

SOUTHERN GREEN LINE METRO STATION AREA
SECTIONAL MAP AMENDMENT (“SMA”)
(CR-10-2014)

DEVELOPMENT DISTRICT OVERLAY ZONE (“DDOZ”)
RESIDENTIAL USE TABLE**

****NOTE:** THIS USE TABLE REFLECTS ADDITIONS, MODIFICATIONS, AND ASSOCIATED CORRECTIONS PURSUANT TO THE ADOPTION OF CR-10-2014 BY THE DISTRICT COUNCIL.

TABLE OF USES FOR THE RESIDENTIAL ZONES

Uses permitted.

(a) No use shall be allowed in the Residential Zones, except as provided for in the Table of Uses. In the table, the following applies:

(1) The letter "P" indicates that the use is permitted in the zone indicated.
(2) The letter "P*" indicates that the use is permitted, but subject to the general special exception standards in Section 27-317(a)(1), (4), (5), and (6) and conforms to the recommendations of this preliminary sector plan.

(3) The letters "SE" indicate that the use is permitted, subject to the approval of a Special Exception in accordance with Part 4 of this Subtitle.

(4) The letters "PA" indicate that the use is permitted, subject to the following:
(A) There shall be no entrances to the use directly from outside the building;
(B) No signs or other evidence indicating the existence of the use shall be visible from outside the building, other than a business identification sign lettered on a window. The sign shall not exceed six (6) square feet in area; and

(C) The use shall be secondary to the primary use of the building.

(5) The letters "PB" indicate that the use is permitted, subject to the following:
(A) The use shall be related to, dependent on, and secondary to a primary use on the premises;

(B) The use shall be located on the same record lot as the primary use;

(C) The use shall not be located within a building not occupied by the primary use;

and

(D) The floor area of any building (and the land area occupied by any structure other than a building) devoted to the use shall not exceed an area equal to forty-five percent (45%) of the gross floor area of the building within which the primary use is located.

(6) The letter "X" indicates that the use is prohibited.

(7) The letters "SP" indicate that the use is permitted subject to approval of a Special Permit, in accordance with Section 27-239.02.

(8) All uses not listed are prohibited.

(9) Whenever the table refers to an allowed use, that use is either permitted (P), permitted but subject to certain general special exception standards (P*), permitted by Special Exception (SE), permitted by Special Permit (SP), or permitted as a (PA) or (PB) use, as accordingly listed in the zone in which it is allowed.

(CB-12-2001; CB-4-2003)

TABLE OF USES.

USE	ZONE											
	R-O-S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
(1) COMMERCIAL:												
Agritourism	P ⁹⁰	P	P ⁹⁰	P	X	X	X	X	X	X	X	X
Animal Hospital, veterinary office (CB-76-2003)	SE	P*	SE	P*	SE	P*	X	X	P ⁷⁴	P	X	X
Antique shop	X	X	SE	P*	SE	P*	X	X	X	X	X	X
Barber Shop (CB-81-2008)	X	X	X	X	SE ⁸⁶	P*	X	X	X	X	X	X
Bed-and-Breakfast Inn in accordance with Section 27-445.13 (CB-39-2009)	P	P	P	P	P	P	P	P	P	P	X	X
Bus maintenance accessory to a private school, church, or other place of worship (CB-23-1988)	X	X	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Buying of items within guest rooms and pursuant to Section 27-115(a)(2)	X	X	X	X	X	X	X	X	X	X	X	X
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P	P	P
Commercial recreational development (CB-35-2000)	X	X	X	X	P ⁶⁶	P	X	X	X	X	X	X
Contractor's office (must include sanitary facilities), construction yard or shed, or storage building (in connection with a construction project) as a temporary use:												
(A) Subject to Sections 27-260 and 27-261	X	X	P	P	P	P	P	P	P	P	P	P
(B) All others	X	X	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Contractor's Office, which may include wholly-enclosed storage, as a permanent use (CB-75-2001)	X	X	X	X	P ⁶⁷	P	X	X	X	X	X	X
Distillery for the production of fuel alcohol	SE	P*	SE	P*	X	X	X	X	X	X	X	X
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-O-S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
Eating or Drinking Establishments:												
(i) Eating or drinking establishment, with drive-through service	X	X	X	X	X	X	P ⁹⁶	P	X	X	X	X
(ii) Eating or drinking establishment, excluding drive-through service	X	X	X	X	X	X	X	X	X	X	X	X
(iii) Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult entertainment. (CB-14-2013)	X	X	X	X	X	X	X	X	X	X	X	X
Farm implement sales or repair; farm supplies sales	X	X	X	X	X	X	X	X	X	X	X	X
Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-63-1998)	P	P	P	P	P	P	P	P	P	P	P	P
Farm Winery ⁸⁹ (CB-36-2009)	P	P	P	P	P	P	X	X	X	X	X	X
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P	P	P
Funeral parlor, undertaking establishment	X	X	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Gas station (CB-36-2004)	X	X	X	X	X	X	X	X	X	X	X	X
Kennel:												
(A) On a lot having a net area of 20,000 sq. ft. or less	X	X	SE	P*	SE	P*	X	X	X	X	X	X
(B) On a lot having a net area between 20,000 sq. ft. and 80,000 sq. ft.	X	X	P	P	P	P	X	X	X	X	X	X
(C) On a lot having a net area exceeding 80,000 sq. ft. (CB-37-1991; CB-16-1993)	P	P	P	P	P	P	X	X	X	X	X	X
Landscaping contractor's business (CB-10-1996)	SE	P*	SE	P*	SE	P*	X	X	X	X	X	X
Limited professional uses in multifamily projects	X	X	X	X	X	X	X	X	X	X	X	X
Monument and headstone sales establishment (CB-60-1998)	X	X	X	X	P ⁶¹	P	X	X	X	X	X	X

USE	ZONE											
	R-O-S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
Offices:												
(A) Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	P ⁷	P	P ⁷	P	P ¹⁹	P	P ¹⁹	P	P ¹⁹	P	P ^{15,19}	P
(B) Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance of the dwelling or project (CB-36-1987)	X	X	X	X	X	X	X	X	X	X	X	X
(C) General business and professional offices	X	X	X	X	X	X	X	X	X	X	X	X
(D) Insurance sales office as an accessory use in a dwelling	X	X	X	X	SE	P*	SE	P*	SE	P*	SE	P*
(E) Medical practitioner's office in a one-family dwelling (except as provided in (A) above)	X	X	X	X	SE	P*	SE	P*	SE	P*	SE ¹⁵	P*
(F) Real estate sales office as an accessory use in a dwelling	X	X	X	X	SE	P*	SE	P*	SE	P*	SE	P*
(G) Real estate subdivision sales office as a temporary use:												
(i) Subject to Sections 27-260 and 27-261	X	X	P	P	P	P	P	P	P	P	P	P
(ii) All others	X	X	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(H) Multifamily dwelling management company (must manage the project within which it is located)	X	X	X	X	X	X	X	X	X	X	X	X
(I) Temporary trailer for office space accessory to an existing group residential facility, which services more than eight (8) persons, in accordance with Sections 27-260 and 27-261 (CB-35-1996)	X	X	P	P	X	X	X	X	X	X	X	X
Parking lot, required, serving adjacent Commercial or Industrial Zone	X	X	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Photography studio and darkroom, as an accessory use solely by the resident of a one-family detached dwelling and located within such dwelling (CB-140-1986)	X	X	X	X	X	X	X	X	SE	P*	X	X
Retail sales and consumer service establishment (CB-140-1986)	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-O-S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261 ⁴³ (CB-23-1989)	P	P	P	P	P	P	P	P	P	P	P	P
Waterfront Entertainment/Retail Complex, in accordance with Section 27-445.08 (CB-44-1997)	P	P	P	P	P	P	P	P	X	X	X	X
Wayside stand as a temporary use:												
(A) Subject to Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P	P	P
(B) All others	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan. (CB-4-2003)	X	X	X	X	X	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone, if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan. (CB-4-2003)	X	X	X	X	X	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception). (CB-65-2003; CB-70-2003)	X	X	X	X	P ⁷²	P	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone. (CB-65-2003; CB-70-2003)	X	X	X	X	SE ⁷²	P*	X	X	X	X	X	X

USE	ZONE											
	R-O-S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), may be located within a multi-family development, provided that the multi-family development is the subject of a high-rise condominium regime; the uses are located on the street level of the multi-family building, the property is located in a Transit District Overlay Zone, and the property abuts the District of Columbia. (CB-82-2008)	X	X	X	X	X	X	X	X	X	X	X	X
(2) Institutional/Educational:												
Adult day care center	X	X	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Assisted living facility (CB-110-2004)	X	X	X	X	SE ⁷⁷	P*	X	X	X	X	X	X
Chancery, on a lot having a net area of at least 15 acres	X	X	X	X	X	X	X	X	P	P	X	X
Church or similar place of worship:												
(A) Located on a lot less than 1 acre in size	X	X	X	X	SE	P*	SE	P*	SE	P*	SE	P*
(B) Located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size	X	X	X	X	SE	P*	SE	P*	SE	P*	SE	P*
(C) Located on a lot between 1 and 2 acres in size ⁵²	X	X	X	X	P	P	P	P	P	P	P	P
(D) Located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size ⁵²	X	X	X	X	P	P	P	P	P	P	P	P
(E) All others (CB-23-1988; CB-23-1993; CB-76-1993)	SE	P*	P ⁵³	P	P	P	P	P	P	P	P	P
Day care center for children:												
(A) Accessory to a publicly-owned recreational facility, a school, a surplus school building, improved property (other than a school) that is under the control of the Board of Education, a church, a public building, or a community building, in accordance with Section 27-445.03 ³⁴	P	P	P	P	P	P	P	P	P	P	P	P
(B) Accessory to a multifamily dwelling or project when located within a community room for the sole use of the residents or employees, in accordance with Section 27-445.03	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-O-S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
(C) Accessory to a multifamily development when located within an existing building in accordance with Section 27-445.03	X	X	P	P	P	P	P	P	P	P	P	P
(D) All others ⁹⁵ (CB-23-1988; CB-44-1989; CB-24-1999, CB-2-2013)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Eleemosynary or philanthropic institution:												
(A) An adaptive reuse of a structure last occupied by a Federal postal facility on a lot or parcel not more than 25,000 square feet in area for use by an organization serving the homebound	SE	P*	SE	P*	P	P	SE	P*	SE	P*	SE	P*
(B) A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services; for a permitted use, any change in occupant or use shall require Detailed Site Plan approval by the District Council	SE	P*	SE	P*	SE	P*	SE ⁹⁴	P*	P	P	SE	P*
(C) All others (CB-78-1997; CB-8-1998; CB-105-2012)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Family day care	P	P	P	P	P	P	P	P	P	P	P	P
Health campus	X	X	X	X	SE	P*	SE	P*	SE	P*	SE	P*
Hospital	X	X	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Medical/residential campus	X	X	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989)	P	P	P	P	P	P	P	P	P	P	P	P
Nursing or care home (may include a private spa) (CB-55-2011)	X	X	SE	P*	SE	P*	SE ⁹³	P*	SE	P*	SE	P*
School, private:												
(A) In accordance with Section 27-443	X	X	P	P	P	P	P	P	P	P	P	P
(B) All others	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Small group child care center (CB-131-1993)	P	P	P	P	P	P	P	P	P	P	P	P

USE	ZONE											
	R-O-S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
(3) Miscellaneous:												
Accessory structures and uses (when not otherwise provided for)	P	P	P	P	P	P	P	P	P	P	P	P
Adaptive reuse of a surplus public school, when not otherwise allowed	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Animals, not customarily household pets (CB-117-1986; CB-55-1988)	X	X	X	X	X	X	X	X	SE	P*	X	X
Buildings and uses, serving public health purposes, on land owned by Prince George's County, Maryland, upon which hospitals or health centers are located, except if otherwise allowed as a Permitted (P) use ⁴¹ (CB-55-1988)	P	P	P	P	P	P	P	P	P	P	P	P
Cemetery, crematory:												
(A) Cemetery, in accordance with Section 27-445.06	SE	X	P	X	X	X	X	X	X	X	X	X
(B) Cemetery, accessory to a church, convent, or monastery ⁴⁹	SE	P*	P	P	P	P	P	P	P	P	P	P
(C) All others (CB-86-1989; CB-11-1991)	SE	X	SE	X	SE	X	SE	X	SE	X	SE	X
Home occupations for residents ²⁰ (CB-86-1989; CB-78-2003; CB-11-2004)	P	P	P	P	P	P	P	P	P	P	P	P
Home occupations for residents, low-impact (CB-11-2004)	P	P	P	P	P	P	P	P	P	P	P	P
Increase in height of accessory building, used for:												
(A) Servant, household help living quarters ³⁰	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(B) Agricultural purposes on a lot having a net area of less than 5 acres	SE	P*	SE	P*	SE	P*	X	X	X	X	X	X
(C) Agricultural purposes on a lot having a net area of at least 5 acres	P	P	P	P	P	P	X	X	X	X	X	X
(D) Office	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-O-S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
Signs, in accordance with Part 12, associated with uses allowed in the applicable Residential Zone (CB-85-1988)	P	P	P	P	P	P	P	P	P	P	P	P
Signs, outdoor advertising (Billboards) (CB-85-1988)	X	X	X	X	X	X	X	X	X	X	X	X
Temporary structures and uses not otherwise allowed	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(4) Public/Quasi Public:												
Library	P	P	P	P	P	P	P	P	P	P	P	P
Public buildings and uses, except as otherwise provided	P	P	P	P	P	P	P	P	P	P	P	P
Sanitary landfill, rubble fill, or Class 3 fill ^{47, 71} (CB-15-1990; CB-8-2003; CB-87-2003)	SE	P*	SE	P*	SE	P*	X	X	X	X	X	X
Voluntary fire, ambulance, or rescue station ²⁶ (CB-70-2008)	P	P	P	P	P	P	P	P	P	P	P	P
(5) Recreational/Entertainment/Social/Cultural:												
Archery range, privately owned and commercially operated on land leased from, and owned by, a public agency	P	P	P	P	P	P	X	X	X	X	X	X
Athletic field, outdoor, private nonprofit (CB-43-1994)	SE	P*	P ⁵⁵	P	P ²⁷	P	SE	P*	SE	P*	SE	P*
Boathouse (private) as an accessory use	P	P	P	P	X	X	X	X	X	X	X	X
Carnival, circus, fair, or similar use, not exceeding 17 days duration and only on a parking lot as a temporary use in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P	P	P
Club, private	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Commercial recreational attraction	X	X	SE	P*	SE	P*	X	X	X	X	X	X
Commercial recreational facilities (privately owned) on land leased from a public agency, except as otherwise allowed:												
(A) Leased on or after January 1, 1974	SE	P*	SE	P*	SE	P*	X	X	X	X	X	X

USE	ZONE											
	R-O-S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
(B) Leased before January 1, 1974	SE	P*	SE	P*	P	P	X	X	X	X	X	X
Community building or similar nonprofit social use, not publicly owned or operated:												
(A) Only for residents and guests	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(B) All others (CB-85-1988; CB-33-1989)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Conference center and uses accessory thereto (such as restaurants, tennis courts, auditoriums, swimming pools, racquetball courts, riding stables, golf courses, or other recreational, physical fitness, or educational activities) privately owned and commercially operated, on a tract having a gross area of at least 500 acres, owned by a public agency, on which a public golf course is operated on a regular basis	SE	P*	P	P	X	X	X	X	X	X	X	X
Courts (indoor or outdoor) (tennis, handball, racquetball, or volleyball), not including courts accessory to a dwelling:												
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	P	P	P	P	P	P	X	X	X	X	X	X
(B) All others (CB-47-1995)	X	X	X	X	X	X	X	X	X	X	X	X
Golf course:												
(A) At least 18 holes on a tract having a gross area of at least 200 acres; provided that any accessory recreational facilities shall be located at least 100 feet from the nearest property line and effectively screened from view of any adjoining land in a Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan, not on publicly owned land	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(B) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	P	P	P	P	P	P	X	X	X	X	X	X
(C) Golf Course Conference/Hotel complex	X	X	X	X	SE	P*	X	X	X	X	X	X
(D) All others (CB-47-1995; CB-45-2002)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Golf course, miniature (indoor or outdoor):												

USE	ZONE											
	R-O-S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	P	P	P	P	P	P	X	X	X	X	X	X
(B) All others (CB-47-1995)	X	X	SE	P*	SE	P*	X	X	X	X	X	X
Golf driving range:												
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	P	P	P	P	P	P	X	X	X	X	X	X
(B) All others (CB-47-1995)	SE	P*	SE	P*	SE	P*	X	X	X	X	X	X
Homes Association Recreational Use, in accordance with Section 27-445	SE	P*	P	P	P	P	P	P	P	P	P	P
Marina (CB-76-2001)	X	X	X	X	P ⁶⁷	P	X	X	X	X	X	X
Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)	SE	P*	SE	P*	P	P	P	P	P	P	P	P
Performance arts center, in accordance with Section 27-445.09 (CB-12-2001)	X	X	X	X	X	X	X	X	SP	SP	SP	SP
Racetrack, including pari-mutuel	X	X	X	X	X	X	X	X	X	X	X	X
Racetrack, pari-mutuel only	X	X	SE	P*	SE	P*	X	X	X	X	X	X
Recreational campground	SE	P*	SE	P*	SE	P*	X	X	X	X	X	X
Recreational program, before- and after-school	P	P	P	P	P	P	P	P	P	P	P	P
Recreational use (nonprofit) not publicly owned or operated, when not otherwise allowed:												
(A) Only for residents and guests	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(B) All others (CB-33-1989)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Saunas, solariums, and health clubs, noncommercial, for the sole use of residents and their guests	X	X	X	X	X	X	X	X	X	X	X	X
Shooting range (rifle, pistol, or skeet):												

USE	ZONE											
	R-O-S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
(A) On a lot having a net area of at least 20 acres, and subject to annual renewal	SE	P*	SE	P*	X	X	X	X	X	X	X	X
(B) All others	X	X	X	X	SE	P*	X	X	X	X	X	X
Skating facility:												
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	P	P	P	P	P	P	X	X	X	X	X	X
(B) All others (CB-89-1994; CB-47-1995)	SE	P*	SE	P*	SE	P*	X	X	X	X	X	X
Spa, private	SE	P*	P	P	P	P	P	P	P	P	P	P
Spa, community	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Stable, private (CB-29-1985)	P ³⁵	P	P ³⁵	P	P ³⁵	P	P ^{35,37}	P	P ^{35,37}	P	SE ³⁵	P*
Swimming pool (community) for sole use of residents and their guests, in accordance with Section 27-411	X	X	X	X	X	X	X	X	X	X	X	X
Swimming pool (community), in accordance with Section 27-411	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Swimming pool (private):												
(A) Accessory to a one-family detached dwelling	P	P	P	P	P	P	P	P	P	P	P	P
(B) Accessory to other dwellings	X	X	X	X	X	X	X	X	X	X	P	X
Swimming pool, privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶ (CB-47-1995)	P	P	P	P	P	P	X	X	X	X	X	X
(6) Residential/Lodging:												
Apartment hotel	X	X	X	X	X	X	X	X	X	X	X	X
Apartment housing for elderly or handicapped families in a building other than a surplus public school building (with provisions for increased density and reduced lot size in Multifamily Zones) (CB-85-1988; CB-91-1991; CB-44-1992)	X	X	X	X	SE	P*	SE	P*	SE	P*	X	X

USE	ZONE											
	R-O-S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
Apartment housing for elderly or handicapped families in a surplus public school building	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Artists' residential studios, in accordance with Section 27-445.09 (CB-12-2001)	X	X	X	X	X	X	X	X	SP	SP	SP	SP
Boardinghouse	SE	P*	P	P	P	P	X	X	X	X	X	X
Congregate living facility for more than 8 elderly or physically handicapped residents (CB-90-1985)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Congregate living facility for not more than 8 elderly or physically handicapped residents (CB-90-1985)	P	P	P	P	P	P	P	P	P	P	P	P
Conservation subdivision pursuant to Section 24-152 of Subtitle 24 (CB-6-2006)	X	X	P	P	P	P	X	X	X	X	X	X
Convent or monastery (CB-23-1993)	P	P	P	P	P	P	P	P	P	P	P	P
Conversion of one-family detached dwelling to a building containing up to 3 dwelling units (not considered as a two-family, three-family, or multifamily dwelling). ⁵⁷												
(A) Prior to November 29, 1949, if the owner of the building resides in the building, and a valid Use and Occupancy permit was in effect on July 1, 1986	X	X	X	X	P	P	P	P	P	P	P	P
(B) Prior to November 29, 1949, if the owner of the building does not reside in the building, or a valid Use and Occupancy permit was not in effect on July 1, 1986	X	X	X	X	SE	P*	SE	P*	SE	P*	SE	P*
(C) Prior to November 18, 1980, but on or after November 29, 1949	X	X	X	X	SE	P*	SE	P*	SE	P*	SE	P*
(D) On or after November 18, 1980 (CB-58-1986; CB-73-1996)	X	X	X	X	X	X	X	X	X	X	X	X
Country Inn	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Dwelling, farm tenant	P	P	P	P	P ³⁶	P	X	X	X	X	X	X
Dwelling, metropolitan, one-family attached (CB-33-2005)	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-O-S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
Dwelling, multifamily:												
(A) In general (CB-37-2005)	X	X	X	X	P ⁷⁹	P	X	X	X	X	X	X
(B) Subject to applicable bedroom percentages	X	X	X	X	X	X	X	X	X	X	X	X
(C) In excess of applicable bedroom percentages	X	X	X	X	X	X	X	X	X	X	X	X
(D) Restricted to one-bedroom and efficiency apartments	X	X	X	X	X	X	X	X	X	X	X	X
(E) Higher than 110 feet (CB-85-1988)	X	X	X	X	X	X	X	X	X	X	X	X
(F) Up to six dwelling units in a building of no more than two stories, where the first story was previously used for commercial purposes (CB-91-2004)	X	X	X	X	X	X	X	X	P	P	X	X
Dwelling, one-family attached, for the elderly ⁵⁸ (CB-71-1996)	X	X	X	X	SE	P*	X	X	X	X	X	X
Dwelling, one-family detached, for the elderly (CB-90-2004)	X	X	X	X	X	X	X	X	X	X	X	X
Dwelling, one-family detached, cluster development, shown on a preliminary plat of subdivision approved prior to July 1, 2006 (CB-6-2006)	X	X	X	X	P	P	P	P	P	P	X	X
Dwelling, one-family detached (in general) (CB-6-2006)	P	P	P ⁸³	P	P ⁸³	P	P	P	P	P	P	P
Dwelling, one-family semidetached ¹ (CB-85-1988)	X	X	X	X	P ¹³	P	P ^{13,32}	P	P ^{13,32}	P	P	P
Dwelling, quadruple-attached (CB-83-1997)	X	X	X	X	X	X	X	X	X	X	P ²	P
Dwelling, three-family	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-O-S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
Dwelling, two-family detached (CB-85-1988)	X	X	X	X	X	X	X	X	X	X	P	P
Dwelling, two-family (in general) (CB-9-2012)	X	X	X	X	P ⁷⁹	P	X	X	X	X	X	X
Dwellings, one-family attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X	X	X	P ³²	P	P ³²	P	X	X
Dwellings, one-family triple-attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X	X	X	P ³²	P	P ³²	P	X	X
Dwellings, one-family triple-attached (in general)	X	X	X	X	X	X	X	X	X	X	X	X
Flag lot development:												
(A) In accordance with preliminary plats approved prior to February 1, 1990, pursuant to Subtitle 24 and recorded within the prescribed time period	X	X	X	X	P	P	P	P	P	P	X	X
(B) In accordance with Section 24-138.01 of Subtitle 24 (CB-72-1989)	X	X	X	X	P	P	P ⁴⁶	P	X	X	X	X
Fraternity or sorority house:												
(A) If legally existing prior to May 20, 1983, and not extended beyond the boundary lines of the lot as it legally existed (prior to May 20, 1983)	X	X	X	X	X	X	X	X	X	X	X	X
(B) All others	X	X	X	X	X	X	X	X	X	X	X	X
Group residential facility for more than 8 mentally handicapped dependent persons, or for 5 or more other dependent persons (CB-29-2012)	P	P	P	P	P	P	P	P	P	P	P	P
Group residential facility for not more than 8 mentally handicapped dependent persons	P	P	P	P	P	P	P	P	P	P	P	P
Guest house, as an accessory use	P	P	P	P	X	X	X	X	X	X	X	X
Mobile home used as a dwelling for emergency purposes as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	X	X	X	X	X	X

USE	ZONE											
	R-O-S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
Mobile home used as a one-family detached dwelling (CB-79-1999)	SE	P*	SE	P*	X	X	X	X	X	X	X	X
Mobile home, with use for which amusement taxes collected ²⁸	X	X	P	P	P	P	P	P	P	P	P	P
Motel	X	X	X	X	SE	P*	X	X	X	X	X	X
Opportunity Housing dwelling units (CB-66-1991)	X	X	X	X	P	P	P	P	P	P	P	P
Planned retirement community (CB-53-2005; CB-4-2013)	X	X	X	X	SE	P*	SE	P*	SE	P*	SE	P*
Recreational Community Development, in accordance with Section 27-444 (CB-16-1989)	SE	P*	P	P	P ⁴²	P	X	X	X	X	X	X
Public Benefit Conservation Subdivision pursuant to Section 24-152 of Subtitle 24 (CB-32-2008)	X	X	X	X	P ⁸⁵	P	X	X	X	X	X	X
Rental of guest rooms (by the residents):												
(A) To 1 or 2 persons (unrelated to all principal residents)	P	P	P	P	P	P	X	X	X	X	X	X
(B) To 3 persons (unrelated to all principal residents)	P	P	P	P	P	P	X	X	X	X	X	X
(C) To not more than 3 persons (unrelated to all principal residents) by a family of related individuals, 1 individual, or 2 unrelated individuals (CB-122-1986)	P	P	P	P	P	P	P	P	P	P	P	P
Residential Revitalization: Comprising any form of proposed multifamily, attached one-family or detached one-family dwellings, in a Residential Revitalization project, as shown on a Detailed Site Plan approved in accordance with Section 27-445.10 (CB-58-2001)	X	X	X	X	P	P	P	P	P	P	P	P
Rooming houses	SE	P*	P	P	P	P	X	X	X	X	X	X
Tourist cabin camp	X	X	X	X	SE	P*	X	X	X	X	X	X
Tourist homes	SE	P*	X	X	SE	P*	X	X	X	X	X	X

USE	ZONE											
	R-O-S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986 (CB-54-1986)	X	X	X	X	X	X	P ³²	P	P ³²	P*	X	X
Townhouse, all others (CB-84-1990; CB-47-1996; CB-37-2005)	X	X	X	X	P ⁷⁹	P	X ⁴⁸	X	X ⁴⁸	X	X ⁴⁸	X
Townhouse, shown on a preliminary plat of subdivision approved pursuant to part 4A. (CB-47-1996)	X	X	X	X	X	X	P	P	P	P	P	P
Townhouse, Transit Village (CB-37-2006)	X	X	X	X	X	X	X	X	X	X	X	X
Townhouse, if located within a designated Revitalization Tax Credit District (CB-112-2004)	X	X	X	X	X	X	X	X	X	X	X	X
Townhouses or Multi-Family Units (CB-97-2005)	X	X	X	X	X	X	X	X	X ⁸²	X	P	P
(7) Resource Production/Recovery:												
Agricultural uses:												
(A) All general agriculture ²²	P	P	P	P	P ²³	P	SE	P*	SE	P*	SE	P*
(B) Limited to floriculture, horticulture, gardening, and private, noncommercial greenhouses	X	X	X	X	X	X	P	P	P	P	P	P
(C) Keeping of homing or racing pigeons, provided the use was in existence:												
(i) Prior to June 30, 1987	P	P	P	P	P ⁴	P	X	X	P ⁵⁰	P	X	X
(ii) On or after June 30, 1987 (CB-45-1987; CB-36-1991)	P	P	P	P	P ⁴	P	X	X	X	X	X	X
(D) Equine activities	P	P	P	P	SE	P*	X	X	X	X	X	X
(E) Equine facility:												
(i) Keeping of horses or ponies	P	P	P	P	P ²³	P	P ³⁷	P	P ³⁷	P	SE	P*

USE	ZONE											
	R-O-S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
(ii) Private stable	P ³⁵	P	P ³⁵	P	P ³⁵	P	P ^{35,37}	P	P ^{35,37}	P	SE ³⁵	P*
(iii) Riding stable:												
(aa) On a tract consisting of less than 20,000 sq. ft.	X	X	SE	P*	X	X	X	X	X	X	X	X
(bb) On a tract consisting of between 20,000 sq. ft. and 9 contiguous acres.	SE	P*	SE	P*	SE	P*	X	X	X	X	X	X
(cc) All others	P	P	P	P	SE ⁶⁷	P*	X	X	X	X	X	X
(iv) All others (CB-92-2010)	P	P	P	P	X	X	X	X	X	X	X	X
Nursery and garden center:												
(A) In accordance with Section 27-445.05	X	X	P	P	P	P	X	X	X	X	X	X
(B) All others (CB-35-1989; CB-143-1989; CB-135-1993)	SE	P*	SE	P*	SE	P*	X	X	X	X	X	X
Sand or gravel wet-processing, in accordance with Section 27-445.02	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Sawmill:												
(A) Only for timber grown on the premises	X	X	X	X	X	X	SE	P*	SE	P*	SE	P*
(B) In connection with an agricultural operation	SE ²⁴	P*	SE ²⁴	P*	SE	P*	X	X	X	X	X	X
Surface mining, in accordance with Section 27-445.02	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(8) Transportation/Parking/Communications/Utilities:												
Airport, airpark, airfield, heliport, or helistop; private (CB-14-1992)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Airstrip, private:												
(A) In accordance with Section 27-445.07	P	P	P	P	SE	P*	SE	P*	SE	P*	SE	P*

USE	ZONE											
	R-O-S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
(B) All others (CB-14-1992)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Antennas and related equipment buildings and enclosures, other than satellite dish antennas:												
(A) In accordance with Section 27-445.04	P	P	P	P	P	P	P	P	P	P	P	P
(B) All others (CB-65-2000)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Farm vehicles and farm machinery used on farm premises ⁵¹ (CB-105-1993)	P	P	P	P	P	P	X	X	X	X	X	X
Monopoles and related equipment buildings and enclosures:												
(A) In accordance with Section 27-445.04	P	P	P	P	P	P	P	P	P	P	P	P
(B) All others (CB-65-2000)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Parking lot or garage, or loading area, used in accordance with Part 11 to serve:												
(A) A permitted, PA, or PB use	P	P	P	P	P	P	P	P	P	P	P	P
(B) A Special Exception use (CB-85-1988)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Parking lot used in accordance with Part 11 to serve a use in an adjacent Commercial, Industrial, or M-X-T Zone (CB-85-1988; CB-88-1999)	X	X	SE	P*	SE	P*	SE	P*	SE ⁶⁵	P*	SE	P*
Parking of mobile home except as otherwise specified	X	X	X	X	X	X	X	X	X	X	X	X
Parking of mobile home in a public right-of-way ³¹	X	X	X	X	X	X	X	X	X	X	X	X
Parking of vehicles owned or used by the occupants of the premises or their bona fide guests:												
(A) Boats and boat trailers ⁹¹ (CB-24-2010)	P	P	P	P	P ¹⁷	P	P ¹⁷	P	P ¹⁷	P	P ^{17,29}	P
(B) Buses ¹⁸ , on the same lot with, and accessory to, the principal use, such as a school or church	SE	P*	P	P	P	P	P	P	P	P	P ²⁹	P

USE	ZONE											
	R-O-S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
(C) Camping trailer (unoccupied): ⁴⁴												
(i) Not more than one	P	P	X	X	P	P	P	P	P	P	P ²⁹	P
(ii) Unlimited number (CB-43-1989)	X	X	P	P	X	X	X	X	X	X	X	X
(D) Not more than 1 commercial vehicle:												
(i) Having a maximum manufacturer's gross vehicle weight specification of up to 17,000 pounds, and which may include unlimited advertising on the side of the vehicle:												
(aa) If parked within a wholly enclosed private parking garage	P	P	P	P	P	P	P	P	P	P	P ²⁹	P
(bb) If parked in a side or rear yard ¹¹	P ⁴	P	P ⁴	P	X	X	X	X	X	X	X	X
(ii) If parked on the premises, having a maximum manufacturer's gross vehicle weight specification of up to 8,500 pounds, no advertising (other than a firm name or similar designation not exceeding 4 inches high), and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, and vehicles with dual rear axles	P	P	P	P	P	P	P	P	P	P	P ²⁹	P
(iii) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours on a lot at least 5 acres in size, and set back 300 feet from all lot lines ¹¹	P	P	P	P	X	X	X	X	X	X	X	X
(iv) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours, on a lot at least 2 acres in size ¹¹ (CB-53-1987; CB-35-1993)	SE	P*	SE	P*	X	X	X	X	X	X	X	X
(E) Commercial vehicles not exceeding a manufacturer's gross vehicle weight specification of 8,500 pounds; containing no advertising other than a firm name or similar designation not more than 4 inches high; and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, or vehicles with dual rear wheels	X	X	X	X	X	X	X	X	X	X	X	X
(F) Private passenger vehicles	P	P	P	P	P	P	P	P	P	P	P	P

USE	ZONE											
	R-O-S in ZO	R-O-S IN DDOZ	O-S in ZO	O-S IN DDOZ	R-R in ZO	R-R IN DDOZ	R-80 in ZO	R-80 IN DDOZ	R-55 in ZO	R-55 IN DDOZ	R-35 in ZO	R-35 IN DDOZ
Public utility uses or structures:												
(A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards	P	P	P	P	P	P	P	P	P	P	P	P
(B) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding railroad yards, round houses, car barns, and freight stations) (CB-25-1987; CB-65-2000)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Satellite dish antenna, in accordance with Section 27-424.02:												
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P	P	P	P	P	P	P	P	P	P	P
(B) More than 10 feet in diameter, to serve only 1 dwelling unit	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(C) All others (CB-19-1985)	P	P	P	P	P	P	P	P	P	P	P	P
Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically allowed ¹² (CB-4-1987)	X	X	X	X	X	X	X	X	X	X	X	X
Towers or poles (electronic, radio, or television, transmitting or receiving):												
(A) Commercial purposes	SE	P*	SE	P*	X	X	X	X	X	X	X	X
(B) Nonprofit, noncommercial purposes (CB-18-1984; CB-39-1984; CB-94-1984; CB-133-1984; CB-33-1985; CB-123-1994; CB-65-2000)	P	P	P	P	P	P	P	P	P	P	P	P

USE	ZONE											
	R-T in ZO	R-T IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-30C in ZO	R-30C IN DDOZ	R-18 in ZO	R-18 IN DDOZ	R-10A in ZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
(1) COMMERCIAL:												
Agritourism (CB-39-2009)	X	X	X	X	X	X	X	X	X	X	X	X
Animal Hospital, veterinary office	X	X	X	X	X	X	X	X	X	X	X	X
Antique shop	X	X	X	X	X	X	X	X	X	X	X	X
Barber Shop (CB-81-2008)	X	X	X	X	X	X	X	X	X	X	X	X
Bed-and-Breakfast Inn in accordance with Section 27-445.13 (CB-39-2009)	X	X	X	X	X	X	X	X	X	X	X	X
Bus maintenance accessory to a private school, church, or other place of worship (CB-23-1988)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	X	X
Buying of items within guest rooms and pursuant to Section 27-115(a)(2)	X	X	X	X	X	X	X	X	X	X	X	X
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P	P	P
Commercial recreational development (CB-35-2000)	X	X	X	X	X	X	X	X	X	X	X	X
Contractor's office (must include sanitary facilities), construction yard or shed, or storage building (in connection with a construction project) as a temporary use:												
(A) Subject to Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P	P	P
(B) All others	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	X	P*
Contractor's Office, which may include wholly-enclosed storage, as a permanent use (CB-75-2001)	X	X	X	X	X	X	X	X	X	X	X	X
Distillery for the production of fuel alcohol	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-T in ZO	R-T IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-30C in ZO	R-30C IN DDOZ	R-18 in ZO	R-18 IN DDOZ	R-10A in ZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	X	X	X	X	X	X	X	X	X	X	X
Eating or Drinking Establishments:												
(I) Eating or drinking establishment, with drive-through service	X	X	X	X	X	X	X	X	X	X	X	X
(ii) Eating or drinking establishment, excluding drive-through service	X	X	X	X	X	X	X	X	X	X	X	X
(iii) Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult entertainment. (CB-14-2013)	X	X	X	X	X	X	X	X	X	X	X	X
Farm implement sales or repair; farm supplies sales	X	X	X	X	X	X	X	X	X	X	X	X
Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-63-1998)	P	P	P	P	P	P	P	P	P	P	P	P
Farm Winery ⁸⁹	X	X	X	X	X	X	X	X	X	X	X	X
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P	P	P
Funeral parlor, undertaking establishment	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Gas station (CB-36-2004)	X	X	X	X	X	X	X	X	X	X	X	X
Kennel:												
(A) On a lot having a net area of 20,000 sq. ft. or less	X	X	X	X	X	X	X	X	X	X	X	X
(B) On a lot having a net area between 20,000 sq. ft. and 80,000 sq. ft.	X	X	X	X	X	X	X	X	X	X	X	X
(C) On a lot having a net area exceeding 80,000 sq. ft. (CB-37-1991; CB-16-1993)	X	X	X	X	X	X	X	X	X	X	X	X
Landscaping contractor's business (CB-10-1996)	X	X	X	X	X	X	X	X	X	X	X	X
Limited professional uses in multifamily projects	X	X	SE ⁸	P*	SE	P*	SE	P*	X	X	X	X
Monument and headstone sales establishment (CB-60-1998)	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-T in ZO	R-T IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-30C in ZO	R-30C IN DDOZ	R-18 in ZO	R-18 IN DDOZ	R-10A in ZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
Offices:												
(A) Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	P ^{16,19}	P	P ⁹	P	P ⁹	P	X	X	X	X	X	X
(B) Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance of the dwelling or project (CB-36-1987)	X	X	P ^{10,39}	P	PB ¹⁰	PB	P ^{10,39}	P	PB ¹⁰	PB	PB ¹⁰	PB
(C) General business and professional offices (CB-4-2003)	X	X	X	X	X	X	X	X	X	X	SE ⁷⁰	P*
(D) Insurance sales office as an accessory use in a dwelling	X	X	X	X	X	X	X	X	X	X	X	X
(E) Medical practitioner's office in a one-family dwelling (except as provided in (A) above)	X	X	X	X	X	X	X	X	X	X	X	X
(F) Real estate sales office as an accessory use in a dwelling	X	X	X	X	X	X	X	X	X	X	X	X
(G) Real estate subdivision sales office as a temporary use:												
(i) Subject to Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P	P	P
(ii) All others	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
(H) Multifamily dwelling management company (must manage the project within which it is located)	X	X	P ^{10,38}	P	P ^{10,38}	P	X	X	X	X	X	X
(I) Temporary trailer for office space accessory to an existing group residential facility, which services more than eight (8) persons, in accordance with Sections 27-260 and 27-261 (CB-35-1996)	X	X	X	X	X	X	X	X	X	X	X	X
Parking lot, required, serving adjacent Commercial or Industrial Zone	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	X	X
Photography studio and darkroom, as an accessory use solely by the resident of a one-family detached dwelling and located within such dwelling (CB-140-1986)	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-T in ZO	R-T IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-30C in ZO	R-30C IN DDOZ	R-18 in ZO	R-18 IN DDOZ	R-10A in ZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
Retail sales and consumer service establishment (CB-140-1986)	X	X	X	X	X	X	X	X	P	P	SE	P*
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261 ⁴³ (CB-23-1989)	P	P	P	P	P	P	P	P	P	P	P	P
Waterfront Entertainment/Retail Complex, in accordance with Section 27-445.08 (CB-44-1997)	X	X	X	X	X	X	X	X	X	X	X	X
Wayside stand as a temporary use:												
(A) Subject to Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P	P	P
(B) All others	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan. (CB-4-2003)	X	X	X	X	X	X	X	X	X	X	P	P
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C, if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan. (CB-4-2003)	X	X	X	X	X	X	X	X	X	X	SE	P*
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception). (CB-65-2003; CB-70-2003)	P ⁷³	P	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-T in ZO	R-T IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-30C in ZO	R-30C IN DDOZ	R-18 in ZO	R-18 IN DDOZ	R-10A in ZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone. (CB-65-2003; CB-70-2003)	SE ⁷³	P*	X	X	X	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), may be located within a multi-family development, provided that the multi-family development is the subject of a high-rise condominium regime; the uses are located on the street level of the multi-family building, the property is located in a Transit District Overlay Zone, and the property abuts the District of Columbia. (CB-82-2008)	P ⁸⁷	P*	X	X	X	X	X	X	X	X	X	X
(2) Institutional/Educational:												
Adult day care center	X	X	X	X	X	X	SE	P*	X	X	X	X
Assisted living facility (CB-110-2004)	X	X	X	X	X	X	X	X	X	X	X	X
Chancery, on a lot having a net area of at least 15 acres	X	X	X	X	X	X	X	X	X	X	X	X
Church or similar place of worship:												
(A) Located on a lot less than 1 acre in size	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(B) Located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(C) Located on a lot between 1 and 2 acres in size ⁵²	P	P	P	P	P	P	P	P	P	P	P	P
(D) Located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size ⁵²	P	P	P	P	P	P	P	P	P	P	P	P
(E) All others (CB-23-1988; CB-23-1993; CB-76-1993)	P	P	P	P	P	P	P	P	PA	PA	P	P

USE	ZONE											
	R-T in ZO	R-T IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-30C in ZO	R-30C IN DDOZ	R-18 in ZO	R-18 IN DDOZ	R-10A in ZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
Day care center for children:												
(A) Accessory to a publicly-owned recreational facility, a school, a surplus school building, improved property (other than a school) that is under the control of the Board of Education, a church, a public building, or a community building, in accordance with Section 27-445.03 ³⁴	P	P	P	P	P	P	P	P	P	P	P	P
(B) Accessory to a multifamily dwelling or project when located within a community room for the sole use of the residents or employees, in accordance with Section 27-445.03	X	X	P	P	P	P	P	P	P	P	P	P
(C) Accessory to a multifamily development when located within an existing building in accordance with Section 27-445.03	X	X	P	P	P	P	P	P	P	P	P	P
(D) All others ⁹⁵ (CB-23-1988; CB-44-1989; CB-24-1999; CB-2-2013)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Eleemosynary or philanthropic institution:												
(A) An adaptive reuse of a structure last occupied by a Federal postal facility on a lot or parcel not more than 25,000 square feet in area for use by an organization serving the homebound	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(B) A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services; for a permitted use, any change in occupant or use shall require Detailed Site Plan approval by the District Council	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(C) All others (CB-78-1997; CB-8-1998)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Family day care	P	P	P	P	P	P	P	P	P	P	P	P
Health campus	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
Hospital	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
Medical/residential campus	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*

USE	ZONE											
	R-T in ZO	R-T IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-30C in ZO	R-30C IN DDOZ	R-18 in ZO	R-18 IN DDOZ	R-10A in ZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989)	P	P	P	P	P	P	P	P	P	P	P	P
Nursing or care home (may include a private spa)	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
School, private:												
(A) In accordance with Section 27-443	P	P	P	P	P	P	P	P	P	P	P	P
(B) All others	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
Small group child care center (CB-131-1993)	P	P	P	P	P	P	P	P	P	P	P	P
(3) Miscellaneous:												
Accessory structures and uses (when not other wise provided for)	P	P	P	P	P	P	P	P	P	P	P	P
Adaptive reuse of a surplus public school, when not otherwise allowed	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Animals, not customarily household pets (CB-117-1986; CB-55-1988)	X	X	X	X	X	X	SE	P*	SE	P*	SE	P*
Buildings and uses, serving public health purposes, on land owned by Prince George's County, Maryland, upon which hospitals or health centers are located, except if otherwise allowed as a Permitted (P) use ⁴¹ (CB-55-1988)	P	P	P	P	P	P	P	P	P	P	P	P
Cemetery, crematory:												
(A) Cemetery, in accordance with Section 27-445.06	X	X	X	X	X	X	X	X	X	X	X	X
(B) Cemetery, accessory to a church, convent, or monastery ⁴⁹	P	P	P	P	P	P	P	P	P	P	P	P
(C) All others (CB-86-1989; CB-11-1991)	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-T in ZO	R-T IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-30C in ZO	R-30C IN DDOZ	R-18 in ZO	R-18 IN DDOZ	R-10A in ZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
Home occupations for residents ²⁰ (CB-86-1989; CB-78-2003; CB-11-2004)	P ¹⁶	P	X	X	X	X	X	X	X	X	X	X
Home occupations for residents, low-impact (CB-11-2004)	P	P	X	X	X	X	X	X	X	X	X	X
Increase in height of accessory building, used for:												
(A) Servant, household help living quarters ³⁰	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
(B) Agricultural purposes on a lot having a net area of less than 5 acres	X	X	X	X	X	X	X	X	X	X	X	X
(C) Agricultural purposes on a lot having a net area of at least 5 acres	X	X	X	X	X	X	X	X	X	X	X	X
(D) Office	X	X	X	X	X	X	SE	P*	X	X	X	X
Signs, in accordance with Part 12, associated with uses allowed in the applicable Residential Zone (CB-85-1988)	P	P	P	P	P	P	P	P	P	P	P	P
Signs, outdoor advertising (Billboards) (CB-85-1988)	X	X	X	X	X	X	X	X	X	X	X	X
Temporary structures and uses not otherwise allowed	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
(4) Public/Quasi Public:												
Library	P	P	P	P	P	P	P	P	PA	PA	P	P
Public buildings and uses, except as otherwise provided	P	P	P	P	P	P	P	P	P	P	P	P
Sanitary landfill, rubble fill, or Class 3 fill ^{47, 71} (CB-15-1990; CB-8-2003)	X	X	X	X	X	X	X	X	X	X	X	X
Voluntary fire, ambulance, or rescue station ²⁶ (CB-70-2008)	P	P	P	P	P	P	P	P	P	P	P	P
(5) Recreational/Entertainment/Social/Cultural:												
Archery range, privately owned and commercially operated on land leased from, and owned by, a public agency	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-T in ZO	R-T IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-30C in ZO	R-30C IN DDOZ	R-18 in ZO	R-18 IN DDOZ	R-10A in ZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
Athletic field, outdoor, private nonprofit (CB-43-1994)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Boathouse (private) as an accessory use	X	X	X	X	X	X	X	X	X	X	X	X
Carnival, circus, fair, or similar use, not exceeding 17 days duration and only on a parking lot as a temporary use in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P	P	P
Club, private	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
Commercial recreational attraction	X	X	X	X	X	X	X	X	X	X	X	X
Commercial recreational facilities (privately owned) on land leased from a public agency, except as otherwise allowed:												
(A) Leased on or after January 1, 1974	X	X	X	X	X	X	X	X	X	X	X	X
(B) Leased before January 1, 1974	X	X	X	X	X	X	X	X	X	X	X	X
Community building or similar nonprofit social use, not publicly owned or operated:												
(A) Only for residents and guests	SE	P*	P	P	P	P	P	P	P	P	P	P
(B) All others (CB-85-1988; CB-33-1989)	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
Conference center and uses accessory thereto (such as restaurants, tennis courts, auditoriums, swimming pools, racquetball courts, riding stables, golf courses, or other recreational, physical fitness, or educational activities) privately owned and commercially operated, on a tract having a gross area of at least 500 acres, owned by a public agency, on which a public golf course is operated on a regular basis	X	X	X	X	X	X	X	X	X	X	X	X
Courts (indoor or outdoor) (tennis, handball, racquetball, or volleyball), not including courts accessory to a dwelling:												
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-T in ZO	R-T IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-30C in ZO	R-30C IN DDOZ	R-18 in ZO	R-18 IN DDOZ	R-10A in ZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
(B) All others (CB-47-1995)	X	X	X	X	X	X	X	X	X	X	X	X
Golf course:												
(A) At least 18 holes on a tract having a gross area of at least 200 acres; provided that any accessory recreational facilities shall be located at least 100 feet from the nearest property line and effectively screened from view of any adjoining land in a Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan, not on publicly owned land	SE	P*	SE	P*	P	P*	SE	P*	X	X	SE	P*
(B) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	X	X	X	X	X	X	X	X	X	X	X	X
(C) Gold Course Conference/Hotel Complex	X	X	X	X	X	X	X	X	X	X	X	X
(D) All others (CB-47-1995; CB-45-2002)	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
Golf course, miniature (indoor or outdoor):												
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	X	X	X	X	X	X	X	X	X	X	X	X
(B) All others (CB-47-1995)	X	X	X	X	X	X	X	X	X	X	X	X
Golf driving range:												
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	X	X	X	X	X	X	X	X	X	X	X	X
(B) All others (CB-47-1995)	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-T in ZO	R-T IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-30C in ZO	R-30C IN DDOZ	R-18 in ZO	R-18 IN DDOZ	R-10A in ZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
Homes Association Recreational Use, in accordance with Section 27-445	P	P	X	X	X	X	X	X	X	X	X	X
Marina (CB-76-2001)	X	X	X	X	X	X	X	X	X	X	X	X
Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)	P	P	P	P	P	P	P	P	PA	PA	P	P
Performance arts center, in accordance with Section 27-445.09 (CB-12-2001)	SP	SP	SP	SP	X	X	SP	SP	X	X	SP	SP
Racetrack, including pari-mutuel	X	X	X	X	X	X	X	X	X	X	X	X
Racetrack, pari-mutuel only	X	X	X	X	X	X	X	X	X	X	X	X
Recreational campground	X	X	X	X	X	X	X	X	X	X	X	X
Recreational program, before- and after-school	P	P	P	P	P	P	P	P	X	X	P	P
Recreational use (nonprofit) not publicly owned or operated, when not otherwise allowed:												
(A) Only for residents and guests	SE	P*	P	P	P	P	P	P	P	P	P	P
(B) All others (CB-33-1989)	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
Saunas, solariums, and health clubs, noncommercial, for the sole use of residents and their guests	X	X	X	X	X	X	X	X	P	P	SE	P*
Shooting range (rifle, pistol, or skeet):												
(A) On a lot having a net area of at least 20 acres, and subject to annual renewal	X	X	X	X	X	X	X	X	X	X	X	X
(B) All others	X	X	X	X	X	X	X	X	X	X	X	X
Skating facility:												
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-T in ZO	R-T IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-30C in ZO	R-30C IN DDOZ	R-18 in ZO	R-18 IN DDOZ	R-10A in ZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
(B) All others (CB-89-1994; CB-47-1995)	X	X	X	X	X	X	X	X	X	X	X	X
Spa, private	P	P	P	P	P	P	P	P	P	P	P	P
Spa, community	P	P	P	P	P	P	P	P	P	P	P	P
Stable, private (CB-29-1985)	X	X	X	X	X	X	X	X	X	X	X	X
Swimming pool (community) for sole use of residents and their guests, in accordance with Section 27-411	X	X	P	P	P	P	P	P	P	P	P	P
Swimming pool (community), in accordance with Section 27-411	P	P	X	X	X	X	X	X	X	X	X	X
Swimming pool (private):												
(A) Accessory to a one-family detached dwelling	P	P	P	P	P	P	P	P	X	X	P	P
(B) Accessory to other dwellings	SE	P*	SE ²¹	P*	SE ²¹	P*	SE ²¹	P*	X	X	X	X
Swimming pool, privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶ (CB-47-1995)	X	X	X	X	X	X	X	X	X	X	X	X
(6) Residential/Lodging:												
Apartment hotel	X	X	X	X	X	X	X	X	X	X	SE	P*
Apartment housing for elderly or handicapped families in a building other than a surplus public school building (with provisions for increased density and reduced lot size in Multifamily Zones) (CB-85-1988; CB-91-1991; CB-44-1992, CB-46-1999; CB-66-2005)	SE ⁶³	P*	X	X	X	X	SE ⁸¹	P*	X	X	SE	P*
Apartment housing for elderly or handicapped families in a surplus public school building	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
Artists' residential studios, in accordance with Section 27-445.09 (CB-12-2001)	SP	SP	SP	SP	X	X	SP	SP	X	X	SP	SP
Boardinghouse	X	X	X	X	X	X	P	P	X	X	P	P

USE	ZONE											
	R-T in ZO	R-T IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-30C in ZO	R-30C IN DDOZ	R-18 in ZO	R-18 IN DDOZ	R-10A in ZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
Congregate living facility for more than 8 elderly or physically handicapped residents (CB-90-1985)	X	X	X	X	X	X	P	P	X	X	X	X
Congregate living facility for NOT more than 8 elderly or physically handicapped residents (CB-90-1985)	X	X	X	X	X	X	SE	P*	X	X	X	X
Convent or monastery (CB-23-1993)	P	P	P	P	P	P	P	P	PA	PA	P	P
Conservation subdivision pursuant to Section 24-152 of Subtitle 24 (CB-6-2006)	X	X	X	X	X	X	X	X	X	X	X	X
Conversion of one-family detached dwelling to a building containing up to 3 dwelling units (not considered as a two-family, three-family, or multifamily dwelling): ⁵⁷												
(A) Prior to November 29, 1949, if the owner of the building resides in the building, and a valid Use and Occupancy permit was in effect on July 1, 1986	X	X	X	X	X	X	X	X	X	X	X	X
(B) Prior to November 29, 1949, if the owner of the building does not reside in the building, or a valid Use and Occupancy permit was NOT in effect on July 1, 1986	X	X	X	X	X	X	X	X	X	X	X	X
(C) Prior to November 18, 1980, but on or after November 29, 1949	X	X	X	X	X	X	X	X	X	X	X	X
(D) On or after November 18, 1980 (CB-58-1986; CB-73-1996)	X	X	X	X	X	X	X	X	X	X	X	X
Country Inn	X	X	X	X	X	X	X	X	X	X	X	X
Dwelling, farm tenant	X	X	X	X	X	X	X	X	X	X	X	X
Dwelling, metropolitan, one-family attached (CB-33-2005)	P	P	X	X	X	X	X	X	X	X	X	X
Dwelling, multifamily:												

USE	ZONE											
	R-T in ZO	R-T IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-30C in ZO	R-30C IN DDOZ	R-18 in ZO	R-18 IN DDOZ	R-10A in ZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
(A) In general (CB-67-2003; CB-109-2004; CB-82-2008)	P ⁸⁸	P	P ⁶	P	P ⁶	P	P ⁷⁶	P	X	X	X	X
(B) Subject to applicable bedroom percentages	X	X	P	P	X	X	P	P	X	X	P	P
(C) In excess of applicable bedroom percentages	X	X	SE	P*	X	X	SE	P*	X	X	SE	P*
(D) Restricted to one-bedroom and efficiency apartments	X	X	X	X	X	X	X	X	P	P	X	X
(E) Higher than 110 feet (CB-85-1988)	X	X	X	X	X	X	X	X	SE	P*	SE	P*
(F) Up to six dwelling units in a building of no more than two stories, where the first story was previously used for commercial purposes (CB-91-2004)	X	X	X	X	X	X	X	X	X	X	X	X
Dwelling, one-family attached, for the elderly ⁵⁸ (CB-71-1996)	P	P	P ²	P	P ²	P	P ²	P	X	X	X	X
Dwelling, one-family detached, for the elderly (CB-90-2004)	X	X	X	X	X	X	X	X	X	X	X	X
Dwelling, one-family detached, cluster development, shown on a preliminary plat of subdivision approved prior to July 1, 2006 (CB-6-2006)	X	X	X	X	X	X	X	X	X	X	X	X
Dwelling, one-family detached (in general)	P	P	P	P	P	P	P	P	X	X	P	P
Dwelling, one-family semidetached ¹ (CB-85-1988)	P	P	P ²	P	P ²	P	P ²	P	X	X	X	X
Dwelling, quadruple-attached (CB-83-1997)	P ²	P	P ²	P	P ²	P	P ^{2,5}	P	X	X	X	X
Dwelling, three-family	P	P	P ²	P	P ²	P	P ²	P	X	X	X	X
Dwelling, two-family detached (CB-85-1988)	P ³	P	P ²	P	P ²	P	P ²	P	X	X	X	X
Dwelling, two-family (in general)	P ³	P	P ²	P	P ²	P	P ²	P	X	X	X	X

USE	ZONE											
	R-T in ZO	R-T IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-30C in ZO	R-30C IN DDOZ	R-18 in ZO	R-18 IN DDOZ	R-10A in ZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
Dwellings, one-family attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X	X	X	X	X	X	X	X	X
Dwellings, one-family triple-attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X	X	X	X	X	X	X	X	X
Dwellings, one-family triple-attached (in general)	X	X	X	X	X	X	X	X	X	X	X	X
Flag lot development:												
(A) In accordance with preliminary plats approved prior to February 1, 1990, pursuant to Subtitle 24 and recorded within the prescribed time period	X	X	X	X	X	X	X	X	X	X	X	X
(B) In accordance with Section 24-138.01 of Subtitle 24 (CB-72-1989)	X	X	X	X	X	X	X	X	X	X	X	X
Fraternity or sorority house:												
(A) If legally existing prior to May 20, 1983, and not extended beyond the boundary lines of the lot as it legally existed (prior to May 20, 1983)	X	X	X	X	X	X	P	P	X	X	P	P
(B) All others	X	X	X	X	X	X	SE	P*	X	X	P	P
Group residential facility for more than 8 mentally handicapped dependent persons, or for 5 or more other dependent persons (CB-29-2012)	P	P	P	P	P	P	P	P	P	P	P	P
Group residential facility for not more than 8 mentally handicapped dependent persons (CB-29-2012)	P	P	P	P	P	P	P	P	P	P	P	P
Guest house, as an accessory use	X	X	X	X	X	X	X	X	X	X	X	X
Mobile home used as a dwelling for emergency purposes as a temporary use, in accordance with Sections 27-260 and 27-261	X	X	X	X	X	X	X	X	X	X	X	X
Mobile home used as a one-family detached dwelling	X	X	X	X	X	X	X	X	X	X	X	X
Mobile home, with use for which amusement taxes collected ²⁸	P	P	P	P	P	P	P	P	P	P	P	P
Motel	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-T in ZO	R-T IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-30C in ZO	R-30C IN DDOZ	R-18 in ZO	R-18 IN DDOZ	R-10A in ZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
Opportunity Housing dwelling units ⁵⁹ (CB-66-1991; CB-55-1996)	P	P	P	P	P	P	P	P	P	P	P	P
Planned retirement community ⁵⁹ (CB-55-1996, CB-21-1999)	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
Public Benefit Conservation Subdivision pursuant to Section 24-152 of Subtitle 24 (CB-32-2008)	X	X	X	X	X	X	X	X	X	X	X	X
Recreational Community Development, in accordance with Section 27-444 ⁵⁹ (CB-16-1989; CB-55-1996)	X	X	X	X	X	X	X	X	X	X	X	X
Rental of guest rooms (by the residents):												
(A) To 1 or 2 persons (unrelated to all principal residents)	X	X	X	X	X	X	X	X	X	X	X	X
(B) To 3 persons (unrelated to all principal residents)	X	X	X	X	X	X	X	X	X	X	X	X
(C) To not more than 3 persons (unrelated to all principal residents) by a family of related individuals, 1 individual, or 2 unrelated individuals (CB-122-1986)	X	X	X	X	X	X	X	X	X	X	X	X
Residential Revitalization: Comprising any form of proposed multifamily, attached one-family or detached one-family dwellings, in a Residential Revitalization project, as shown on a Detailed Site Plan approved in accordance with Section 27-445.10 (CB-58-2001)	P	P	P	P	P	P	P	P	P	P	P	P
Rooming houses	X	X	X	X	X	X	P	P	X	X	P	P
Tourist cabin camp	X	X	X	X	X	X	X	X	X	X	X	X
Tourist homes	X	X	X	X	X	X	SE	P*	X	X	P	P
Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986 (CB-54-1986)	X	X	X	X	X	X	X	X	X	X	X	X
Townhouse, shown on a Detailed Site Plan approved prior to December 30, 1996, and in compliance with Section 3 of CB-55-1996 (CB-84-1990; CB-55-1996)	P	P	P ²	P	P ²	P	P ^{2,5}	P	X	X	X	X

USE	ZONE											
	R-T in ZO	R-T IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-30C in ZO	R-30C IN DDOZ	R-18 in ZO	R-18 IN DDOZ	R-10A in ZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
Townhouse, shown on a preliminary plat of subdivision approved pursuant to Part 4A. (CB-47-1996)	P	P	P ²	P	P ²	P	P ^{2,5}	P	X	X	X	X
Townhouse, Transit Village (CB-37-2006)	P ⁸⁴	P	X	X	X	X	X	X	X	X	X	X
Townhouse, if located within a designated Revitalization Tax Credit District (CB-112-2004)	X	X	X	X	X	X	P ⁷⁸	P	X	X	X	X
Townhouse, all others (CB-55-1996)	P	P	SE	P*	SE	P*	SE	P*	X	X	X	X
(7) Resource Production/Recovery:												
Agricultural uses:												
(A) All general agriculture ²²	X	X	X	X	X	X	X	X	X	X	X	X
(B) Limited to floriculture, horticulture, gardening, and private, noncommercial greenhouses	P	P	P	P	P	P	P	P	P	P	P	P
(C) Keeping of homing or racing pigeons, provided the use was in existence:												
(i) Prior to June 30, 1987	X	X	X	X	X	X	X	X	X	X	X	X
(ii) On or after June 30, 1987 (CB-45-1987; CB-36-1991)	X	X	X	X	X	X	X	X	X	X	X	X
(D) Equine Activities	X	X	X	X	X	X	X	X	X	X	X	X
(E) Equine Facility	X	X	X	X	X	X	X	X	X	X	X	X
(i) Keeping of horses or ponies	X	X	X	X	X	X	X	X	X	X	X	X
(ii) Private stable	X	X	X	X	X	X	X	X	X	X	X	X
(iii) Riding stable												
(aa) On a tract consisting of less than 20,000 sq. ft.	X	X	X	X	X	X	X	X	X	X	X	X
(bb) On a tract consisting of between 20,000 sq. ft. and 9 contiguous acres.	X	X	X	X	X	X	X	X	X	X	X	X

USE	ZONE											
	R-T in ZO	R-T IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-30C in ZO	R-30C IN DDOZ	R-18 in ZO	R-18 IN DDOZ	R-10A in ZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
(cc) All others (CB-92-2010)	X	X	X	X	X	X	X	X	X	X	X	X
Nursery and garden center:												
(A) In accordance with Section 27-445.05	X	X	X	X	X	X	X	X	X	X	X	X
(B) All others (CB-35-1989; CB-143-1989; CB-135-1993)	X	X	X	X	X	X	X	X	X	X	X	X
Sand or gravel wet-processing, in accordance with Section 27-445.02	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
Sawmill:												
(A) Only for timber grown on the premises	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
(B) In connection with an agricultural operation	X	X	X	X	X	X	X	X	X	X	X	X
Surface mining, in accordance with Section 27-445.02	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(8) Transportation/Parking/Communications/Utilities:												
Airport, airpark, airfield, heliport, or helistop; private (CB-14-1992)	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
Airstrip, private:												
(A) In accordance with Section 27-445.07	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(B) All others (CB-14-1992)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Antennas and related equipment buildings and enclosures, other than satellite dish antennas:												
(A) In accordance with Section 27-445.04	P	P	P	P	P	P	P	P	P	P	P	P
(B) All others (CB-65-2000)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Farm vehicles and farm machinery used on farm premises ⁵¹ (CB-105-1993)	X	X	X	X	X	X	X	X	X	X	X	X
Monopoles and related equipment buildings and enclosures:												

USE	ZONE											
	R-T in ZO	R-T IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-30C in ZO	R-30C IN DDOZ	R-18 in ZO	R-18 IN DDOZ	R-10A in ZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
(A) In accordance with Section 27-445.04	P	P	P	P	P	P	P	P	P	P	P	P
(B) All others (CB-65-2000)	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
Parking lot or garage, or loading area, used in accordance with Part 11 to serve:												
(A) A permitted, PA, or PB use	P	P	P	P	P	P	P	P	P	P	P	P
(B) A Special Exception use (CB-85-1988)	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
Parking lot used in accordance with Part 11 to serve a use in an adjacent Commercial, Industrial, or M-X-T Zone (CB-85-1988; CB-4-2003)	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE ⁷⁰	P*
Parking of mobile home except as otherwise specified	X	X	X	X	X	X	X	X	X	X	X	X
Parking of mobile home in a public right-of-way ³¹	X	X	X	X	X	X	X	X	X	X	X	X
Parking of vehicles owned or used by the occupants of the premises or their bona fide guests:												
(A) Boats and boat trailers ⁹¹ (CB-24-2010)	P ¹⁷	P	P	P	P	P	P	P	P	P	P	P
(B) Buses, 18 on the same lot with, and accessory to, the principal use, such as a school or church	P	P	P	P	P	P	P	P	P	P	P	P
(C) Camping trailer (unoccupied): ⁴⁴												
(i) Not more than one	P	P	X	X	X	X	X	X	X	X	X	X
(ii) Unlimited number (CB-43-1989)	X	X	P	P	P	P	P	P	P	P	P	P
(D) Not more than 1 commercial vehicle:												
(i) Having a maximum manufacturer's gross vehicle weight specification of up to 17,000 pounds, and which may include unlimited advertising on the side of the vehicle:												

USE	ZONE											
	R-T in ZO	R-T IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-30C in ZO	R-30C IN DDOZ	R-18 in ZO	R-18 IN DDOZ	R-10A in ZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
(aa) If parked within a wholly enclosed private parking garage	P	P	X	X	X	X	X	X	X	X	X	X
(bb) If parked in a side or rear yard ¹¹	X	X	X	X	X	X	X	X	X	X	X	X
(ii) If parked on the premises, having a maximum manufacturer's gross vehicle weight specification of up to 8,500 pounds, no advertising (other than a firm name or similar designation not exceeding 4 inches high), and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, and vehicles with dual rear axles	P	P	X	X	X	X	X	X	X	X	X	X
(iii) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours on a lot at least 5 acres in size, and set back 300 feet from all lot lines ¹¹	X	X	X	X	X	X	X	X	X	X	X	X
(iv) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours, on a lot at least 2 acres in size ¹¹ (CB-53-1987; CB-35-1993)	X	X	X	X	X	X	X	X	X	X	X	X
(E) Commercial vehicles not exceeding a manufacturer's gross vehicle weight specification of 8,500 pounds; containing no advertising other than a firm name or similar designation not more than 4 inches high; and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, or vehicles with dual rear wheels	X	X	P	P	P	P	P	P	P	P	P	P
(F) Private passenger vehicles	P	P	P	P	P	P	P	P	P	P	P	P

USE	ZONE											
	R-T in ZO	R-T IN DDOZ	R-30 in ZO	R-30 IN DDOZ	R-30C in ZO	R-30C IN DDOZ	R-18 in ZO	R-18 IN DDOZ	R-10A in ZO	R-10A IN DDOZ	R-10 in ZO	R-10 IN DDOZ
Public utility uses or structures:												
(A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards	P	P	P	P	P	P	P	P	P	P	P	P
(B) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding railroad yards, round houses, car barns, and freight stations) (CB-25-1987; CB-65-2000)	SE	P*	SE	P*	SE	P*	SE	P*	X	X	SE	P*
Satellite dish antenna, in accordance with Section 27-424.02:												
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P	P	P	P	P	P	P	P	P	P	P
(B) More than 10 feet in diameter, to serve only 1 dwelling unit	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*	SE	P*
(C) All others (CB-19-1985)	P	P	P	P	P	P	P	P	P	P	P	P
Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically allowed ¹² (CB-4-1987)	X	X	X	X	X	X	X	X	X	X	X	X
Towers or poles (electronic, radio, or television, transmitting or receiving):												
(A) Commercial purposes	X	X	X	X	X	X	X	X	X	X	X	X
(B) Nonprofit, noncommercial purposes (CB-18-1984; CB-39-1984; CB-94-1984; CB-133-1984; CB-33-1985; CB-123-1994; CB-65-2000)	P	P	P	P	P	P	P	P	P	P	P	P

- 1 Provided both of an adjoining pair are erected at the same time.
- 2 Subject to all requirements applicable to the R-T Zone (except as specifically modified for the R-20 Zone).
- 3 Limited to dwelling units arranged one above the other.
- 4 On lots having a net area exceeding twenty thousand (20,000) square feet.
(CB-45-1987)
- 5 The townhouses may be developed without conforming to the regulations applicable to townhouses governing roadways and drives, tract widths and sizes, density, and net lot area, provided:
 - (A) A Special Exception for multifamily dwelling bedroom percentages increase (Section 27-382) has been granted for the subject property with a condition that the property be developed with townhouses;
 - (B) A preliminary plat of subdivision has been approved for the property as of June 1, 1975, in accordance with the net lot area and lot frontage requirements applicable to multifamily dwellings in the R-18 Zone, with a maximum density of 22 dwelling units per acre; and
 - (C) A final plat was recorded prior to June 1, 1976.
- 6 Provided a condominium plat is recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit.
- 7 Provided the use is limited to a person residing in the dwelling.
- 8 Except as allowed without a Special Exception.
- 9 Provided the use is located in a community building (constructed as part of a multifamily project), owned by a homes association, that does not contain any dwelling units. Not more than one-third (1/3) of the gross floor area of the community building may be used for professional office space.
- 10 Provided the multifamily dwelling or project contains at least twenty-four (24) dwelling units.
(CB-36-1987)
- 11 For lots having frontage on more than one (1) street (i.e., a corner lot), a commercial vehicle may only be parked in a yard that does not have street frontage.
(CB-53-1987)
- 12 This shall not apply to:
 - (A) Such storage accessory to an allowed use; or
 - (B) One (1) such vehicle which is stored in a wholly enclosed garage.
- 13 For zero lot line development, in accordance with Optional Residential Design Approach provisions of Subtitle 24.
- 14 Only for the expansion of the existing business on abutting land in the C-M, I-1, I-2, or I-4 Zones.
- 15 Restricted to one-family detached and semidetached dwellings.
- 16 Restricted to one-family detached dwellings.
- 17 Only one (1) of each.

- 18** Provided:
- (A) The parking area shall be in addition to any required parking lot on the premises. The parking area shall be connected to a public street by means of a driveway (constructed in compliance with the minimum standards of the Department of Public Works and Transportation) with a minimum width of eleven (11) feet for each lane;
 - (B) The parking area shall be screened from any adjoining land in any Residential Zone (on land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan); and
 - (C) No repairs, service, maintenance, or gasoline dispensing or storage facility shall be permitted without a Special Exception.
- 19** Provided:
- (A) The use is limited to one (1) bona fide resident of the dwelling;
 - (B) Not more than two (2) nonresident, nonprofessional assistants may be employed;
 - (C) Professional consultation at a professional's dwelling with a visiting consultant, or the employment of an alternate professional in the event of the death, disability, illness, temporary absence, or vacation of the resident professional, is also allowed;
 - (D) The use shall not alter the residential character or appearance of the premises; and
 - (E) The use shall not occupy more than fifty percent (50%) of the gross floor area of the dwelling.
- 20** Home occupations consisting of general clerical work or professional offices require a use and occupancy permit.
(CB-31-1985)
- 21** Not applicable to multifamily dwellings.
- 22** Slaughterhouses, fertilizer works, bone yards, plants for the reduction of animal matter, and any uses which are noxious or offensive because of odor, dust, smoke, gas, or noise, are prohibited; may include an equine facility in conjunction with the agricultural use.
(CB-92-2010)
- 23** On lots having a net area of twenty thousand (20,000) square feet or less, keeping cattle, equines, poultry, or other animals or birds (other than customary household pets) shall only be permitted upon approval of a Special Exception.
(CB-92-2010)
- 24** As a temporary use subject to annual renewal and located at least five hundred (500) feet from the boundary line of any other land in a Residential Zone, or land proposed to be used for residential purposes in a Comprehensive Design, Mixed Use, or Planned Community Zone.
- 25** Limited to four hundred (400) square feet.

26 Provided the site is either:

- (A) In the proximity of an area designated as a fire or rescue station on an approved Functional Master Plan of Fire and Rescue Stations;
- (B) In a location which the Fire Chief has indicated (in writing) is appropriate; or
- (C) Occupied by a station that was in use as a station on June 30, 1982.

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

All events must comply with County or State regulations, and events requiring a specific license must obtain such license to be considered a permitted ancillary use. All events must be organized by the voluntary fire, ambulance, or rescue corporation or company and/or a community group from within the immediate vicinity of the station. For weddings, receptions, and dinners, the event may be organized by an individual in conjunction with the voluntary fire, ambulance, or rescue corporation or company and/or a community group within the immediate vicinity of the station. A permitted ancillary use does not include the leasing of the station facility for use by a promoter. Private events may not have advance or at the door ticket sales. All events must end by 10:00 p.m., Sunday through Thursday (except that bingo events must end by 11:00 p.m.), and by midnight on Friday and Saturday, with all patrons off the site within thirty (30) minutes after closing. (CB-70-2008)

27 The field shall be located on a lot having a net area of at least ten (10) acres, which is owned and operated by an eleemosynary or philanthropic institution. Any accessory building shall not exceed one thousand (1,000) square feet of gross floor area, and shall only be used for maintenance and storage. Otherwise, a Special Exception is required.

28 Provided:

- (A) The mobile home is located on a lot having a net area of at least five (5) acres;
- (B) The use of the mobile home is in connection with another use on the property for which the County levies an amusement tax;
- (C) The occupants of the mobile home are employed by, or reasonably connected with, the other use; and
- (D) The mobile home shall not be located on the property for more than one hundred twenty (120) cumulative days per calendar year, except mobile homes used in connection with pari-mutuel racetracks where the use shall not exceed two hundred eighteen (218) cumulative days per calendar year.

29 Limited to two (2) vehicles (total, all types) for a lot used for one-family semidetached dwelling, and four (4) vehicles (total, all types) for a two-family detached dwelling.

30 Only in connection with one-family detached dwellings.

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

32 In a cluster development for which the preliminary plat of subdivision was approved prior to September 1, 1986, showing such one-family attached dwellings. Up to twenty percent (20%) in the R-80 Zone, and twenty-five percent (25%) in the R-55 Zone, of the total number of dwelling units in the cluster development may be one-family attached dwellings. The remainder shall be one-family detached dwellings. (CB-54-1986)

33 Only for expansion of an existing sanitary landfill or rubble fill on abutting land for which an approved Special Exception has not expired.

34 Minimum lot size of two (2) acres required. A church must provide its tax-exempt identification number when applying for a Detailed Site Plan or a building or use and occupancy permit for an accessory day care center for children. (CB-23-1988; CB-44-1989)

35 In conjunction with an agricultural use.

36 Not allowed in an Agricultural Preservation Development, unless it existed prior to the approval of the site plan.

- 37** Permitted only on lots having a gross lot area of one (1) acre or more, otherwise a special exception is required.
(CB-29-1985)
- 38** Provided the use either:
(A) Is located at or below the ground floor level of a multifamily dwelling and does not exceed two thousand (2,000) square feet; or
(B) Is located in a community building (constructed as part of a multifamily project) owned by a homeowners' association and not containing dwelling units, and does not occupy more than one-half of the gross floor area of the community building.
(CB-81-1985)
- 39** The use shall be related to, dependent on, secondary to, and located on the same record lot as, the multifamily dwelling or project.
(CB-36-1987)
- 40** This does not provide for accessory antennas or overhead distribution lines.
(CB-25-1987)
- 41** Provided the health center is located on a minimum of twenty-five (25) acres.
(CB-55-1988)
- 42** Either:
(A) In conjunction with an existing golf course or equestrian center; or
(B) The golf course or equestrian center shall be constructed within five (5) years of approval of the Detailed Site Plan.
(CB-16-1989)
- 43** Minimum lot size of thirty thousand (30,000) square feet required, except for bona fide nonprofit groups or organizations.
(CB-23-1989)
- 44** Parking shall be provided as follows:
(A) The vehicle shall be located at least eight (8) feet from a street line; and
(B) If parked in a yard abutting a street, it shall be parked on a dust-free surfaced area.
(CB-43-1989)
- 45** The sale of gazebos and sheds is permitted for a Special Exception approved in 1984 as incidental to its operation if such sale and display is in accordance with Section 27-385 and provided no more than two (2) gazebos and two (2) sheds are visible from any public street.
(CB-143-1989)
- 46** If the property is located within the Chesapeake Bay Critical Area, was zoned R-80 prior to December 18, 1989, and is not the subject of a record plat.
(CB-72- 1989)
- 47** A sanitary landfill, rubble fill, or Class 3 fill may include a rock crusher only if it is approved as part of the Special Exception.
(CB-15-1990; CB-8-2003; CB-87-2003)
- 48** Townhouses which were permitted when developed pursuant to former Part 4A of this Subtitle prior to January 21, 1997, are permitted. No more than twenty percent (20%) of the total number of dwelling units in the development may be townhouses.
(CB-84-1990; CB-47-1996)

- 49** Provided both uses were existing as of January 1, 1991.
(CB-11-1991)
- 50** On lots having a total area exceeding twelve thousand (12,000) square feet.
(CB-36-1991)
- 51** Includes semitrailers for an agricultural use located on a minimum of ten (10) acres.
(CB-105-1993)
- 52** A church or similar place of worship that is located on a lot between one (1) and two (2) acres in size shall require a Detailed Site Plan in accordance with Part 3, Division 9, of this Subtitle. In addition to the requirements of Section 27-285(b), the following requirements shall be met:
(A) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line;
(B) When possible, there should be no parking or loading spaces located in the front yard; and
(C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased.
(CB-76-1993)
- 53** Provided the net lot area is at least five (5) acres.
(CB-76-1993)
- 54** Any property rezoned to the R-E Zone by a Sectional Map Amendment prior to January 1, 1994, on which a previous special exception was approved for a nursery and garden center may continue to operate as a permitted special exception use, notwithstanding the provisions of Section 27-320 of this Subtitle.
(CB-135-1993)
- 55** Provided the field is located on a lot having a net area of at least 40 acres, and any field constructed after August 1, 1996, is set back 100 feet from all property lines. Otherwise, a Special Exception is required.
(CB-43-1994; CB-33-1996)
- 56** Subject to Detailed Site Plan approval in accordance with Part 3, Division 9 of this Subtitle, unless the use is located in a Regional Park owned by the M-NCPPC.
(CB-47-1995)
- 57** Conversion shall not occur until:
(A) The building is structurally modified to include the additional dwelling units; and
(B) The additional dwelling units are occupied.
(CB-73-1996)
- 58** For the purposes of this Section, a dwelling for the elderly shall be housing which is operated in accordance with State and Federal Fair Housing laws.
(CB-71-1996)
- 59** Townhouses shall comply with the design guidelines set forth in Section 27-274(a)(11) and the regulations for development set forth in Section 27-433(d).
(CB-55-1996)

- 60** Section 3 of CB-55-1996 reads as follows: "BE IT FURTHER ENACTED that the provisions of this Ordinance shall not apply to projects for which a Detailed Site Plan has been filed and accepted prior to November 1, 1996, provided the design guidelines and regulations not resulting in a requirement of resubdivision are applicable, and provided building permits for ten percent of the dwelling units included in the Detailed Site Plan are issued within one year of the effective date of this legislation (December 30, 1996), and extensions of time for the permits do not exceed six months, and that the dwelling units are constructed pursuant to the permits.
- 61** Provided the use is located on a lot or parcel with not more than one-half acre which is adjoining and contiguous to an existing cemetery.
(CB-60-1998)
- 62** Permitted use without requirement for special exception provided the use is on a parcel of land in the R-H Zone, the gross tract area of which is a maximum of twenty (20) acres, which is adjoining R-R zoned land developed with an existing Medical Residential Campus. The entire tract of land in the R-H Zone shall require Detailed Site Plan approval in accordance with Part 3, Division 9, of this Subtitle. Regulations restricting the height of structures, lot size and coverage, frontage, setbacks, density, and other requirements of the zone shall be consistent with existing development in the adjacent Medical Residential Campus. The dimensions and percentages shown on the approved site plan shall constitute the regulations for development.
(CB-21-1999)
- 63** Provided:
- (A) The use is located on a lot or parcel not less than 15 or more than 20 acres in size and has frontage on a public street having a proposed right-of-way width of at least 120 feet;
 - (B) The lot or parcel abuts property in the C-O Zone; and
 - (C) The property is located in a Revitalization Tax Credit Area.
- (CB-46-1999)
- 64** Use of permitted mobile homes is restricted to employees at a riding stable on the Special Exception property. No more than two mobile homes may be located on such a property, and each must be on its own R-E lot as required by Section 27-118.01(c). A building permit shall be issued by the Department of Environmental Resources for each mobile home. Any mobile home unoccupied for more than 60 days must be removed from the property.
(CB-79-1999)
- 65** Permitted use without requirement for Special Exception provided the land on which the lot exists is in the R-55 Zone, immediately adjoins land in the C-S-C Zone, is a part of the same parcel as the land in the C-S-C Zone, and is located within the municipal limits of the City of New Carrollton.
(CB-88-1999)
- 66** The use is permitted on R-R zoned property leased from a public agency before January 1, 1974. Parking and loading facilities shall be provided in accordance with Part 11 (parking and loading requirements). Landscaping, buffering, and screening shall be provided in accordance with the Landscape Manual. Development regulations for building setbacks shall be provided in accordance with Part 6 (Commercial Zone regulations).
- The following uses are not permitted: car wash, animal hospital, training, kennel, grooming, blacksmith, carpet or rug shampooing, department store exceeding 80,000 square feet, electric or gas appliance repair, farm implement sales and repair, upholstery or furniture repair, locksmith, laboratories, lawn mower repair, machine shop, massage establishment, methadone treatment center, model studio, photo processing plant, studio or darkroom, pizza delivery, print shop, newspaper publishing, sauna or steam bath, septic tank sales, service, sewage dump (pump out) services, shoe repair, taxidermy, welding shop, bait shop, bottled gas, feed sales, wayside stand, and any use prohibited in the lease with the public agency, as modified or amended.
(CB-35-2000; CB-60-2009)

- 67** Permitted use without requirement for Special Exception provided the use was existing as of July 1, 2001, is located on a lot or parcel that is not less than 10 acres in size, and abuts a multi-use trail designated on an Approved Master Plan.
(CB-53-2001)
- 68** Provided the use will be located on land that is located within the median of a road classified as a freeway on the applicable Master Plan; the property is at least one-half (1/2) acre in size; and access to the property will not be directly from the main travel lanes of the freeway.
(CB-75-2001)
- 69** Provided:
(A) The use abuts an existing marina in the C-W-Zone approved prior to 1972 pursuant to a special exception; and
(B) Notwithstanding the provisions to the contrary, a revised site plan shall be approved by the Planning Board that incorporates the entire property showing existing and proposed improvements in both the R-R and C-W Zones.
(CB-76-2001)
- 70** Permitted use without requirement for special exception, provided; if as of February 1, 2003:
(A) The use is on a parcel of land which is surrounded by commercial and institutional uses;
(B) The parcel does not abut any property that is improved with single-family detached residential dwellings;
(C) The site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification; and
(D) Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan.
(CB-4-2003)
- 71** A Class 3 fill in existence as of October 7, 2003 that is operating pursuant to any validly issued grading permit, and is not in violation, shall be permitted to continue in operation as a matter of right, but is limited to the fill area established by any previously issued grading permit, not to exceed two renewals of the permit. Those fill operations that are in violation on October 7, 2003 have until December 31, 2003 to comply, or their permit is void.
(CB-8-2003; CB-87-2003)
- 72** Provided:
(A) The property is located on and inside the Capital Beltway at an existing interchange with said Beltway;
(B) The site contains a minimum of eighty (80) acres that is split-zoned, I-3 and R-R, with not more than twenty percent (20%) zoned R-R;
(C) The property is proposed for employment uses in the most recently approved applicable Master Plan;
(D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle; and
(E) The site plan shall include at least two (2) stores containing one hundred thousand (100,000) square feet or more of gross floor area.
(CB-65-2003)
- 73** Provided:
(A) The use is located on land no less than thirty (30) acres and not more than seventy (70) acres in size;
(B) The land adjoins properties in the R-T Zone that is at least sixty (60) acres in size and is developed with at least three hundred and fifty (350) townhouses;
(C) The land and adjoining properties described in Subsection (B) were placed in the R-T Zone as a result of an approved Sectional Map Amendment;
(D) The land has frontage on and access to a road classified as an arterial on the applicable Master Plan and maintained by the State Highway Administration; and
(E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle.
(CB-70-2003)

- 74** Permitted as an expansion of an existing nonconforming animal hospital, veterinary office with a valid use and occupancy permit issued on or before July 1, 1998. Said expansion, is limited to four thousand (4,000) square feet of gross floor area and is subject to Detailed Site Plan approval, in accordance with Part 3, Division 9, of this Subtitle, by the Planning Board or its designee.
(CB-76-2003)
- 75** Provided:
- (A) The use is located on property in both the C-M and R-A Zones;
 - (B) The property has frontage on a road classified as a freeway on the applicable Master Plan;
 - (C) The property is between forty thousand (40,000) and forty-five thousand (45,000) square feet in size and abuts the site of an existing gas station that was certified as a nonconforming use; and
 - (D) A Detailed Site Plan shall be approved by the Planning Board that shows proposed improvements in both the C-M and R-A Zones and demonstrated compliance with Section 27-358(a)(1),(2),(4),(5),(6),(7),(8),(9) and (10). In addition, the Detailed Site Plan shall demonstrate that there are no single family homes on the property or on any abutting property.
(CB-36-2004)
- 76** Provided:
- (A) A condominium plat is recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit, or a housing cooperative is established to own the dwelling units; and
 - (B) At least ninety percent (90%) of all required parking spaces are provided in a parking structure.
(CB-109-2004)
- 77** Up to seventy-five (75) dwelling units are permitted only if adjoining and operated by the same organization as an adult day care use, approved by Special Exception. All assisted living facilities standards and requirements in Part 6, Division 5, must be met, including Detailed Site Plan approval under Part 3, Division 9.
(CB-110-2004)
- 78** Provided:
- (A) Townhouse development is within a multifamily complex formerly used for multifamily dwellings, where residential (multifamily and/or townhouse) density was reduced as part of its redevelopment;
 - (B) Townhouse development shall be in accordance with the regulations for the R-T Zone; and
 - (C) Detailed Site Plan approval is required in accordance with Part 3, Division 9, of this Subtitle.
(CB-112-2004)
- 79** Permitted only to replace an existing surface mining or Class III fill operation located directly adjacent to an interstate (with "I" classification, not "US" or "MD") highway, which operation has an active permit at the time of preliminary plan approval for the townhouse, two-family dwelling or multifamily development. The Planning Board shall approve a Detailed Site Plan under Part 3, Division 9, of the Zoning Ordinance. Multifamily dwellings are permitted as provided in Section 27-436 for the R-18 Zone, and townhouses are permitted as provided in Section 27-433 for the R-T Zone. Regulations concerning lot size, coverage, frontage, setbacks, density, bedroom percentages, and other requirements applicable to multifamily, two-family dwellings and townhouse dwellings shall not apply; these dimensional (bulk) requirements shall be those approved by the Planning Board (or District Council after review) in the Detailed Site Plan. In its site plan review, the District Council may require the applicant to demonstrate in the site plan record that highway facilities are adequate to serve the townhouse project. This provision shall not apply to legal nonconforming sand and gravel or Class III fill operations.
(CB-37-2005; CB-9-2012)
- 80** **Reserved.**

- 81** (A) Permitted in the R-18 Zone without a Special Exception, provided that the subject property:
- (i) Includes at least five (5) acres;
 - (ii) Is located within the Developed Tier; and
 - (iii) Adjoins property also in the R-18 Zone.
- (B) Age restrictions in conformance with the Federal Fair Housing Act shall be set forth in covenants submitted with the application and shall be approved by the District Council and filed in the land records at the time the final subdivision plat is recorded. The applicant must obtain approval of a Detailed Site Plan, as provided in Part 3, Division 9, and demonstrate by evidence in the record that:
- (i) The net lot area is at least fifty percent (50%) of the minimum net lot area normally required in the zone;
 - (ii) The density is not more than twice that normally allowed in the zone; and
 - (iii) The project is financed at least partially by tax credits approved by the State of Maryland.

(CB-66-2005)

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

- (A) Has area of at least two (2) acres;
- (B) Has frontage on a freeway or highway; and
- (C) Is within a Growth Corridor or Growth Center as defined in the General Plan.

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

- (A) Include at least thirty (30) but not more than fifty (50) residential units;
- (B) Include a traffic study that is prepared in accordance with the Planning Board Guidelines for Analysis of Traffic Impact of Development Proposals showing on-site circulation patterns, access points on and off site, impacts on major highways and intersections, and impacts mitigated in accordance with the Guidelines;
- (C) Incorporate reasonable regulations for height of structures, architectural design, lot size and coverage, frontage, setbacks, density (as restricted below), dwelling unit types, percentages of uses, and other dimensional requirements, in place of conventional requirements;
- (D) Have residential densities not exceeding eighteen (18) units per gross tract acre;
- (E) Have interior private roads only where appropriate for and in furtherance of community purposes, and approved by DPW&T; and
- (F) Be adjacent to or connected to C-S-C zoned land being redeveloped as a mixed-use development defined as at least two (2) uses including residential, retail, or office with each use comprising no less than ten percent (10%) of the uses of the site.
 - (i) Recreation facilities should be provided to serve the community; and
 - (ii) The recreation facilities shall be constructed prior to or concurrently with the residential units or as stated in a construction schedule approved by the District Council.
- (G) The site plan shall also demonstrate the development and uses:
 - (i) Are in harmony with the purposes of this Subtitle;
 - (ii) Conform with all applicable requirements of this Subtitle;
 - (iii) Will not substantially impair the integrity of the applicable Master Plan, any applicable Functional Master Plan, or the General Plan;
 - (iv) Will not adversely affect the health, safety, or welfare of residents or workers in the neighborhood;
 - (v) Will not be detrimental to the use or development of adjacent properties or the neighborhood generally; and
 - (vi) Conform to an approved Tree Conservation Plan.

(CB-97-2005)

- 83** In the Rural Tier as defined by the 2002 General Plan or as amended through a subsequent planning process where a preliminary plat of subdivision is required pursuant to Subtitle 24 after June 30, 2006 the subdivision of land shall be subject to Section 24-152(g)(2) through (6), and (h) of the Conservation Subdivision regulations. The minimum lot width at the building line and street line, and main building setback along a scenic and historic road are contained in Section 27-445.12(a) Tables 1 and 3.
(CB-1-2006)
- 84** Provided the property has a net lot area of at least six (6) acres and is located in a mixed use activity center designated as a "Transit Village" in the applicable Area Master Plan.
(CB-37-2006)
- 85** In a Public Benefit Conservation Subdivision, townhouses, one-family semidetached, and one-family metropolitan dwellings are allowed subject to the approval of a Detailed Site Plan and subject to the design guidelines of Section 27-274 (a) (11) and the regulations for development set forth in Section 27-433 (c) through (k). Townhouses, one-family semidetached, and one-family metropolitan dwellings may not comprise more than twenty-five percent (25%) of the total number of units included in a Public Benefit Conservation Subdivision.
(CB-32-2008)
- 86** Provided:
- (A) The subject property is a minimum of eighteen thousand (18,000) square feet in size.
 - (B) The subject property is located on a corner lot with frontage on at least one public street with a right of way greater than eighty (80) feet in width.
 - (C) The use requires no new "building" construction on the subject property.
 - (D) The use meets the Additional Requirements for Specific Special Exception as set forth in Sec. 27-348.03.
- (CB-81-2008)
- 87** Each project developed pursuant to this provision shall be subject to a mandatory Detailed Site Plan reviewed by the District Council.
(CB-82-2008)
- 88** Permitted only where the multifamily development is the subject of a condominium regime, the property is located in a Transit Development Overlay Zone, the property abuts the District of Columbia, and the development includes a mix of residential and commercial uses. A Detailed Site Plan shall be approved by the Planning Board in accordance with Part 3, Division 9 of the Zoning Ordinance. Regulations concerning lot size, coverage, frontage, setbacks, density, bedroom percentages, and other requirements applicable to multifamily dwellings shall apply; these dimensional (bulk) requirements shall be those approved by the Planning Board (or the District Council) in the Detailed Site Plan.
(CB-82-2008)
- 89** Permitted in accordance with Section 27-445.01 on land assessed for agricultural use. A restaurant may be permitted as an accessory use to a farm winery subject to approval of a special exception. The inclusion of a food or beverage store is not permitted as an accessory use to a Farm Winery.
(CB-36-2009)
- 90** The use is permitted by right, but requires approval of a Detailed Site Plan to ensure the development of an appropriate rural/environmental setting whenever the land area covered by buildings and other structures exceeds 40,000 square feet.
(CB-39-2009)
- 91** Parking shall be provided as follows:
- (A) The boat and boat trailer shall be located at least eight (8) feet from a street line;
 - (B) The boat and boat trailer shall be parked on a dust-free surface area such as concrete, asphalt, or gravel;
 - (C) The boat and boat trailer shall be properly licensed and operable;
 - (D) The boat and boat trailer shall not be in excess of twenty (20) feet unless located on a lot at least two (2) acres in size; and
 - (E) The boat and boat trailer shall be covered to prevent the accumulation of water.
- (CB-24-2010)

- 92** Provided the use is for the purpose of promoting agritourism as defined in Sec. 27-107 (a).
(CB-92-2010)
- 93** Permitted use without requirement for Special Exception only to replace a legal, nonconforming nursing or care home on an abutting R-80 Zone lot, which has been in continuous operation since 1970. A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle.
(CB-55-2011)
- 94** Permitted use without requirement for Special Exception provided the property on which the use is located is owned by a non-profit organization as of October 1, 2012
(CB-105-2012)
- 95** If the day center is owned and operated by a church and was previously a Head Start public school and day care center operated by Prince George's Board of Education, it may be permitted by right, in accordance with Section 27-445.03. Said day care center must be adjacent to the church. The church must provide its tax-exempt identification number when applying for a Detailed Site Plan or a building or use and occupancy permit, as well as documentation demonstrating the contractual relationship between the church and the Prince George's Board of Education.
(CB-2-2013)
- 96** Permitted use provided the subject property is subject to a previously approved special exception for a parking lot on residential land serving an adjacent property in a commercial zone and the adjacent property is developed with an eating or drinking establishment with drive-through service.
(CB-14-2013)