roof	41
14	signs or freestanding signs.	42
15	(2) Standards	43
16	(A) A digital display shall contain static messages	44
17	only, and shall not have animation, movement,	45
18	or the appearance or optical illusion of	46
19	movement, of any part of the sign or its	47
20	supporting structure. Each static message shall	48
21	not include flashing or the varying of light	49
22	intensity.	50
23	(B) Automatic changes in display are permitted for	51
24	digital displays, provided such changes shall be:	52
25	(i) Spaced at least 8 seconds apart;	53
26	(ii) Accomplished in 0.25 seconds or less; and	54
27	(iii) Accomplished without the use of animation,	55
28	movement, or scrolling.	56

(C) Except when part of a digital billboard (see	
Section 27-61506(g)), the luminance of a digital	
display during daylight hours shall be no greater	
than 1500 nits. At all other times, luminance shall	
be no greater than 150 nits. Automatic dimming	
is required to maintain the appropriate	
illumination levels at all times.	
(d) Signs Within Proposed Right-of-Way	
(1) Sign permits may be issued for signs on land located	
within the right-of-way, property, or acquisition lines of	
a proposed street, rapid transit route, or rapid transit	
facility, or proposed relocation or widening of an	
existing street, rapid transit route, or rapid transit	
facility as shown on the General Plan or other County	
plans (e.g., Area Master Plans, Sector Plans, or	
functional master plans) only if such signs are placed on:	
(A) Land which:	
(i) Was in reservation but is now not in reservation;	
and	
(ii) Has not been acquired and is not being acquired;	
or	
(B) Land which was subdivided after the adoption of	
the General Plan or other County plans (e.g.,	
Area Master Plans, Sector Plans, or functional	
master plans), but was not reserved or required	
to be dedicated for a street or rapid transit route	
or facility shown on the General Plan or other	
County plan.	

1 **27-61505. Standards for Specific Sign Types**

2 Unless exempted in accordance with Section 27-61502(b),
 3 Exemptions, all signs except special purpose signs (see Section 27-
 4 61506, Standards for Special Purpose Signs) and temporary signs (see

5 Section 27-61507, Standards for Temporary Signs) shall comply with
 6 the standards in Table 27-61505: Standards for Specific Sign Types,
 7 based on the zone in which the sign is located.

Table 27-61505: Standards for Specific Sign Types

Sign Attribute	Zones				
	Rural and Agricultural Zones and Residential Base and PD Zones	IE and IE-PD Zones	CN Zone	CS, CGO, and IH Base Zones	Transit-Oriented/Activity Center Base and PD Zones and MU-PD Zone
Building Wall or Roof Sign					
Location	No requirement for any residential use. For all other uses, allowed on any wall if set back at least 10 feet from the adjoining ROW. No more than 50 percent of the sign area can be on a side wall.	Allowed only on front wall of building in a signage band at least 10 and not more than 14 ft. above the ground	Allowed only on front wall of building and not less than 10 ft. above the ground	No requirement for any residential use. For all other uses, allowed on any wall if set back at least 10 feet from the adjoining ROW. No more than 50 percent of the sign area can be on a side wall.	Allowed only on front wall of building and not less than 10 ft. above the ground
Height (maximum)	No requirement for any residential use. For all other uses, 12 ft. above roofline or parapet, whichever is higher	Lowest point of building roof	Lowest point of building roof	No requirement for any residential use. For all other uses, 12 ft. above roofline or parapet, whichever is higher	Lowest point of building roof
Height (maximum) of Sign (from base to top)	No requirement	18 inches	No requirement	No requirement	No requirement
Area (maximum) [1], [2]	No requirement for any residential use. For all other uses, one sq. ft. for each two linear ft. along front of building	1.50 sq. ft. for each linear ft. of building facing street, to a max. of 80 square feet	One sq. ft. for each two linear ft. along front of building	No requirement for residential uses. One- story or single-use building: Two sq. ft. per linear ft. along front of building. Two- or three- story building: Three sq. ft. per linear ft. along front of building. Four- story or higher building: Three sq. ft. (plus one sq. ft. for each additional three building	One sq. ft. for each two linear ft. along front of building.

Table 27-61505: Standards for Specific Sign Types

Sign Attribute	Zones				
	Rural and Agricultural Zones and Residential Base and PD Zones	IE and IE-PD Zones	CN Zone	CS, CGO, and IH Base Zones	Transit-Oriented/Activity Center Base and PD Zones and MU-PD Zone
				stories, or fraction thereof, above the bottom three stories) per linear ft. along front of building. For all development: At least 60 sq. ft. of sign area is allowed in all circumstances. Total building wall or roof sign area shall not exceed 400 sq. ft.	
Other Standards	Signs shall not extend more than 12 inches from a building wall and shall be placed flat against the wall so that any sign message reads parallel with the wall.				
Canopy Sign					
Location	No requirement for residential use, except multifamily. For all other uses, a canopy sign shall be located a minimum of 10 ft. behind the street line, and shall not be located on top of the canopy.				
Height	Not allowed on the top of a canopy				
Area (maximum) [1],[2]					
Canopy located over 10 and less than 30 ft. from street line					
	All buildings	One sq. ft. of sign area per linear ft. of canopy in front of each individual place of business for shopping center, office building, or industrial center; otherwise, one sq. ft. of sign area per linear ft. of canopy or front of building to which canopy is attached, whichever is greater. Total sign area of all canopy signs in a development shall not exceed 200 sq. ft.			
Canopy located at least 30 ft. behind street line					
	In one story or single use building or within a shopping or industrial center or office complex	Two sq. ft. of sign area per linear ft. of canopy or front of building to which canopy is attached, whichever is greater. At least 60 sq. ft. of sign area is allowed under any circumstances. Total sign area of all canopy signs in a development shall not exceed 400 sq. ft.			No requirement
	In one-story building housing at least two uses	Two sq. ft. of sign area per linear ft. of canopy or front of building to which canopy is attached, whichever is greater. At least 60 sq. ft. of sign area is allowed under any circumstances. Total sign area of all canopy signs in a development shall not exceed 400 sq. ft.			No requirement
	In two- or three-story building housing two different uses	Three sq. ft. of sign area per linear ft. of canopy or front of building to which canopy is attached, whichever is greater. At least 60 sq. ft. of sign area is allowed under any circumstances. Total sign area of all canopy signs in a development shall not exceed 400 sq. ft.			No requirement
	In four-story or taller building housing two different uses	Three sq. ft. of sign area, plus one additional sq. ft. of sign area for each additional three stories, or fraction thereof, above the bottom three stories (for example, four sq. ft. of sign area is permitted for each one linear foot of building width for a six story building, while five sq. ft. of sign area is permitted for each one linear foot of building width for a seven story building). At least 60			No requirement

Table 27-61505: Standards for Specific Sign Types					
Sign Attribute	Zones				
	Rural and Agricultural Zones and Residential Base and PD Zones	IE and IE-PD Zones	CN Zone	CS, CGO, and IH Base Zones	Transit-Oriented/Activity Center Base and PD Zones and MU-PD Zone
	sq. ft. of sign area is allowed under any circumstances. Total sign area of all canopy signs in a development shall not exceed 400 sq. ft.				
Projecting Sign[2]					
Location					
	No building setback	May extend over public property, not closer than 10 ft. to curb line			
	All other instances	At least 2 ft. behind vertical plane of street curb line and at least 10 ft. from the vertical plane of the street line			
	Number (maximum)	One per building			
	Projection (maximum)	42 inches from vertical plane of wall to which attached			
	Clearance (minimum)	Minimum clearance of 10 ft. above the finished grade of a sidewalk and 18 ft. above driveways or alleys			
	Other Standards	Projecting signs shall not swing.			
Freestanding Sign[3]					
Location	No requirement for residential use. For all other uses, the business, service, or activity being advertised shall be located on the same parcel as the sign. Freestanding signs shall be located at least 10 ft. behind street line.	No requirement	No requirement for residential use. For all other uses, the business, service, or other activity being advertised shall be located on the same parcel as the sign. Freestanding signs shall be located at least 10 ft. behind street line.	No requirement	No requirement
Number	No requirement for residential use. One sign per minimum of 50 ft. of street frontage, up to 1,100 ft. One sign for each additional 1,000 ft. of street frontage.	No requirement	No requirement for residential use. One sign per minimum of 50 ft. of street frontage, up to 1,100 ft. One sign for each additional 1,000 ft. of street frontage.	No requirement	No requirement
Height (maximum)	No requirement for residential use. 50 ft. if located adjacent to an expressway (e.g. Capital Beltway or I-95). 25 ft. in all other locations.	At or below lowest point of building roof	No requirement	No requirement for residential use. 50 ft. if located adjacent to an expressway (e.g. Capital Beltway). 25 ft. in all other locations.	No requirement

Table 27-61505: Standards for Specific Sign Types

Sign Attribute	Zones				
	Rural and Agricultural Zones and Residential Base and PD Zones	IE and IE-PD Zones	CN Zone	CS, CGO, and IH Base Zones	Transit-Oriented/Activity Center Base and PD Zones and MU-PD Zone
Area (maximum) [4]	No requirement for residential use. One sq. ft. per four linear ft. of street frontage sign faces. Maximum sign area of 200 sq. ft. per sign.	One sq. ft. for each five linear ft. of street frontage on street sign faces	No requirement	No requirement for residential use. Building within a shopping center, other commercial center with three or more businesses served by common and immediate off-street parking and loading facilities, industrial center, or office building complex: One sq. ft. per two linear ft. of street frontage sign faces. Maximum sign area of 200 sq. ft. per sign. All other buildings: One sq. ft. per four linear ft. of street frontage sign faces. Maximum sign area of 200 sq. ft. per sign.	No requirement

NOTES

[1] For the purposes of determining allowed sign area, the width in linear feet along the front of the building shall be measured along the wall facing the front of the lot or the wall containing the principal entrance to the building, whichever has the greater width. Within a shopping or industrial center or office building complex, the width in linear feet along the front of the building shall be measured along the wall containing the principal entrance of each individual place of business.

[2] If both wall or roof signs and canopy signs are proposed, the maximum areas for wall or roof signs and canopy signs shall be used to determine the permitted sign area on each structure on a prorated basis. (For example, if the permissible sign area on a wall or roof is 400 sq. ft. and the permissible sign area on a canopy is 200 sq. ft. and the applicant chooses to allocate 50 percent of the permissible sign area to each sign type, the permissible sign area on the wall or roof would be 200 sq. ft. and the permissible sign area on the canopy would be 100 sq. ft. As the percentage of total permissible sign area allocated to each sign type varies, the permissible sign area for each varies accordingly.) Projecting signs are considered building wall or roof signs for the purposes of determining the permitted sign area on a structure and are subject to the maximum sign area standards that apply to building wall or roof signs.

[3] Unless within a shopping center, other commercial center with three or more businesses served by common and immediate off-street parking and loading facilities, industrial center, or office building complex, freestanding signs are not allowed on property where the main building associated with the sign is not located at least 20 feet behind the front street line.

[4] The allowed freestanding sign area is in addition to that allowed for any other signs on a specific property.

1	27-61506. Standards for Special Purpose Signs	28	
2	(a) Permanent Real Estate Identification Sign	29	
3	(1) Permanent signs identifying multifamily development	30	
4	and manufactured home parks are allowed if they	31	
5	comply with the following standards:	32	
6	(A) Location: on the building or premises.	33	(1) Location: at the entrance to the single-family residential
7	(B) Number: one for the first 100 dwelling units, plus	34	subdivision, set back from the road to maintain
8	one for each additional 100 dwelling units, up to	35	unobstructed lines of vision for 500 feet in all directions
9	a maximum of four signs.	36	of travel.
10	(C) Area (maximum): 48 square feet for each sign,	37	(2) Number (maximum): one for each single-family
11	except if fewer sign(s) are erected than allowed,	38	residential subdivision.
12	the square footage of the sign(s) not erected can	39	(3) Area (maximum): 12 square feet.
13	be applied to the signs erected. (for example, if	40	(4) Height (maximum): six feet above established grade.
14	three signs are allowed but only one	41	(5) Materials: low maintenance, durable, and in keeping
15	identification sign is used, that sign may be 144	42	with the character of the subdivision; plastic signs with
16	square feet in area).	43	internal illumination are prohibited; any illumination
17	(2) Permanent signs identifying a business or professional	44	shall be of an enclosed lamp design, non-flashing, and
18	office are allowed, if they comply with the following	45	contain no red illumination. Reflector-type signs may be
19	standards:	46	used.
20	(A) Location: on the building adjacent to the main	47	(6) Landscaping: non-invasive landscaping which is
21	entrance.	48	attractive year-round shall be provided at the base of
22	(B) Number (maximum): one for each business.	49	the gateway sign.
23	(C) Area (maximum): Three square feet.	50	(7) Maintenance: responsibility of a Homeowners'
24	(b) Residential Gateway Sign	51	Association or other entity or person designated in a
25	A monument sign that serves as a permanent gateway sign	52	maintenance agreement signed with the Department of
26	identifying a residential subdivision is allowed, if it complies with	53	Permitting, Inspections, and Enforcement.
27	the following standards:	54	
		55	(c) Gateway Sign for Businesses or Professional Offices
		56	A monument sign that serves as a permanent gateway sign
			identifying a businesses or professional office is allowed, if it
			complies with the following standards:
			(1) Location: at the entrance to the site, setback from the
			road a sufficient distance to maintain unobstructed lines
			of vision for 500 feet in all directions of travel.
			(2) Number (maximum): one for each building complex.

1	(3) Area (maximum): 100 square feet.	28	(3) Illumination: The sign shall not be illuminated (but may be of the beaded reflector type).
2	(4) Height (maximum): eight feet above established grade.	29	
3	(5) General: sign may include the names or logos and addresses of businesses. The signs may also contain the name or logo of the complex.	30	(4) Other standards: The sign shall be erected in accordance with applicable State, County, and municipal highway regulations.
4		31	
5		32	
6	(6) Materials: shall be low maintenance, durable, and in keeping with the character of the area. Plastic signs with internal illumination are prohibited.	33	(e) Institutional Sign
7		34	An institutional sign for a Community Service Use, Educational Use, or Health Care Use is allowed if it complies with the following standards:
8		35	
9	(7) Landscaping: non-invasive landscaping which is attractive year-round shall be provided at the base of the gateway sign.	36	(1) Number (maximum): one per street the property fronts on (must face street frontage).
10		37	(2) Area (maximum for each sign): 48 square feet.
11		38	(3) Height (maximum): eight feet above finished grade at base of sign.
12	(8) Maintenance: shall be the responsibility of a business association or other entity or person designated in a maintenance arrangement approved by the Planning Director.	39	(4) Setback (minimum): 15 feet from adjoining land in any Residential zone (or land proposed to be used for residential purposes).
13		40	(5) Type allowed: freestanding or building wall sign.
14		41	
15		42	(f) Freestanding Gas Station Price Signs
16	(d) Directional Sign for Public, Civic, and Institutional Uses, or Golf Courses or Country Clubs	43	(1) Freestanding gas station price signs shall comply with the following standards:
17		44	(A) If the sign reflects the price of two or fewer fuel products, it shall not exceed 25 square feet in area, except as provided for in Section 27-61506(f)(1)(C) below;
18	Directional signs indicating the locations and names of public, civic, and institutional uses (except for Communication uses and Utility uses) or golf courses or country clubs may be placed within or on land in any Nonresidential base zone adjacent to street rights-of-way, if the directional sign complies with the following standards:	45	(B) If the sign reflects the price of three or more fuel products, it shall not exceed 50 square feet in
19		46	
20		47	
21		48	
22		49	
23	(1) Area (maximum):	50	
24	(A) Within street right-of-way: four square feet.	51	
25	(B) Outside street right-of-way: 16 square feet.	52	
26		53	
27	(2) Height (maximum): Ten feet above established grade.	54	

1	area, except as provided for in Section 27-	30	
2	61506(f)(1)(C) below;	31	
3		32	
4	(C) Any unused freestanding sign area authorized in	33	
5	accordance with Table 27-61505: Standards for	34	
6	Specific Sign Types, may be added to the	35	
7	permissible sign area for gasoline prices;		
8		36	
9	(D) The total combined area of freestanding gas	37	
10	station price and other on-site signs on one	38	
11	support structure shall not exceed 200 square	39	
12	feet in area.	40	
13		41	
14	(2) Gas station price signs shall be affixed to the same	42	
15	freestanding structure that supports the sign containing	43	
16	other advertising matter for that gas station.	44	
17		45	
18	(g) Digital Billboard	46	
19		47	
20	Except in Residential base and planned development zones,	48	
21	Transit-Oriented/Activity Center base and planned	49	
22	development zones, and the MU-PD zone, a digital billboard	50	
23	may be erected in place of a nonconforming billboard in	51	
24	accordance with the following standards:	52	
25		53	
26	(1) Notwithstanding any other provision of this Subtitle, a	54	
27	digital billboard shall have a minimum front setback of	55	
28	10 feet from the property line and a minimum side	56	
29	setback of 5 feet from the property line, and shall be	57	
	located within 15 feet of the nonconforming billboard	58	
	that the digital billboard is replacing.	59	
			(3) A digital billboard shall not be located on a roadway
			other than a roadway with a transportation functional
			classification of arterial or higher.
			(4) A digital billboard shall not be located where it would
			obstruct a motorist's view of official traffic signs or
			controls, and approaching or merging traffic.
			(5) Unless modified in accordance with Subsection (9)
			below, the height of a digital billboard shall not exceed
			45 feet above the finished grade at the base of the
			digital billboard, or, if oriented toward an abutting
			elevated street, 45 feet above the pavement of that
			street at the point on the elevated street nearest the
			digital billboard.
			(6) The DPIE Director may increase the maximum height of
			a digital billboard to the greater of 55 feet above the
			finished grade at the base of the digital billboard or 50
			feet above the pavement of an abutting elevated street
			at the point on the street nearest the digital billboard, if
			the DPIE Director finds that:
			(A) The nonconforming billboard that the digital
			billboard is replacing is higher than 45 feet;
			(B) The digital billboard is obstructed from view; or
			(C) At the time of application for a sign permit, a
			building permit has been issued for an adjacent
			property which would cause an obstruction of
			the proposed digital billboard.
			(7) The digital display area of a digital billboard shall not
			exceed 675 square feet.
			(8) A digital billboard shall not operate at a brightness level
			of more than 0.3 foot candle above ambient light, as

1 measured using a foot candle meter at the distance 25
 2 from the digital billboard listed in Table 27-61506(g)(8): 26
 3 Distance for Measuring Foot-candles, based on the size 27
 4 of the digital display. 28
 5

Table 27-61506(g)(8): Distance for Measuring Foot-candles	
Digital Display Size	Measurement Distance from Digital Billboard
300 sq ft or less	150 feet
Between 300 sq ft and 378 sq ft	200 feet
Between 378 sq ft and 675 sq ft	250 feet

6 **(9)** A digital billboard shall have a light-sensing device to 33
 7 adjust the digital display brightness as ambient light 34
 8 conditions change. 35

9 **(10)** A digital billboard shall comply with all applicable State 36
 10 and Federal regulations. 37

11 **(11)** A parcel occupied solely by a digital billboard is exempt 38
 12 from landscaping and screening requirements in the 39
 13 Landscape Manual; provided, landscaping shall be 40
 14 provided around the base of a digital billboard in 41
 15 accordance with the Landscape Manual. 42

16 **(12)** If a digital display is removed from a digital billboard, it 43
 17 may be replaced within a period of one year, during 44
 18 which time the sign owner shall be permitted to operate 45
 19 the sign faces as a traditional, static-type billboard. 46

20 **(h) Country Inn** 47

21 Signs associated with a country inn are allowed, if they comply 48
 22 with the following standards: 49

23 **(1)** Location: anywhere on the premises. 50

24 **(2)** Number (maximum): one for each country inn. 51

(3) Area (maximum): six square feet. 25

(4) Setback (minimum): five feet behind the street line. 26

(5) Illumination: the sign may be illuminated, but no neon, 27
 red, scrolling, or flashing device may be used. The 28
 illumination shall be confined to the face of the sign and 29
 not glare onto residential property or public streets. 30

31 **(i) Sand and Gravel Wet-Processing and Surface**
 32 **Mining**

Signs identifying sand and gravel wet-processing and surface 33
 mining shall be placed on the site (whether it is conforming or 34
 nonconforming), and shall comply with the following standards: 35

(1) Location: all signs shall be conspicuous and legible. 36

(2) Number (maximum): 37
(A) If the property has frontage on one or more 38
 improved public streets, there shall be one sign 39
 posted for each 1,000 feet (or fraction) of street 40
 frontage on each street. 41

(B) If the property does not have frontage on an 42
 improved public street, there shall be one sign 43
 posted within the right-of-way or easement 44
 which provides vehicular access to the property. 45

(3) Area (maximum): not less than 9 or more than 16 square 46
 feet. 47

(4) Height: not less than four or more than eight feet above 48
 the finished grade of the improved street if it is to be 49
 viewed from a public street. 50

(5) General: Each sign shall identify the use as a surface 51
 mining or sand and gravel wet-processing operation, the 52

1 size of the property (in acres), and the name of the
2 owner of the property and operator of the facility. A
3 legal description of the property, including the
4 subdivision name, lot and block numbers, or liber and
5 folio numbers shall be included, as well as instructions
6 for obtaining additional information about the
7 operation.

8 **(j) Produce Stand (Farm Products)**

9 A sign for a produce stand is allowed if it complies with the
10 following standards:

- 11 **(1)** Location: at least 10 feet behind the street line, and at
12 least 50 feet from the nearest corner of any street
13 intersection.
- 14 **(2)** Number (maximum): one per street the produce stand
15 fronts.
- 16 **(3)** Area: 48 square feet.
- 17 **(4)** Illumination: any illumination shall be confined to the
18 face of the sign, and shall not create glare onto adjacent
19 property or streets.

20 **(k) Home Occupation**

21 A sign for a home occupation is allowed if it complies with the
22 following standards:

- 23 **(1)** Location: at least 10 feet behind the street line.
- 24 **(2)** Number (maximum): one per street the property fronts
25 on.
- 26 **(3)** Area (maximum): Two square feet.
- 27 **(4)** Illumination: any illumination shall be of an enclosed
28 lamp design and non-flashing; the sign shall contain no

29 red illumination or scrolling text. Reflector-type signs
30 may be used.

31 **(l) Office (Business or Rental) in Multifamily Dwelling**

32 A sign for a business or rental office in a multifamily
33 development is allowed if it complies with the following
34 standards:

- 35 **(1)** Location: attached to the building.
- 36 **(2)** Number (maximum): one per dwelling.
- 37 **(3)** Area (maximum): four square feet.

38 **27-61507. Standards for Temporary Signs**

39 **(a) Temporary Use Sign**

40 Signs for a temporary use in any zone shall comply with the
41 following standards:

- 42 **(1)** Location: at least 10 feet behind the street line.
- 43 **(2)** Number (maximum): one per street the property fronts,
44 unless modified in the sign permit.
- 45 **(3)** Area (maximum): six square feet.
- 46 **(4)** Illumination: any illumination shall be confined to the
47 face of the sign and not shine onto adjacent properties
48 or streets.

49 **(b) Real Estate Sign**

- 50 **(1)** Temporary real estate signs that are not exempted from
51 the requirement of acquiring a sign permit in
52 accordance with Section 27-61502(c), Exemptions from
53 Sign Permits, are allowed in all base and PD zones, if
54 they comply with the following standards:

1	(A) In Rural and Agricultural zones and Residential	29	permit in accordance with Section 27-61502(c), Exemptions from Sign Permits, above, are allowed in all base and PD zones, if they comply with the following standards:
2	base zones and R-PD Zone:	30	
3	(i) Location: on building or premises advertised.	31	
4	(ii) Number (maximum): one for each property	32	
5	advertised, plus one for each additional street	33	
6	the property fronts (must face additional street	34	
7	frontage).	35	
8	(iii) Area (maximum): 24 square feet; plus 12 square	36	
9	feet for each additional acre advertised above	37	
10	two acres, to a maximum of 100 square feet.	38	
11	(iv) Removal: the sign shall be removed upon sale of	39	
12	the property.	40	
13	(B) In all other base and PD zones:	41	(A) Location: within four street miles of a project.
14	(i) Location: on building or premises advertised.	42	(B) Number (maximum): four for each project.
15	(ii) Number (maximum): one for each property	43	(C) Area (maximum): 50 square feet.
16	advertised, plus one for each additional street	44	(D) Height (maximum): 15 feet above finished grade
17	the property fronts (must face additional street	45	at base of sign.
18	frontage).	46	(E) Setback (minimum): 15 feet from public street
19	(iii) Area (maximum): 120 square feet.	47	and 150 feet from the nearest curb intersection
20	(iv) Removal: the sign shall be removed upon sale of	48	of any two streets.
21	the property.	49	(F) Removal: The sign(s) shall be removed upon sale
22	(2) A sign permit for a temporary real estate advertising	50	of the property.
23	sign shall be valid for only six months. The permit may	51	(2) A sign permit for a temporary real estate directional sign
24	be renewed for an additional six month periods, for	52	shall be valid for six months. The permit may be
25	good cause shown, by the DPIE Director.	53	renewed for additional six month periods, for good
26	(c) Real Estate Directional Sign	54	cause shown, by the DPIE Director.
27	(1) Temporary real estate directional signs that are not	55	
28	exempted from the requirement of acquiring a sign		(d) Personal Vehicle Sales and Rentals

1	(2) Any sign permitted in accordance with this Section shall	29	(C) Area (maximum): 120 square feet.
2	contain the date and time of the auction and include a	30	(D) Height (maximum): 12 feet above finished grade
3	phone number to call for further information.	31	at base of sign.
4	(e) Construction Sign	32	(E) Removal: The sign(s) shall be removed within
5	Construction signs are allowed in any zone, if they comply with	33	one month of the date construction on the site is
6	the following standards:	34	completed.
7	(1) In Rural and Agricultural and Residential base zones and	35	
8	the R-PD zone:		
9	(A) Location: On building or premises being	36	27-61601. Purpose and Intent
10	constructed.	37	The purpose of this Section is to ensure development in the County
11	(B) Number (maximum): one for each project; plus	38	includes a minimum degree of green building features as a means of
12	one for each additional street the property fronts	39	protecting and conserving resources, supporting a healthy lifestyle
13	on (must face additional street frontage).	40	for citizens, reducing greenhouse gas emissions, and ensuring a high
14	(C) Area (maximum): 24 square feet; plus 12 square	41	quality of life for County residents. Specifically, this Section is
15	feet for each additional acre in the project above	42	intended to ensure development practices:
16	two acres, to a maximum of 100 square feet.	43	(a) Support walkable areas in appropriate places;
17		44	(b) Support multiple modes of mobility;
18	(D) Height (maximum): 12 feet above finished grade	45	(c) Conserve energy;
19	at base of sign.	46	(d) Promote the use of alternative energy;
20	(E) Removal: The sign(s) shall be removed within	47	(e) Conserve water resources;
21	one month of the date construction on the site is	48	(f) Protect water quality;
22	completed.	49	(g) Promote a healthy landscape;
23	(2) In all other base and planned development zones:	50	(h) Support urban agriculture;
24	(A) Location: On building or premises being	51	(i) Encourage innovation in green building practices;
25	constructed.	52	(j) Reduce landfill wastes; and
26	(B) Number (maximum): one for each project; plus	53	(k) Promote healthy and safe lifestyles.
27	one for each additional street the property fronts		
28	on (must face additional street frontage).		

1 **27-61602. Exemptions**

2 In addition to the exemptions specified in Section 27-6103, General
 3 Exemptions, the following development is exempt from the
 4 standards of this Section:

- 5 (1) New residential development that contains less than 10
 6 dwelling units;
- 7 (2) New non-residential development with a gross floor
 8 area of less than 25,000 square feet;
- 9 (3) New buildings that have achieved requirements
 10 necessary to receive certification from the U.S. Green
 11 Building Council at the LEED® gold level or above or an
 12 equivalent level of sustainable development
 13 performance under an alternative rating system such as
 14 the National Green Building Standard™/NGBS Green or
 15 the International Code Council’s *International Green*
 16 *Construction Code*, as determined by the Planning
 17 Director;
- 18 (4) Expansion of vehicular parking lots where it is the only
 19 development or redevelopment occurring; and
- 20 (5) Changes or addition of landscaping where it is the only
 21 development or redevelopment occurring.

22 **27-61603. Green Building Standards**

23 **(a) Minimum Amount of Points Required**

24 Development subject to the standards of this Section shall
 25 achieve the following minimum number of points from the
 26 menu of options shown in Table 27-61603(b): Green Building
 27 Point System.

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(1) Minimum Requirements for Residential Development

- (A) 10 to 25 units: 3 points.
- (B) 25 or more units: 4 points.

(2) Minimum Requirements for Non-Residential Development

- (A) 25,000 to 75,000 square feet: 3 points.
- (B) More than 75,000 square feet: 4 points.

(b) Green Building Point System

Development subject to the standards of this Section shall use Table 27-61603(b): Green Building Point System, to determine compliance with this Section.

Table 27-61603(b): Green Building Point System	
	Points Earned
Location of Development and Redevelopment/Adaptive Reuse	
Development in a Transit-Oriented/Activity Center base zone	1.50
Development on previously used or developed land that is contaminated with waste or pollution (brownfield site)	1.00
Development as a Transit-Oriented/Activity Center Planned Development (PD) zone	1.25
Redevelopment of an existing parcel within a Neighborhood Reinvestment Area as designated on the Strategic Investment Map in the General Plan, a designated Priority Funding Area, or an area targeted for reinvestment by the Federal, State, or County government	1.00
Adaptive reuse of a designated historic building	1.00
Preservation of a designated historic or archeological site	1.00
Energy Conservation	
Meet ASHRAE standards for lighting ^[1]	0.75
Meet Energy Star standards for low-rise residential or exceed ASHRAE efficiency standards by 15 percent ^[2]	1.00

Table 27-61603(b): Green Building Point System	
	Points Earned
Home energy rating system (HERS) index greater than 60 and less than or equal to 75	0.50
HERS index greater than 40 and less than or equal to 60	0.75
HERS index greater than 20 and less than or equal to 40	1.00
HERS index less than or equal to 20	1.50
Stated water heater efficiency between 0.675 to 0.82	0.75
Stated water heater efficiency of 0.82 or more	1.25
Air conditioner with stated efficiency greater than 14 SEER is included as standard	0.75
Air conditioner with stated efficiency greater than 16 SEER is included as standard	1.25
Install a cool roof on a minimum of 50% of the single-family dwellings in the development or subdivision. The cool roof shall cover the entire roof of the dwelling	1.50
Provide skylights in an amount necessary to ensure natural lighting is provided to at least 15% of the habitable rooms in the structure	0.50
Use central air conditioners that are Energy Star-qualified	0.50
Use only solar or tank-less water heating systems throughout the structure	0.50
Alternative Energy	
Generate or acquire a minimum of 50% of the electricity needed by the development from alternative energy sources (e.g., solar, wind, geothermal)	2.00
Generate or acquire a minimum of 25% of the electricity needed by the development from alternative energy sources (e.g., solar, wind, geothermal)	1.00
Pre-wire a minimum of 75% of residential dwelling units in the development for solar panels	1.00
Pre-wire a minimum of 50% of residential dwelling units in the development for solar panels	0.50
Pre-wire a minimum of 25% of residential dwelling units for solar panels	0.25
Install solar panels on a minimum of 25% of dwelling units contained in single-family, two-family, or townhouse dwellings	0.50
Install solar panels on primary structure, or at least 50% of buildings in a multi-building complex	0.75
Install small-scale wind energy conversion systems to provide electricity for 25% of single-family, two-family, or townhouse dwellings in development	1.00
LEED Certification	
Construct the principal building(s) to meet or exceed LEED® Bronze certification or equivalent standards of the National Green Building	0.75

Table 27-61603(b): Green Building Point System	
	Points Earned
Standard™/NGBS Green or the International Code Council’s <i>International Green Construction Code</i>	
Construct the principal building(s) to meet or exceed LEED® Silver certification or equivalent standards of the National Green Building Standard™/NGBS Green or the International Code Council’s <i>International Green Construction Code</i>	1.00
Passive Solar	
Orient a minimum of 50% of the single-family detached dwellings or lots in the development within 20% of the east-west axis for maximum passive solar exposure	1.50
Orient a minimum of 25% of the single-family detached dwellings or lots in the development within 20% of east-west for maximum passive solar exposure	0.75
Orient at least 25% of the non-residential buildings with an axis oriented east-west for maximum solar exposure	1.00
Water Conservation and Water Quality	
Design all areas required to be landscaped in accordance with this Ordinance and the Landscape Manual as an integrated system to meet on-site stormwater quality requirements for the lot through incorporation of environmental site design principles and use of best management practices for on-site stormwater management. These areas shall use vegetated pervious surfaces or other measures such as permeable pavements to infiltrate the capture of water volume on-site. Piped connections from roofs and downspouts and other impervious areas to storm drains are prohibited. Piped conveyances on lots must discharge to pervious areas.	2.00
The use of environmental site design, including but not limited to grass buffers and swales, bioretention (rain garden or porous landscape detention, sand filters, and permeable pavement systems), to meet stormwater managements requirements of the County Code	1.00
Install a green vegetated roof on the primary structure, or on at least 50% of primary buildings in a multi-building complex – green or vegetated roofs shall include vegetation on at least 50% of the roof area (25% for renovated buildings) and shall use only plant materials permitted by the landscaping standards in the Landscape Manual	2.00
All showerheads and handheld showers are 2.0 GPM or less	0.50
All lavatory faucets flow rate is 1.5 GPM or less at 60 PSI	0.50
All toilets are 1.28 GPF or less	0.50
All toilets have dual activated flushing	1.00

Table 27-61603(b): Green Building Point System	
	Points Earned
Include rainwater capture and re-use devices such as cisterns, rain filters, and underground storage basins for residential development with a minimum storage capacity of 500 gallons for every two residential units	0.50
Provide rain gardens or other appropriate stormwater infiltration system(s) that accommodate a minimum of 25% of the runoff	1.00
Incorporation of greywater reuse systems	0.50
Reduction of existing impervious surfaces by at least 50 percent of the existing paved surface area on the site.	1.00
Vegetation	
Retain at least 20% of existing pre-development natural vegetation	0.75
Remove all lawn or turf in favor of ground cover consisting of plant material or mulch	0.75
Limit turf grass to 40% of the landscaped area.	0.25
Urban Agriculture	
Provide a fenced, centrally located community garden space (which may be located as a rooftop garden) for residents and for urban gardening purposes at a minimum ratio of 50 square feet per dwelling unit	1.00
Provide a minimum of one on-site composting station for every 25 units	0.25
Building Materials	
Source a minimum of 20%, by cost, of construction materials from recycled products or products manufactured, extracted, harvested, or recovered with 250 miles of the site	1.50
Universal Design	
Provide the following universal design features in 33% of the residential units in the development: <ul style="list-style-type: none"> • A no-step entry on an accessible route to the unit; • First floor kitchen, bathroom and a bedroom; • The following elements to allow maneuvering space: <ul style="list-style-type: none"> ○ A 32" clear opening at doorways; ○ A 36" clear passage; ○ 42" wide hallways; and ○ 30" X 48" clear space next to bathroom sink, tub/shower and toilet; • Blocking in bathroom walls to accommodate grab bars, and grab bars in first floor bathroom; and • Reachable outlets and switches. 	0.75
Provide the following universal design features in 50% of the residential units in the development: <ul style="list-style-type: none"> • A no-step entry on an accessible route to the unit; • First floor kitchen, bathroom and a bedroom; • The following elements to allow maneuvering space: 	1.00

Table 27-61603(b): Green Building Point System	
	Points Earned
<ul style="list-style-type: none"> ○ A 32" clear opening at doorways; ○ A 36" clear passage; ○ 42" wide hallways; and ○ 30" X 48" clear space next to bathroom sink, tub/shower and toilet; • Blocking in bathroom walls to accommodate grab bars, and grab bars in first floor bathroom; and • Reachable outlets and switches. 	
Provide the following universal design features in 66% of the residential units in the development: <ul style="list-style-type: none"> • A no-step entry on an accessible route to the unit; • First floor kitchen, bathroom and a bedroom; • The following elements to allow maneuvering space: <ul style="list-style-type: none"> ○ A 32" clear opening at doorways; ○ A 36" clear passage; ○ 42" wide hallways; and ○ 30" X 48" clear space next to bathroom sink, tub/shower and toilet; • Blocking in bathroom walls to accommodate grab bars, and grab bars in first floor bathroom; and • Grab bars in first floor bathroom(s) by commode and in shower(s); • Handicap accessible shower in first floor bathroom(s); • Raised toilet seats in first floor bathroom(s); and • Reachable outlets and switches. 	1.50
Transportation	
Provide a minimum of 5% of required automobile parking spaces that are signed and reserved for carpool/vanpool/hybrid/electric/low-energy vehicles in preferred locations near the primary building entrance	0.25
Provide an electric vehicle (EV) level 2 charging station that is made available to those using the building	0.75
Provide an electric vehicle (EV) level 3 charging station that is made available to those using the building	1.00
Include showering and dressing facilities in nonresidential developments for employees walking or bicycling to work	0.75
Provide a covered and secure bicycle parking room that protects parked bicycles from the elements and from theft	1.00
NOTES:	
[1] <i>Standard for the Design of High-Performance Green Buildings</i> , American Society of Heating, Refrigerating, and Air-Condition Engineers, 2014, as amended, or other appropriate ASHRAE standards, as amended.	
[2] <i>Energy Standard for Buildings Except Low-Rise Residential</i> , American Society of Heating, Refrigerating, and Air-Condition Engineers, 2016, as amended, or other appropriate ASHRAE standards, as amended.	

1 **(c) Documentation Required**

2 Applicants shall provide documentation of techniques that will
3 be used to satisfy the green building standards of this Section at
4 the time of submittal of a development application.

5 **27-61604. Failure to Install or Maintain Green**
6 **Building Elements**

7 Failure to install or maintain approved green building elements that
8 are to be provided to comply with this Section is a violation of this
9 Ordinance, and may result in revocation of the development
10 approval or permit in accordance with Part 27-8, Enforcement.