

Part 2: Interpretation and Definitions

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1 **Part 27-2** **INTERPRETATION AND**
2 **DEFINITIONS**

3 **Sec. 27-2100 Interpretations and Rules of**
4 **Construction**

5 The interpretations and rules of construction contained in this Part
6 shall apply to this entire Subtitle, and to the wording of any
7 conditions placed on any final decision made in accordance with this
8 Subtitle, such as conditions placed on the approval of zoning cases.
9 As such, words and phrases are to be interpreted as follows:

- 10 (a) The particular and specific control the general.
- 11 (b) In the case of any difference of meaning or implications
12 between the text and any caption, illustration, summary
13 table, or illustrative table, the text of this Code controls.
- 14 (c) Words used in one tense or form necessarily include other
15 tenses and derivative forms, unless the obvious
16 construction of the wording indicates to the contrary.
- 17 (d) Words used in the singular shall include the plural (and
18 vice-versa), and words used in the masculine gender
19 include the feminine and neuter, unless the obvious
20 construction of the wording indicates the contrary.
- 21 (e) When provisions within this Zoning Ordinance refer to
22 “development” or activity occurring on one property and
23 its impacts on another property, it is assumed that more
24 than the land itself may be impacted. Buildings,
25 structures, and people may also be impacted, as the case
26 may be.

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- (f) Unless otherwise specified, all distances shall be measured horizontally and at right angles to the line (tangent in the case of a curved line) in relation to which the distance is specified. All land areas shall be measured horizontally. All heights shall be measured vertically.
- (g) Words and phrases not specifically defined or interpreted in this Subtitle, or the Prince George’s County Code, shall be construed according to the common and generally recognized usage of the language. Technical words and phrases, and others that have acquired a peculiar and appropriate meaning in the law, shall be construed according to that meaning.
- (h) Time computation: in computing periods of time, the day of the act (after which the designated period of time begins to run) is not to be included. The last day of the period computed is to be included unless:
 - (1) It is a Saturday, Sunday, or County legal holiday, in which case the period runs until the end of the next day that is neither a Saturday, Sunday, nor County legal holiday; or
 - (2) The act is the filing of a paper in a court or County office, and the offices on the last day of the period are:
 - (A) Not open;
 - (B) Closed for a part of that day, in which event the period runs until the end of the next day that is neither a Saturday, Sunday, nor County legal holiday; or
 - (C) Not open the entire day during ordinary business hours. When the time is more than seven (7) days, intermediate Saturdays, Sundays, and County legal holidays shall be considered as other days. If the period of time is seven (7) days

1	or less, intermediate Saturdays, Sundays, and	29	(o)	The words “including” and “such as” shall not limit a
2	County legal holidays shall not be counted.	30		certain term to specifically recited examples; instead, it is
3	(i) Unless otherwise specified, an “area” of land means a	31		the legislative intent of the District Council, in enacting
4	“contiguous area.”	32		these local zoning laws, to construe terms employed
5	(j) The word, “approve,” as used herein, necessarily includes	33		herein as applicable to such of like kind or character as
6	the phrases, “approve with conditions, modifications, or	34		those things of the same general class as those
7	amendments” as to the respective final decision of the	35		enumerated.
8	respective decision-making official and/or body.	36	(p)	The terms “land use” and “use of land” shall necessarily
9	(k) A “building,” “structure,” “land,” or “property” includes	37		include “building use” and the “use of a building.”
10	the words, “or part thereof,” unless the obvious	38	(q)	When a provision of this Subtitle provides that it is
11	construction of the wording indicates the contrary.	39		“required,” it shall be construed as part of any other
12	(l) The word “buy,” shall necessarily include the words, “offer	40		regulations and procedures in the applicable zone.
13	to buy.”	41	(r)	The word, “sell” shall necessarily also include the word
14	(m) Conjunctions: Unless the context indicates the contrary,	42		“dispense,” “offer for sale,” “display for sale,” or “intend
15	where a regulation involves two (2) or more items	43		to sale.”
16	connected by the conjunctions “and,” “or,” or	44	(s)	The words “shall,” “must,” “may only,” or “may not” are
17	“either...or,” the conjunction shall be interpreted as	45		always mandatory and not discretionary. The word “may”
18	follows:	46		is permissive.
19	(1) “And” shall indicate that all the connected items apply;	47	(t)	Such as: see “including,” Subsection (o), above.
20	(2) “Or” shall indicate that the connected items may apply	48	(u)	Whenever this Subtitle references “proposed” or
21	singly, or in any combination thereof;	49		“planned” uses, and it is intended that these uses are ones
22	(3) “Either...or” shall indicate that the connected items shall	50		which may occur on property but are not part of any
23	apply singly, but shall not conjunctively apply, in	51		specific development proposal, such uses shall be those
24	combination.	52		land uses proposed in any applicable General Plan, Area
25	(n) The words, “erected” and “constructed” shall necessarily	53		Master Plan, Sector Plan, or Functional Master Plan.
26	include the related terms, “modified,” “reconstructed,”	54	(v)	Whenever one Part, Section, Subsection, etc., of this
27	“built,” “rebuilt,” “altered,” “placed,” “relocated,”	55		Subtitle references another Part, etc., by referring to a
28	“moved,” and “maintained.”	56		certain Part “above,” or a Part “below,” it is intended that
		57		the Part “above” or “below” is the next one preceding
		58		(above) or following (below).

(w) It is not intended that specific requirements be interpreted separately from all other requirements in this Ordinance. The Zoning Ordinance shall be read as a whole.

(x) Adjectives and adverbs: Adjectives or adverbs appearing before a series of nouns or verbs, respectively, apply to the entire series unless specifically noted or the obvious sense of the phrase dictates otherwise.

(y) The word “following” means next after.

(z) The word “preceding” means next before.

Sec. 27-2200 Measurement and Exceptions of Intensity and Dimensional Standards

27-2201. Measurement

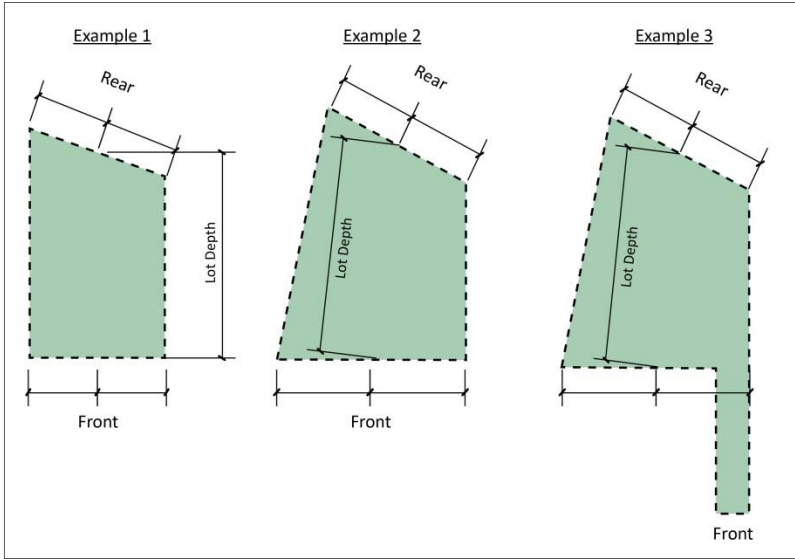
(a) Net Lot Area

Net lot area shall be determined by measuring the total horizontal land area (in acres or square feet) within the lot lines of the lot, excluding public street or alley rights-of-way and private street or alley easements, and land lying within the 100-year floodplain. For purposes of determining net density, floor area ratio, or lot coverage, any part of the net lot area dedicated as right-of-way for which no more than nominal consideration was received, recreation area, park, greenway, or other public open space in conjunction with a development approval in accordance with this Ordinance shall continue to be considered part of the net lot area of the development site.

(b) Lot Depth

The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line of a lot. In the case of flag lots the width of the “pole” or portion of the lot only used for access to the remainder of the lot shall be ignored in determining the midpoint of both the front and rear lot lines. (see Figure 27-2201(b): Lot Depth Measurement Examples).

Figure 27-2201(b): Lot Depth Measurement Examples



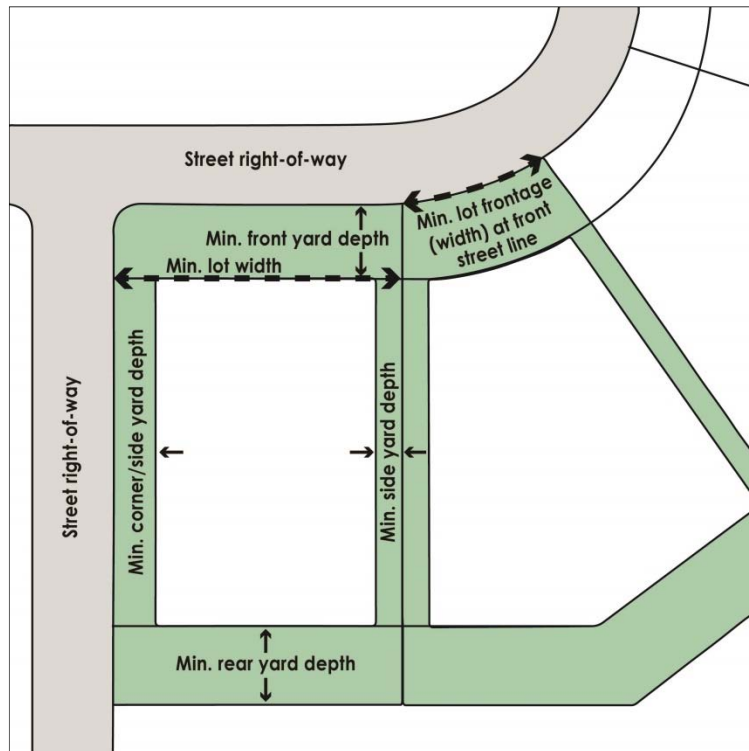
(c) Lot Width

Lot width shall be determined by measuring the distance along a line delineating the minimum front setback applicable to the lot, between its intersections with the side lot lines, or for corner lots, between a corner side lot line and the opposite side lot line. (See Figure 27-2201(c): Lot Dimensions.)

(d) Lot Frontage (Width) at Front Street Line

Lot frontage (width) at the front street line shall be determined by measuring the distance of the front lot line. When frontage is curvilinear, it shall be measured along the curve. (See Figure 27-2201(c): Lot Dimensions.)

Figure 27-2201(c): Lot Dimensions



(e) Net Density (Dwelling Units per Acre)

Net density (expressed as dwelling units per acre) shall be determined by dividing the total number of dwelling units located or proposed on a lot by the net lot area (see Section 27-2201 above). If net lot area is measured in square feet, the result

of this division shall be multiplied by 43,560. Net density standards apply only to residential development comprised of dwelling units. In the RCO sub-zone of the Chesapeake Bay Critical Area Overlay (CBCAO) Zone only, the gross tract acreage is used to calculate density except as noted in Section 5B-115(f) of the County Code.

(f) Floor Area Ratio

Floor area ratio (FAR) shall be determined by dividing the gross floor area (in square feet) devoted to nonresidential uses on all floors of all buildings located or proposed on a lot by the net lot area (in square feet) (see Section 27-2201(a) above). FAR standards apply only to nonresidential development.

(g) Lot Coverage

Lot coverage (expressed as a percentage of net lot area) shall be determined by measuring the total horizontal land area of the lot (in acres or square feet) covered by all buildings, covered structures, and areas used for vehicular access; dividing that coverage area by the net lot area (see Section 27-2201(a) above); and multiplying the result by 100.

(h) Major Fraction Thereof

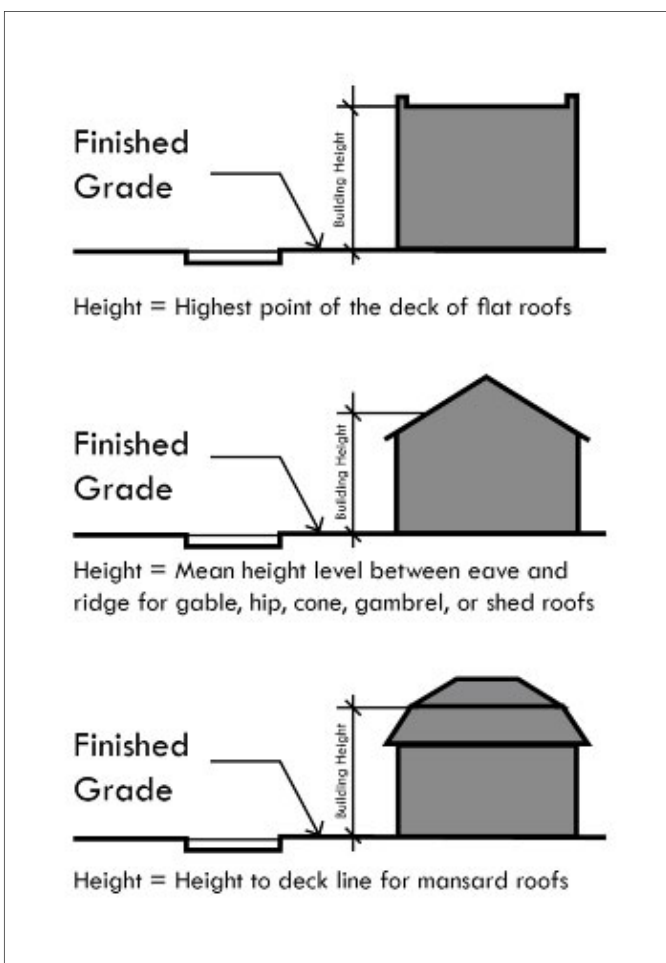
When used in this Ordinance, major fraction thereof means a fraction one-half (0.50) or greater is rounded up to the next whole number, and a fraction that is less than one-half (0.50) is rounded down to the next whole number.

(i) Building Height

- (1)** The vertical distance between an approved "Street" grade at a point at the middle of the front of the "Building" to either:

- 1 (A) The highest point of roof surface of a flat roof;
- 2 (B) The deck line of a mansard roof; or
- 3 (C) The average height between the eaves and
- 4 ridge of a gable, hip, or gambrel roof.
- 5 (2) If a "Building" is located on a terrace, the height above
- 6 the "Street" grade may be increased by the height of the
- 7 terrace but not over five (5) feet. If the "Building" is set
- 8 back from the "Street Line" thirty-five (35) feet or more,
- 9 the "Building Height" is measured from the average
- 10 elevation of the finished ground surface along the side
- 11 of the "Building" facing the "Front of the Lot." On a
- 12 "Through Lot," the side of the "Building" (facing the
- 13 "Front of the Lot") which has the lowest elevation shall
- 14 be used.
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Figure 27-2201(h): General Height Measurement



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(j) Sign Measurement

- (1) The area of a sign shall include the entire face of the sign and any wall work incidental to its decoration. It shall be measured by the square, rectangle, semicircle, or parallelogram thereof, and comprise the entire sign

1	inclusive of any border or trim and all the elements of	31
2	the matter displayed, but excluding the base or apron,	
3	supports and other structural members. All sides of a	32
4	sign which are visible from any vantage point shall be	33
5	measured in determining the area of a sign, except that	34
6	if two sides are back-to-back or separated by an angle of	35
7	45 degrees or less, only the larger of two sides shall be	36
8	measured.	37
9	(2) If a building wall sign include letters, figures, designs, or	38
10	other sign elements that are painted or mounted	39
11	directly on the architectural face of a building with no	40
12	border, trim, or other decorative wall work, the spaces	41
13	between such elements shall not be considered part of	42
14	the sign, and the sign area shall be calculated by	43
15	reducing by 50 percent the area of the square,	44
16	rectangle, semicircle, or parallelogram thereof which	45
17	forms, or approximates, the perimeter of the sign	
18	elements.	46
19	(k) Yard Depth	47
20	(1) Generally	48
21	The depth of the front, corner side, side, and rear yard on a	49
22	lot shall be determined by measuring the horizontal	50
23	distance along a straight line extending at a right angle from	51
24	the lot's front, corner side, side, or rear lot line (as	52
25	appropriate) to the foundation of the nearest structure on	53
26	the lot. (see Figure 27-2201(c): Lot Dimensions.) The area	54
27	defined by a minimum yard depth and the lot line from	55
28	which it measured is a required front, corner side, side, or	56
29	rear yard (as appropriate). Allowable encroachments into	57
30	required yards shall be ignored when measuring setbacks.	

(2) Front and Corner Side Yard Depths

(A) Corner Lot

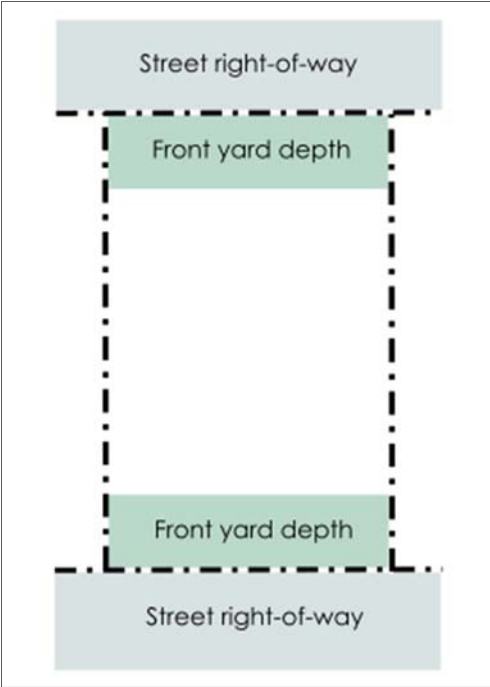
- (i)** On a corner lot, the front and corner side yard depth shall be measured—and the minimum front and corner side setback requirements applied—from the front or corner side lot line, as appropriate.
- (ii)** On a corner lot where the intersecting right-of-way boundaries are defined by a radius, the front and corner side setbacks shall be measured—and the minimum front and corner side yard depth requirements applied—from the front or corner side lot line, as appropriate, extended to form an intersecting angle with an extension of the corner side or front lot line, as appropriate.

(B) Through Lot

A through lot shall have a front yard along each of its parallel or nearly parallel street-fronting lot lines. (see Figure 27-2201(k)(2)(B): Through Lot).

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Figure 27-2201(k)(2)(B): Through Lot

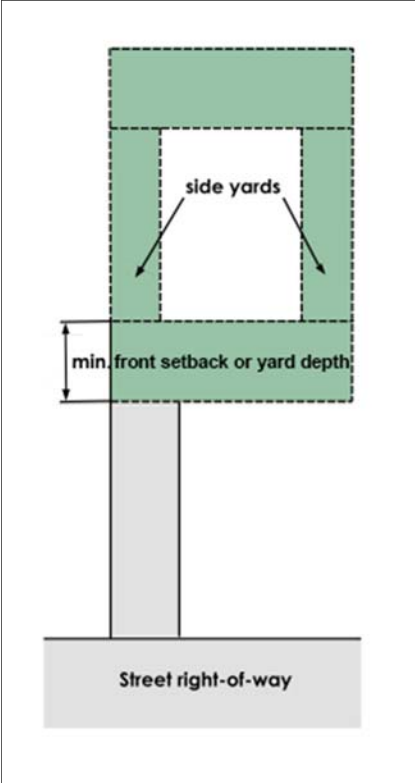


(C) Flag Lot

On a flag lot, the front yard depth shall be measured within the "flag" portion of the lot, from the lot line delineating the base of that portion. (see Figure 27-2201(k)(2)(C): Flag Lot Front Setback or Yard Depth).

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Figure 27-2201(k)(2)(C): Flag Lot Front Setback or Yard Depth

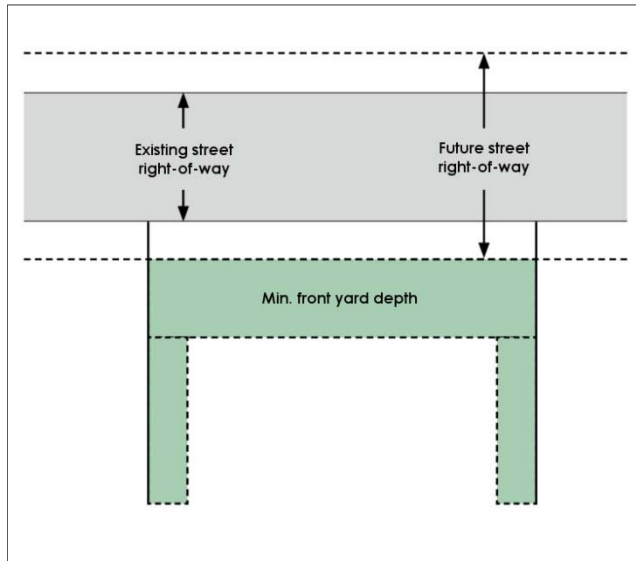


(D) Measured from Future Street Right-of-Way

Where the Functional Master Plan of Transportation or the General Plan calls for the future widening of the street right-of-way abutting a lot and identify the future right-of-way boundary (e.g., by delineating the boundary or establishing its distance from the street's centerline), the front and corner side yard depths shall be measured—and the minimum front and corner yard depths requirements applied—from the future

1 right-of-way boundary. (see Figure 27-2201(k)(2)(D):
2 Setback Abutting Future Right-of-Way).

3 **Figure 27-2201(k)(2)(D): Setback Abutting Future**
4 **Right-of-Way**



5
6 **27-2202. Exceptions**

7 **(a) Reduction of Minimum Net Lot Area or Width to**
8 **Block Face Average**

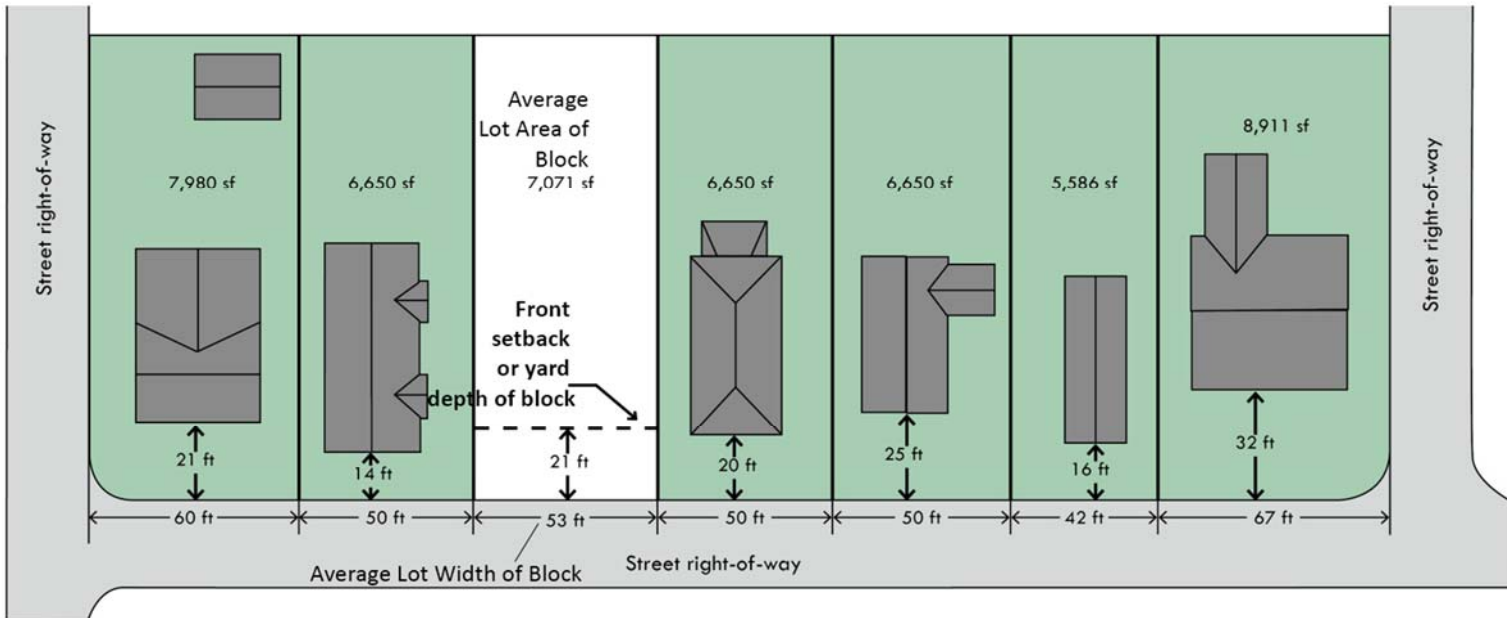
9 If the average net area or width of existing lots located on the
10 same block face and in the same zone is less than the minimum
11 net lot area or minimum lot width (as appropriate) applied to a
12 lot by the standards in Part 27-4: Zones and Zone Regulations,
13 the minimum net lot area or minimum lot width (as appropriate)
14 applicable to a lot on the block face shall be reduced to such
15 average. Calculation of the average shall exclude any net lot area
16 or width (as appropriate) that exceeds

17 the next largest net lot area or next widest lot width by more
18 than 25 percent. (see Figure 27-2202(a): Reduction of Minimum
19 Lot Area, Lot Width, and Front Setback to Block Face Average.)

20 **(b) Reduction of Minimum Front Setbacks to Block**
21 **Face Average**

22 If the average front setback on improved lots located on the
23 same block face and in the same zone is less than the minimum
24 front setback applied to a lot by the standards in Part 27-4:
25 Zones and Zone Regulations, the minimum front setback
26 applicable to a lot on the block face shall be reduced to such
27 average. Calculation of the average shall exclude any front
28 setback that exceeds the next deepest setback by more than 15
29 feet. (see Figure 27-2202(a): Reduction of Minimum Lot Area,
30 Lot Width, and Front Setback or Yard Depth to Block Face
31 Average).

1 **Figure 27-2202(a): Reduction of Minimum Lot Area, Lot Width, and Front Setback or Yard Depth to Block Face Average**



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CB-013-2019 (DR-2) has not yet taken effect and is subject to revisions via further legislative action of the Council.

1	(c) Exceptions to Maximum Structure Height	30	Section 27-5203(b)(13), Solar Energy Systems, Small-Scale.
2	Except within the MIO Zone, the maximum structure height	31	
3	limits established in Part 27-4: Zones and Zone Regulations, shall	32	(5) Small-scale wind energy conversion systems, in
4	not apply to the following structures or structural elements:	33	accordance with the height standards in Section 27-
5	(1) Monuments, water towers, silos, granaries, barns, utility	34	5203(b)(16), Wind Energy Conversion System, Small-
6	transmission towers, derricks, cooling towers, fire	35	Scale.
7	towers, and other similar structures not intended for		
8	human occupancy.	36	27-2203. Extensions and Projections
9	(2) Spires, belfries, cupolas, domes, chimneys, elevator	37	(a) Bay Windows
10	shaft enclosures, ventilators, skylights, mechanical	38	A bay window, oriel, entrance, vestibule, or balcony may project
11	equipment and appurtenances, and similar rooftop	39	up to three (3) feet beyond the front or rear building line, if the
12	structures or structural elements not intended for	40	projection is not more than ten (10) feet long (measured along
13	human occupancy, provided they:	41	the building).
14	(A) Cover not more than 25 percent of the roof area	42	(b) Cornices and Eaves
15	of the structure to which they are attached;	43	Cornices and eaves may project up to two and one-half (2 1/2)
16	(B) Comply with applicable screening requirements	44	feet beyond the building line. The projection shall be at least two
17	for mechanical equipment and appurtenances in	45	(2) feet from any lot line.
18	the Landscape Manual and Part 6 of this		
19	Ordinance; and	46	(c) Steps and Porches
20	(C) Extend above the applicable maximum height	47	(1) Steps, terraces, and open porches (not over one (1)
21	limit by no more than 25 percent of the height	48	story high) may extend beyond the front building line up
22	limit (unless otherwise allowed in this	49	to nine (9) feet.
23	Ordinance).	50	(2) On a corner lot having a side yard (along a street) at least
24	(3) Ham radio antennas, roof-mounted satellite dishes, and	51	twenty-five (25) feet deep, steps, terraces, and open
25	television or radio antennas, provided they comply with	52	porches (not over one (1) story high) may extend
26	height limits established for the specific use in this	53	beyond the side building line along the street up to nine
27	Subtitle.	54	(9) feet. No other required side yard may be encroached
28	(4) Roof-mounted small-scale solar energy collection	55	upon.
29	systems, in accordance with the height standards in	56	(3) Except in the RSF-A Zone, no required rear yard shall be
		57	encroached upon by the extension. In the RSF-A Zone,

1 no porch, terrace, or other extension shall be extended 29
2 beyond the rear building line so as to encroach into the 30
3 twenty-five (25) foot area between any garage and the 31
4 main building. No such extension shall limit access to 32
5 any other garage which requires an easement over the 33
6 rear yard for driveway purposes. 34

7 **(4)** No open porch, step, terrace, or other projection which 35
8 extends beyond a building line shall be enclosed and 36
9 under roof. In the RSF-A Zone, no open porch, step, 37
10 terrace, or other projection (other than a storm 38
11 vestibule on the front or rear of a triple-attached 39
12 dwelling) shall be enclosed. 40

13 **(d) Ornamental Features** 41
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14 Sills, leaders, belt courses, and similar ornamental features may 43
15 project up to six (6) inches beyond the building line. 44

16 **(e) Fire Escapes** 45

17 Fire escapes and outside open stairways may project up to four 46
18 and one-half (4 1/2) feet beyond the building line. The stairway 47
19 shall not be enclosed. 48

20 **(f) Chimneys** 49
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21 One (1) chimney, not more than six (6) feet wide along the 51
22 building, may project up to eighteen (18) inches beyond the 52
23 building line. 53

24 **Sec. 27-2300 Boundaries of Zones** 54
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25 In determining the boundaries of any zone shown on the Zoning Map, 56
26 the following rules shall apply: 57

27 **(a)** Zone boundary lines follow the center lines of a street, 58
28 railroad, alley rights-of-way, or lot lines (or lines parallel or 59
60

perpendicular to the lot lines), unless the boundary lines
are fixed by dimensions on the Zoning Map.

(b) Where zone boundaries are indicated as approximately
following street, railroad, or alley lines (existing or
proposed), the center lines of these street, railroad, or
alley rights-of-way shall be considered the boundaries.

(c) Where a street or alley right-of-way and a railroad right-
of-way abut each other, the boundary line between the
two rights-of-way shall be considered the zone boundary.
In those cases where a railroad right-of-way is abutted on
both sides by a street, the center line of the railroad right-
of-way shall be considered the zone boundary. Each right-
of-way shall be considered to be in the zoning category of
the land immediately abutting that right-of-way.

(d) Where zone boundaries approximately follow lot lines and
are no more than 10 feet from these lines, the lot lines
shall be considered the boundaries.

(e) Where property is unsubdivided, or where a zone
boundary divides a lot, the location of the boundary,
unless it is indicated by dimensions shown on the Zoning
Map, shall be scaled to the nearest foot on the Zoning
Map.

(f) If any portion of a public street, alley, right-of-way, or
easement shall ever be privately owned or not used for a
public purpose, the center line of the street, alley, right-
of-way, or easement shall be considered the zone
boundary line when the zoning categories are not the
same on both sides of the street, alley, right-of-way, or
easement. The land, and any building, structure, or use,
which is located within this street, alley, right-of-way, or
easement, shall be subject to all of the regulations of this
Subtitle which apply within the abutting zone.

- 1 **(g)** If any portion of a public street, alley, right-of-way, or
2 easement, or land shown as such on the Zoning Map, shall
3 ever be privately owned or not used for a public purpose,
4 the center line of the street, alley, right-of-way, or
5 easement shall be considered the zone boundary line
6 when the zoning categories are not the same on both
7 sides of the street, alley, right-of-way, or easement. The
8 land, and any building, structure, or use, which is located
9 within this street, alley, right-of-way, or easement, shall
10 be subject to all of the regulations of this Subtitle which
11 apply within the abutting zone.
- 12 **(h)** If property has been specifically withheld from rezoning in
13 order to provide for the future construction, widening,
14 realignment, or relocation of public streets or transit
15 routes, the center line of the right-of-way shall be
16 considered the zone boundary. The area withheld shall be
17 considered as having been included in the Zoning Map
18 Amendment. This shall not affect the application of the
19 permit control procedures of Section 27-3617,
20 Authorization of Permit Within Proposed Right-of-Way
21 (ROW).
- 22 **(i)** The boundaries of a Transit District Overlay Zone shall be
23 as shown on the approved Transit District Development
24 Plan
- 25 **(j)** The boundaries of the Military Installation Overlay (MIO)
26 Zone shall be fixed by dimensions on the Official Zoning
27 Map and shall reflect the boundaries of the safety zones,
28 noise contours, height surfaces, and other impact areas
29 identified by the most recent Air Installation Compatible
30 Use Zone ("AICUZ") Study, as amended from time to time,
31 for Joint Base Andrews.

32 **Sec. 27-2400 Order of Approvals**

33 Unless otherwise provided in this Subtitle, the following order of
34 approvals shall be observed:

- 35 **(1)** Zoning;
- 36 **(2)** Preliminary plan of subdivision (minor or major);
- 37 **(3)** Detailed site plan;
- 38 **(4)** Final plat of subdivision (minor or major), except that a
39 final plat of subdivision (minor or major) may be
40 approved prior to a detailed site plan if technical staff
41 determines that the site plan approval will not affect
42 final plat approval;
- 43 **(5)** Grading, building, and use and occupancy permits.
- 44

Sec. 27-2500 Definitions

The following words, terms, and phrases, when used in this Ordinance, shall have the meaning ascribed to them in this Subsection.

100-year floodplain

Refer to the definition of “base flood (or 100-year flood)” in Subtitle 32: Water Resources Protection and Grading Code, of the County Code for the definition. Refer also to the requirements of Section 27-6804, Floodplain Management.

Abutting or adjoining

Touching and sharing a common point or line. This can include a parcel of land across a street, streams, rivers, and rail lines, if the zone boundary extends to the middle of the right-of-way of a street.

Accessory structure

A structure subordinate and incidental to, and located on the same lot with, a principal structure and use, the use of which is customarily found in association with and is clearly incidental to the use of the principal structure or the land, and which is not attached by any part of a common wall or roof to the principal structure. (When a specific structure is identified in this Ordinance as accessory to another use or structure, the structure need not be customarily incidental to, or ordinarily found in association with, the principal use to qualify as an accessory structure).

Adjacent

Nearby, but not necessarily abutting or adjoining.

Accident Potential Zone ("APZ")

An area at military airports which is beyond the Clear Zone.

APZ 1 begins at the outer end of the Clear Zone of the Military Installation Overlay (MIO) Zone and is 5,000 feet long and 3,000 feet wide. APZ 2 begins at the outer end of APZ 1 and is 7,000 feet long and 3,000 feet wide. The Accident Potential Zones for Joint Base Andrews are illustrated in Figure 27-4402(c)(4)(C): Accident Potential/Clear Zones North and South.

Adult book or video store

Any commercial establishment that does not have a use and occupancy permit to operate as a cinema or nonprofit free-lending library, that either:

- (A) Has ten percent or more of its stock on the retail floor space of the premises to which the public is admitted, or has ten percent or more of its stock on display in the display space, in books, periodicals, photographs, drawings, sculpture, motion pictures, films, video cassettes, compact discs, digital video discs, digital video recorders or other visual representations which depict sadomasochistic abuse, sexual conduct, or sexual excitement as defined in this Section; or
- (B) Has on the premises one or more mechanical devices for viewing such materials.

Adult day care center

An establishment in which a program is operated that is designed to provide care and activities (during the daytime) for five or more adults (unrelated to the operator by blood, adoption, or marriage) who are members of a service population that, because of advanced age, or emotional, mental, physical, familial, or social conditions, need assistance in daytime activities. The term shall not include a nursing home, school, private, eleemosynary or philanthropic institution, or group residential facility, or any sheltered workshop licensed as such by the United States Department of Labor.

1 **Adult entertainment**

2 Any exhibition, performance or dance of any type conducted in a
3 premise where such exhibition, performance, or dance involves a
4 person who:

5 (A) Is unclothed or in such attire, costume or clothing as to
6 expose to view any portion of the breast below the top of the
7 areola or any portion of the pubic region, anus, buttocks,
8 vulva or genitals with the intent to sexually arouse or excite
9 another person; or

10 (B) Touches, caresses, or fondles the breasts, buttocks, anus,
11 genitals or pubic region of another person, or permits the
12 touching, caressing, or fondling of his/her own breasts,
13 buttocks, anus, genitals, or pubic region by another person,
14 with the intent to sexually arouse or excite another person.

15 **Agriculture**

16 The business, science, and art of cultivating and managing the soil,
17 composting, growing, harvesting, and selling crops; livestock; and the
18 products of forestry, horticulture, floriculture, viticulture,
19 hydroponics, aquaculture, aquaponics, animal husbandry (i.e.,
20 breeding, raising, or managing livestock and poultry), dairying,
21 beekeeping; and similar activities. Agriculture includes processing on
22 the site of the farm where the agricultural product is grown or raised
23 in the course of preparing the product for on-site sale, which may
24 cause a change in the natural form or state of the product.
25 Agriculture may also include areas designed and used for converting
26 on-site farm and garden waste into compost. The term "Agriculture"
27 shall not include the commercial feeding of garbage or offal to
28 animals, the slaughtering of livestock for marketing (except
29 otherwise permitted by law), or the disposal of sludge except for
30 fertilization of crops, horticultural products, or floricultural products
31 in connection with an active agricultural operation or home
32 gardening.

33 **Agriculture research facility**

34 A facility for the investigation, testing, and demonstration of
35 agricultural products and processes, including biotechnical
36 agriculture and veterinary, soil, plant, and animal sciences.

37 **Agritourism**

38 An agricultural enterprise that is intended to attract visitors and
39 provide supplemental income for the owner of a working farm, and
40 that is:

41 (A) Offered to the public or invited groups;

42 (B) Related to agriculture or natural resources; and

43 (C) Incidental to the primary operation on the site.

44 Agritourism uses include, but are not limited to: equine activities,
45 fishing, hunting, wildlife study, holiday and seasonal attractions,
46 corn mazes, harvest festivals, barn dances, hayrides, roadside stands,
47 farmer's markets, u-pick or pick-your-own operations, rent-a-tree
48 operations, farm tours, wine tasting, educational classes related to
49 agricultural products or skills, and accessory recreational activities
50 provided for guests. Agritourism includes activities such as, but not
51 limited to, picnics, equine facilities, party facilities, retreats,
52 weddings, and farm or ranch stays.

53 **Air Installation Compatible Use Zone Study ("AICUZ")**

54 A study performed and updated periodically by Air Force installations
55 to assist local, regional, State, and Federal officials in the
56 communities neighboring military air facilities, such as Joint Base
57 Andrews, by promoting compatible development within areas
58 subject to aircraft noise and accident potential; and protecting Air
59 Force operational capability from the effects of land use that are
60 incompatible with aircraft operations. The geography and extent of
61 the Accident Potential Zones, the Clear Zones, the height surfaces,
62 and the noise contours are defined in this study.

1 **Airfield, Airpark, Airport, Airstrip, heliport, or helistop, private**

2 A place where aircraft may take off or land, discharge or receive cargo
3 or passengers, be repaired or serviced, take on fuel, or be stored,
4 including "Accessory Uses" which are commonly associated with
5 these facilities. These terms refer to any public use, general aviation
6 airport licensed by the Maryland Aviation Administration, but not to
7 airports with military or air carrier traffic.

8 **Alcohol production facility, large-scale**

9 A production facility or establishment for the manufacture of
10 alcoholic beverages by a state-licensed distillery, winery, rectifier, or
11 brewery. Accessory uses may include retail sales of beverages
12 produced on-site for takeaway or on-premise consumption as
13 allowed by State licensing laws. This use does not include small-scale
14 alcohol production facilities.

15 **Alcohol production facility, small-scale**

16 A production facility or establishment for the brewing of ales, beers,
17 meads, or similar beverages on-site, and serves those beverages on-
18 site. These facilities may not brew more than 22,500 barrels of
19 beverages (in total) annually, in accordance with State law.

20 **Alley**

21 A vehicular accessway that provides secondary access to the rear of
22 a building, of which the primary access to the front façade of the
23 building is from a public or private street.

24 **Amusement center**

25 A commercially operated indoor facility providing a variety of
26 amusement devices including, but not limited to, play equipment,
27 television games, electromechanical games, small kiddie rides, and
28 other similar devices, and which may include food service.

29 **Amusement park**

30 An outdoor facility designed for entertainment purposes which may
31 include structures or buildings, motorized or non-motorized rides,
32 games, booths for the conduct of sporting events or games, and
33 constructed land features such as lakes, hills, or trails. Office, retail
34 and other commercial uses commonly established in such facilities
35 and related parking structures may be allowed as accessory uses.

36 **Animal shelter**

37 A facility used to house and care for stray, homeless, abandoned, or
38 neglected animals that is owned, operated, or maintained by a public
39 body or an established humane society or other private or nonprofit
40 organization.

41 **Application or development application**

42 The completed form or forms and all accompanying documents,
43 exhibits, and fees required of an applicant by this Ordinance and the
44 Planning Director as part of the review of a permit or development
45 approval.

46 **Approach-Departure Clearance Surface**

47 Within the Military Installation Overlay (MIO) Zone, the imaginary
48 surfaces which are symmetrically centered on the extended runway
49 centerline, beginning as an inclined plane (glide angle) 200 feet
50 beyond each end of the primary surface, and extending for 50,000
51 feet. The slope of the approach departure clearance surface is 50:1
52 until it reaches an elevation of 500 feet above the established airfield
53 elevation, illustrated on Figure 27-4402(c)(5)(B): Height, as "B". The
54 width of this surface at the runway end is 2,000 feet, flaring uniformly
55 to a width of 16,000 feet at the end point.

56 **Aquatic center or natatorium**

57 A complex with facilities for water sports, including swimming pools.

1 **Arboretum or botanical garden**

2 A place where trees, shrubs, or other woody plants are grown,
3 exhibited, or labeled for scientific, educational, or passive
4 recreational purposes, but not including the harvest of plants or their
5 produce.

6 **Archery or baseball batting range (indoor or outdoor)**

7 An area used to practice the skill of archery or to practice the skill of
8 batting.

9 **Architectural lighting**

10 Exterior lighting that is designed to highlight structures, plantings, or
11 significant architectural features directly or indirectly.

12 **Area Master Plan**

13 A planning document that serves as a guide for future development.
14 An Area Master Plan includes the entirety of one or more planning
15 areas. It combines policy statements, goals, strategies, standards,
16 maps, and data relative to the past, present, and future trends of a
17 particular area (such as population, housing, economic, social
18 patterns, land use, water resources, transportation facilities, and
19 other public facility conditions and trends). An Area Master Plan
20 amends the County's General Plan. (see Section 27-3502, General
21 Plan, Functional Master Plans, Area Master Plans, and Sector Plans.)
22 For transitional purposes, the term Area Master Plan shall include any
23 transit district development plan approved prior to the effective date
24 of this Zoning Ordinance.

25 **Arena, stadium, or amphitheater**

26 A building or structure designed or intended for use for spectator
27 sports, entertainment events, expositions, and similar events. Such
28 uses may include seating for spectators.

29 **Art gallery**

30 An establishment engaged in the sale, loan, or display of art books,
31 paintings, sculpture, or other works of art.

32 **Art, photography, music, dance, yoga, pilates, or martial arts
33 studio or school**

34 An establishment with space used for the production of—or
35 instruction in—art, photography, music, dance, yoga, pilates, or the
36 martial arts.

37 **Artists' residential studios**

38 A mixed-use community for artists comprised of one or more
39 adjoining structures with working and living space restricted to
40 artists, and with eight or more artist units. Artist units may be on any
41 floor with nonresidential uses on the first floor. All structures and
42 common areas are owned or controlled by a nonprofit corporation or
43 association that restricts artist unit use and occupancy to artists and
44 their families, and is responsible for maintenance of the structures
45 and their continued use as artists' residential studios.

46 **Assisted living facility**

47 A facility that provides living and sleeping facilities and care to four
48 or more individuals who, because of advanced age or physical or
49 mental disability, require intermittent assistance in performing the
50 activities of daily living, which may include the supervision and/or
51 administration of medication, in a protective environment. Such care
52 includes, but is not limited to, meal preparation, laundry services,
53 housekeeping, personal observation and direction in the activities of
54 daily living, transportation for routine social and medical
55 appointments, and the availability of a responsible adult for
56 companionship or nonclinical counseling. The use does not include a
57 "nursing or care home" or "group residential facility."

- 1 **Automated teller machine (ATM)**
2 A mechanized device operated by or on behalf of a bank or financial
3 institution that allows customers to conduct automated banking or
4 financial transactions. Where an ATM is provided at the site of a bank
5 or financial institution for use by customers in motor vehicles, the
6 ATM is considered a drive-through service accessory use. a
- 7 **Aviation Policy Area (APA)**
8 A defined land area adjacent to an airport, where regulations in
9 Section 27-4402(b), Aviation Policy Area Overlay (APA) Zones, modify
10 zoning standards and requirements.
- 11 **Bank or other financial institution**
12 An establishment that provides retail banking services, mortgage
13 lending, or similar financial services to individuals and businesses.
14 This use type does not include check cashing services or bail bond
15 brokers. Accessory uses may include automated teller machines
16 (ATMs) and facilities providing drive-through service.
- 17 **Banquet facility**
18 An establishment, not open to the public, that prepares or serves
19 food and beverages for gatherings honoring guests or special
20 occasions.
- 21 **Beauty salon or barber shop**
22 A facility that provides haircuts, hair styling, hair coloring, nail care,
23 facials, and other similar salon services.
- 24 **Bed and breakfast (as accessory to a single-family detached**
25 **dwelling)**
26 An owner-occupied single-family detached residential dwelling in
27 which rooms are rented to paying guests on an overnight basis for no
28 longer than two weeks in any one visit. A country inn, hotel, motel,
29 fraternity or sorority house, or boarding or rooming house shall not
30 be considered a bed and breakfast.
- 31 **Beekeeping**
32 The raising or producing of bees, beeswax, honey, and by-products.
- 33 **Beverage bottling**
34 A facility for the placing of soft drinks, juice, water, milk, alcoholic
35 beverages, or other liquids into bottles or cans for shipment.
- 36 **Bicycle sales or rental**
37 An establishment engaged in the sales and/or rental of bicycles and
38 which may offer bicycle servicing and repair.
- 39 **Bike share station**
40 The component of a bike share system that consists of a bike parking
41 rack where bicycles that are available for use as part of the bike share
42 system are parked and made available for use by users. Bike share
43 stations are the most visible components of a bike share system. Bike
44 share stations should be: conveniently located in areas of relatively
45 high volumes of pedestrian traffic and in places that are easy for
46 bicyclists to find. The bike share station should be designed and built
47 consistent with the guidelines outlined in *Bike Share: Station Siting*
48 *Guide*, by the National Association of City Transportation Officials
49 (NACTO).
- 50 **Bike share system**
51 A public or quasi-public bicycle system, or bike-share scheme, that is
52 a service to people who decide to participate (typically for a fee) in
53 which bicycles are made available for shared use to individuals on a
54 very short term basis.
- 55 **Block**
56 The land lying within an area bounded on all sides by streets.

- 1 **Block face**
2 A specified side of a block.
- 3 **Block length**
4 The distance or length of a block.
- 5 **Board of Appeals**
6 The Board of Appeals (BOA) for Prince George’s County established
7 by the District Council in accordance with State law. See Section 27-
8 3303, Board of Appeals . (Abbreviated as "BOA.")
- 9 **Boarding or rooming house**
10 A building or portion of which is used by its occupants to provide (for
11 compensation) lodging (and meals) to four or more, but not
12 exceeding nine, guests. The dwelling unit shall contain not more than
13 five guest rooms. A boardinghouse shall not be considered a bed-
14 and-breakfast inn.
- 15 **Boat sales, rental, service, or repair**
16 A business primarily engaged in the display, sale, rental, repair, or
17 maintenance of new or used boats, marine engines, or marine
18 equipment.
- 19 **Boat storage yard**
20 A facility designated for the on-land storage of boats, other
21 watercraft, and marine equipment in open or enclosed roof
22 structures or on trailers, cradles, or boat stands.
- 23 **Broadcasting studio**
24 Commercial and public communications uses including radio and
25 television broadcasting and receiving stations and studios, with
26 facilities entirely within buildings, except for accessory uses like
27 antenna, broadcasting dishes, and related facilities.
- 28 **Buffer**
29 An area of natural or planted vegetation that is generally unoccupied
30 by a building, structure, paving or the like, for the purposes of
31 screening and softening the effects of development. A buffer shall
32 not be used for recreation or parking. For the purposes of the CBCAO
33 Zone only, “buffer” has the definition included in Subtitle 5B of the
34 County Code.
- 35 **Building**
36 (A) A structure having a roof and used for the shelter, support,
37 or enclosure of persons, animals, or property. Any part of a
38 building is considered a separate building when it is entirely
39 separated from all other parts by a wall extending from the
40 lowest floor to the roof.
41 (B) No vehicle originally designed as a means of conveyance shall
42 be considered a building, regardless of whether wheels or
43 other devices to facilitate movement have been removed
44 (except where otherwise specified in this Ordinance).
45 (C) Any mobile home or trailer designed for human occupancy
46 and situated in a nonresidential base zone shall be
47 considered a building if it is used for business purposes.
- 48 **Building footprint**
49 The total area of a building measured at the building's outside walls
50 at its ground plane.
- 51 **Building mass**
52 The form of a building that includes the exterior walls, projections,
53 recesses, roof features, and any attachments or additions.
- 54 **Building permit**
55 See Subtitle 4: Building, of the County Code of Ordinances.

1 **Building, accessory**

2 A "Building" subordinate to, and located on the same lot with, a
3 "main building," and used for an accessory use.

4 **Building Height**

5 (A) The vertical distance between an approved "Street" grade at
6 a point at the middle of the front of the "Building" to either:

7 (i) The highest point of roof surface of a flat roof;

8 (ii) The deck line of a mansard roof; or

9 (iii) The average height between the eaves and ridge of a
10 gable, hip, or gambrel roof.

11 (B) If a "Building" is located on a terrace, the height above the
12 "Street" grade may be increased by the height of the terrace
13 but not over five (5) feet. If the "Building" is set back from the
14 "Street Line" thirty-five (35) feet or more, the "Building
15 Height" is measured from the average elevation of the
16 finished ground surface along the side of the "Building"
17 facing the "Front of the Lot." On a "Through Lot," the side of
18 the "Building" (facing the "Front of the Lot") which has the
19 lowest elevation shall be used.

20 **Building, main**

21 A "Building" in which is conducted the "principal use" of the "lot" on
22 which it is located

23 **Building shell analysis**

24 A study prepared and signed by a professional engineer with
25 competence in acoustical analysis, which identifies enhanced
26 building materials that may be needed to mitigate interior noise
27 levels.

28 **Building Line**

29 A line beyond which no part of a "Main Building" (including a covered
30 porch, vestibule, or other similar projection) or "Structure" (not
31 including ground level paved surfaces, unless specifically noted) shall
32 extend. The "Building Line" determines an area within which "Main
33 Buildings" and other "Structures" may be placed. A "Building Line"
34 and the "Street Line" or "Lot Line" is the required "Yard" (Also called
35 a "Building Restriction Line".)

36 **Build-to zone**

37 The area between the minimum and maximum build-to lines, that
38 extends the entire width of the lot.

39 **Bulk retailing**

40 The sale of merchandise in large quantities, such as in unbroken cases
41 or oversized containers, directly to ultimate consumers.

42 **Business advancement and food access infill**

43 A development which combines a food or beverage store not
44 exceeding 40,000 square feet of gross floor area; a consolidated
45 storage facility; and which may include an eating or drinking
46 establishment or any other use that is permitted by right in the CGO
47 Zone. Business advancement and food access infill shall not include
48 combination retail or gas station uses. The proposed development
49 must be part of a revitalization project; and the development meets
50 the criteria of Part 5.

51 **Business service center**

52 An establishment primarily engaged in providing a range of office
53 support services, such as document copying services, facsimile
54 services, word processing services, on-site personal computer rental,
55 and office product sales.

1 **Camping trailer**

2 A vehicle originally sold to the consumer for recreational, travel, or
3 vacation purposes, which is self-propelled or capable of being towed,
4 and which provides facilities for temporary camping or sleeping. The
5 term "camping trailer" includes a unit designed to be carried by an
6 open pickup truck. The term "camping trailer" also includes travel
7 trailers, campers, recreational vehicles, motor homes, truck campers,
8 and similar vehicles.

9 **Canopy**

10 A roof-like cover extending over an outdoor improvement (such as a
11 sidewalk, a children's playground, or the vehicular parking area for a
12 single residence) for the sole purpose of sheltering persons or
13 structures from sun or precipitation. A canopy is either freestanding,
14 or attached to and projecting from the wall of a building. A canopy is
15 supported only by columns or the wall of a building, and is
16 unenclosed on all sides, except in the case of a projecting canopy
17 where it abuts the building wall. A canopy shall not be considered a
18 building or structure. An awning shall be considered a canopy.

19 **Car wash**

20 An establishment providing the exterior washing of vehicles where
21 vehicles are manually driven or pulled by a conveyor through a
22 system of rollers and/or brushes, or are manually washed. Interior
23 cleaning and/or drying may be conducted manually by vehicle
24 operator or on-site attendants.

25 **Car washing station, private**

26 A feature within a multifamily development designed and intended
27 for the sole use by residents of the development to wash, clean,
28 and/or wax their motor vehicles.

29 **Carport**

30 A covered structure designed to shelter motor vehicles that is free-
31 standing or attached to the wall of a building and is open on at least
32 three sides.

33 **Catering establishment**

34 An establishment that specializes in the preparation of food or
35 beverages for social events, such as weddings, banquets, parties, or
36 other gatherings, with or without banquet facilities for these private
37 pre-arranged occasions. These establishments are not open to
38 impromptu attendance by the general public, and exclude adult
39 entertainment.

40 **Cemetery**

41 A place used for the permanent interment of dead human bodies (or
42 their cremated remains) or pet animal bodies (or their cremated
43 remains). A memorial garden located on the premises of a place of
44 worship where only the ashes of deceased persons or pets may be
45 scattered or placed, is not a cemetery.

46 **Certified nonconforming use**

47 A nonconforming use for which a use and occupancy permit
48 identifying the use as nonconforming has been issued.

49 **Certifying physician**

50 For purposes of Section 27-5102(b)(1)(B), Medical Cannabis Grower
51 and/or Processor, a physician, as specified within Section 14-101(i) of
52 the Health Occupations Article, Annotated Code of Maryland, who is
53 registered with the Natalie M. LaPrade Medical Cannabis
54 Commission.

55 **Change of use**

56 The change in the use of a structure or land. Change of use includes
57 a change from one use type to another use type.

1 **Check cashing business**

2 An establishment that accepts or cashes, for compensation, a
3 payment instrument regardless of the date of the payment
4 instrument. This use does not include activities undertaken by:

- 5 (A) Any bank, trust company, savings bank, savings and loan
6 association, or credit union chartered under the laws of this
7 State, another state, or the United States as long as that
8 institution has a branch that accepts deposits in this State; or
- 9 (B) Any subsidiary or affiliate of an institution described in part
10 (A) above (generally those exempt under Section 12-103 of
11 the Maryland Financial Institutions Code Annotated (as
12 amended from time to time).

13 Additionally, this use does not include a business:

- 14 (A) For which a fee of up to 1.5 percent of the face amount of
15 the payment instrument is charged per payment instrument,
16 and are incidental to the retail sales of goods or services by
17 the person that is providing the check cashing services;
- 18 (B) In which a customer presents a payment instrument for the
19 exact amount of a purchase; or
- 20 (C) Involving foreign currency exchange services or the cashing
21 of a payment instrument drawn on a financial institution
22 other than a Federal, State, or other state financial
23 institution.

24 **Chesapeake Bay Critical Area**

25 All waters of and lands under the Chesapeake Bay and its tributaries
26 to the head of tide as indicated on the State wetlands maps, all State
27 and private wetlands designated under the Annotated Code of
28 Maryland, Title 16 of the Environmental Article; and all land and
29 water areas within 1,000 feet beyond the landward boundaries of
30 State or private wetlands and heads of tides designated under the

31 Annotated Code of Maryland, Title 16 of the Environmental Article,
32 as indicated on approved Chesapeake Bay Critical Area Overlay
33 Zoning Map Amendments (ZMA).

34 **Chesapeake Bay Critical Area Overlay Zoning Map Amendment**

35 A zoning map amendment used solely for the purpose of establishing
36 or amending the County's Chesapeake Bay Critical Area in
37 accordance with County and state law. (Abbreviated as "CBCAO
38 Zoning Map Amendment.")

39 **Cinema**

40 A motion picture theater that is a building or part of a building, and
41 is devoted to showing motion pictures. This can also include an open
42 lot or part of an open lot and auxiliary facilities devoted primarily to
43 the showing of motion pictures on a paid admission basis to patrons
44 seated on outdoor seats.

45 **Circus, carnival, fair, or other special event**

46 Temporary activities or events conducted by civic, philanthropic,
47 educational, or religious organizations, or activities of a business or
48 organization that is not part of its daily activities and are open to the
49 public. Such activities include, but are not limited to, circuses,
50 carnivals, fairs, or tent revivals.

51 **Class 3 fill**

52 The use of land for the spreading or depositing of Class 3 fill
53 materials—including, without limitation: soils difficult to compact or
54 with other than optimum moisture content; rock and similar
55 irreducible materials, without limit as to size, provided no detectable
56 voids are formed into which overlying soils may later be washed; and
57 topsoil, intermittently layered with nonorganic soil. Incidental fill
58 operations associated with the development of subdivisions and
59 other preliminary work of a developing site shall not be considered a
60 Class 3 fill operation.

1 **Clear Zone**

2 Within the Military Installation Overlay (MIO) Zone, a corridor
3 symmetrically centered on the runway centerline beginning at the
4 end of the runway and extending outward 3,000 feet and which has
5 a width of 3,000 feet (1,500 feet to either side of the runway
6 centerline). The Clear Zones for Joint Base Andrews are illustrated in
7 Figure 27-4402(c)(4)(C): Accident Potential/Clear Zones North and
8 South.

9 **Club or lodge, private**

10 An establishment providing facilities for entertainment or recreation
11 for only bona fide members and guests, and not operated for profit,
12 excluding adult entertainment.

13 **Clubhouse**

14 A building or room used for social or recreational activities by
15 members of a club (e.g., golf course clubhouse) or occupants of a
16 residential or other development.

17 **Cold storage plant**

18 A facility primarily engaged in the cold processing and storage of
19 chilled or frozen food products.

20 **College or university**

21 An institution offering a program of post-secondary education and
22 instruction leading to associate, baccalaureate, or higher degrees,
23 and that is approved by the Maryland Higher Education Commission
24 and accredited by a national association of colleges and universities.

25 **Combination retail**

26 A department store that exceeds 75,000 square feet of which a
27 minimum of 60 percent of the floor space is used as a department
28 store, that also incorporates a drug store or pharmacy and a full line

29 of groceries. This use does not include the principal uses of grocery
30 store or food market, department store, drug store or pharmacy.

31 **Commercial fuel depot**

32 An unattended, automated fuel dispensing facility that dispenses fuel
33 to businesses, organizations, and municipalities that maintain a fleet
34 of vehicles. This use does not include any retail sale of gasoline to the
35 general public and does not include any store sales, vehicle service,
36 or vending operations.

37 **Commercial recreation attraction**

38 A large, integrated entertainment complex sited on at least 100 acres
39 that features multiple, large-scale outdoor amusements including
40 roller coasters, thrill rides, water parks, and water slides, and includes
41 indoor amusements and food service.

42 **Commercial recreational facilities**

43 A contiguous assemblage of land leased from a public agency before
44 January 1, 1974, continuing no less than sixty (60) acres at the time
45 of said lease and to be developed with an array of commercial,
46 including parking lots for commercial purposes, residential, lodging,
47 recreational, entertainment, retail, social, culture or similar uses, and
48 which development and/or use shall conform to the terms of that
49 lease as modified or amended.

50 **Common area**

51 Land or facilities that are located within, or related to, a
52 development, and that are designed for use by the residents (and
53 guests) of, or workers in, the entire development or a designated part
54 of the development. Common area does not include land or facilities
55 which are individually owned or dedicated to public use. Common
56 area remains in the ownership of a homeowners' or similar
57 association.

1 **Community Building**

2 A “building” which is primarily available to the public for educational,
3 recreational, or civic purposes, and not operated for profit.

4 **Community garden**

5 Land devoted to the cultivation of fruits, flowers, vegetables, or
6 ornamental plants by more than one person, household, family, or by
7 an organization for personal or group use, consumption, or donation.
8 Community gardens may be divided into separate plots for
9 cultivation by one or more individuals or may be farmed collectively
10 by members of the group and may include common areas maintained
11 and used by group members.

12 **Composting facility**

13 A facility where organic matter derived primarily off-site is processed
14 by composting for commercial purposes.

15 **Composting, small-scale**

16 An area proximate to one or more neighborhoods and accessible
17 by the public that is designed for the purpose of collecting and
18 converting kitchen and yard waste from local households,
19 businesses, institutions, and/or government entities into compost.

20 **Comprehensive Plan**

21 A plan guiding the physical development of Prince George’s County.
22 Forms of comprehensive plans include the General Plan, Area Master
23 Plans, Sector Plans, and Functional Master Plans.

24 **Concept Plan (Stormwater Management)**

25 Refer to Subtitle 32: Water Resources Protection and Grading Code,
26 of the County Code for the definition.

27 **Concrete batching or asphalt mixing plant**

28 A facility in which concrete or asphalt or their ingredients or products
29 are ground up, mixed, or otherwise prepared for use on-site or for
30 transportation to a construction site ready to be poured.

31 **Concrete or brick products manufacturing**

32 An establishment primarily engaged in manufacturing concrete pipe,
33 brick, and block from a mixture of cement, water, and aggregate.

34 **Concrete recycling facility**

35 A facility that processes concrete demolition material by crushing to
36 remove reinforcing metals, if any, and to reduce the size of concrete
37 material to a commercially usable size.

38 **Conference or training center**

39 A facility designed to accommodate fewer than 500 persons and used
40 for conferences, seminars, product displays, recreation activities, and
41 entertainment functions, along with accessory uses including
42 temporary outdoor displays, and food or beverage preparation and
43 service for on-premise consumption.

44 **Congregate Living Facility**

45 A residential facility for four (4) to twenty (20) elderly or physically
46 handicapped residents, within which sheltered care services are
47 provided, which may include, but need not be limited to, living and
48 sleeping facilities, meal preparation, laundry services, housekeeping,
49 personal observation and direction in the activities of daily living,
50 transportation for routine social and medical appointments, and the
51 availability of a responsible adult for companionship or nonclinical
52 counseling. The term shall not include an "Adult Day Care Center,"
53 "Hospital," "Nursing or Care Home," "Family," or "Group Residential
54 Facility," as defined elsewhere in this Subtitle. A Congregate Living
55 Facility shall comply with the licensing and other regulatory
56 requirements of Subtitle 12, Division 7, of this Code.

1 **Conical Surface**

2 Within the Military Installation Overlay (MIO) Zone, an inclined
3 imaginary surface extending outward and upward from the outer
4 periphery of the inner horizontal surface for a horizontal distance of
5 7,000 feet to a height of 500 feet above the established airfield
6 elevation. The slope of the conical surface is 20:1. The conical surface
7 connects the inner horizontal surfaces, illustrated on Figure 27-
8 4402(c)(5)(B): Height, as "E."

9 **Conservation easement**

10 Refer to Subtitle 24: Subdivision Regulations, of the County Code for
11 the definition.

12 **Conservation easement, regulated environmental features**

13 Refer to Subtitle 24: Subdivision Regulations, of the County Code for
14 the definition.

15 **Conservation easement, woodland and wildlife habitat**

16 Refer to Subtitle 24: Subdivision Regulations, of the County Code for
17 the definition.

18 **Conservation easement, Chesapeake Bay Critical Area**

19 Refer to Subtitle 24: Subdivision Regulations, of the County Code for
20 the definition.

21 **Consolidated storage**

22 A building or group of buildings divided into separate self-contained
23 units or areas of 500 square feet or less that are offered for rent for
24 self-service storage of household and personal property. The storage
25 units or areas are designed to allow private access by the tenant for
26 storing and removing personal property. The rental of trucks or
27 trailers is a separate principal use and not considered accessory to
28 this use.

29 **Construction-related office/yard**

30 A temporary structure, facility, or space associated with the staging,
31 management, and security of new construction—including an office
32 building, security building, storage buildings, construction waste and
33 recycling receptacles, temporary sanitation facilities, outdoor
34 storage, and employee parking areas—and located on or adjacent to
35 the construction site.

36 **Consumer goods establishment**

37 Establishments that sell consumer goods at retail, including but not
38 limited to art galleries; bait shops; bicycle sales, rental, services, or
39 repair; home building and garden supplies stores; monument or
40 headstone sales establishments; taxidermies; and similar uses (e.g.,
41 floor covering stores, window treatment stores, camera stores,
42 optical goods stores, shoe stores, luggage stores, jewelry stores,
43 piece goods stores, and pet shops).

44 **Contractor's office**

45 A building or portion of a building used by a building, heating,
46 plumbing, electrical, or other development contractor both as an
47 office and for the storage of a limited quantity of materials, supplies,
48 and equipment inside the building. If outdoor storage of materials,
49 supplies, or equipment is associated with the office, the use is
50 considered a contractor's yard.

51 **Contractor's yard**

52 A lot or portion of a lot or parcel used for outdoor storage and
53 maintenance of construction equipment and other materials and
54 facilities customarily required in the building trade by a construction
55 contractor.

56 **Convenience store**

57 A retail sales and service store with less than 5,000 square feet of
58 floor area that primarily sells grocery or deli items and miscellaneous

1 day-to-day goods, such as bottled drinks, candy, canned foods,
2 bread, milk, cheese, tobacco products, beer, wine, papers and
3 magazines, and general hardware articles. Quick-service food may be
4 offered as an accessory use. A convenience store may also contain
5 another principal use, such as a restaurant if such other use is also
6 permitted in the same zone. A convenience store shall not sell gas or
7 have gas pumps.

8 **Convent or monastery**

9 A structure used for the purpose of housing persons on a permanent
10 basis who constitute a religious community typically consisting of
11 nuns, priests, monks, or other similar religious personnel. For the
12 purpose of this definition, the terms convent and monastery are
13 interchangeable and shall have the same meaning. Assembly for
14 worship services may be conducted in conjunction with the convent
15 or monastery use.

16 **Cottage food**

17 A non-potentially hazardous food that is offered for sale only at a
18 farmers' market or authorized public event.

19 **Country club**

20 A chartered, nonprofit membership club catering primarily to its
21 members, providing but not limited to one or more of the following
22 recreational and social activities: golf, swimming, riding, outdoor
23 recreation, club house, locker room, and pro shop.

24 **Country inn**

25 A "building" having historical, architectural, or cultural significance,
26 or the appearance of it, within which is provided (for compensation)
27 lodging or food service for transient guests in a historical, scenic, or
28 pastoral atmosphere.

29 **Crematory**

30 A facility containing furnaces for the reduction of dead bodies—
31 either human or animal— to ashes by fire.

32 **Cultural facility**

33 A facility for storing, using, loaning, and occasionally selling literary,
34 historical, scientific, musical, artistic, or other reference materials
35 (e.g., library), or for displaying or preserving objects of interest or
36 providing facilities for one or more of the arts or sciences to the
37 public (e.g., museum). Accessory uses include offices, storage
38 facilities used by staff, and meeting rooms.

39 **Day care center for children**

40 An establishment in which a program is operated that is designed to
41 provide care and activities for nine (9) or more children not located
42 in a dwelling unit, or thirteen (13) or more children in a dwelling unit,
43 on a regular schedule (more than once a week). This term shall not
44 include "family day care," "recreational program, before- and after-
45 school," "school, private," or "small group child care center."

46 **Day labor service**

47 A business or an establishment that provides, or markets itself as
48 providing, the temporary employment of persons where persons
49 wait at the establishment on a daily basis for work assignments or
50 transportation to work assignments. This definition specifically
51 excludes those services placing employees primarily through
52 telephone contacts that do not involve the waiting of prospective
53 employees on the premises, whether for employment,
54 transportation, or assignment.

55 **Density, net**

56 See Section 27-2201(e), Net Density (Dwelling Units per Acre).

1 **Department store**

2 A general merchandising store offering a variety of unrelated goods
3 and services that may include clothing, housewares, body products,
4 and specialty items.

5 **Departure**

6 A procedure in this Ordinance that allows minor changes from certain
7 dimensional or development standards in specific circumstances,
8 subject to specific limitations and standards in order to allow
9 development that is consistent with the context in which it is located,
10 while accomplishing the purposes of this Ordinance. See Section 27-
11 3614, Departure (Minor and Major) of this Subtitle.

12 **Detailed site plan**

13 A development application for review of proposed project elements
14 such as building design, site layout, and landscaping. See Section 27-
15 3605, Detailed Site Plan of this Subtitle.

16 **Detailed site plan for infrastructure**

17 A site plan that is prepared in order to proceed with limited site
18 improvements. These improvements must include infrastructure
19 which is essential to the future development of the site, including
20 streets, utilities, or stormwater management facilities.

21 **Development**

22 Any activity that materially affects the condition or use of dry land,
23 land under water, or any structure.

24 **Development lot as a whole**

25 The entire parcel proposed for a two-family, three-family, or
26 townhouse development, containing all parcels proposed to be
27 owned in common and all proposed individual lots under two-family,
28 three-family, or townhouse units.

29 **Direct illumination**

30 Illumination by light sources that are effectively visible, either directly
31 or through a translucent material, illuminating outward.

32 **Distribution warehouse**

33 A facility primarily engaged in the distribution of manufactured
34 products, supplies, and equipment. It includes the temporary storage
35 of such products, supplies, and equipment pending distribution.

36 **District Council**

37 The Prince George's County Council, sitting as the District Council for
38 the Prince George's County portion of the Maryland-Washington
39 Regional District. See Section 27-3301, District Council.

40 **Dog daycare facility**

41 A facility where dogs may socialize and be groomed, trained, and/or
42 exercised during the day, for compensation, but not kept overnight,
43 bred, sold, or let for hire.

44 **Dog park**

45 A park for domesticated dogs to exercise and play off-leash (many
46 times with other dogs) in a controlled and fenced environment under
47 the supervision of their owners.

48 **Dormitory, private**

49 A building not owned or operated by a college or university that
50 contains bedrooms primarily for students attending a college or
51 university. Bedrooms may be arranged around a common area with
52 a kitchen which is shared by individuals renting the bedrooms, or
53 along a hall which provides access to a common kitchen space.
54 Bedrooms shall be rented on an annual basis or for an academic
55 semester or summer term. Private dormitories are typically four
56 stories or more in height. Accessory uses may include fitness
57 facilities, pools, parking areas, and similar facilities. A boarding or

1 rooming house is not a private dormitory, nor is rental of single-
2 family homes to students.

3 **DPIE**

4 The Department of Permitting, Inspections, and Enforcement of
5 Prince George's County, Maryland.

6 **DPIE Director**

7 See "Department of Permitting, Inspections, and Enforcement
8 Director."

9 **Drive-through service**

10 A facility used to provide products or services to customers who
11 remain in their vehicles, whether through a window or door in a
12 building, a machine in a building or detached structure (e.g., ATM),
13 or via a mechanical device (e.g., a pneumatic tube system). In
14 addition to the pick-up window or door, drive-through service
15 facilities also may include remote menu boards and ordering stations.
16 Use types that commonly have drive-through service include banks,
17 restaurants, specialty eating or drinking establishments, and drug
18 stores.

19 **Drug store or pharmacy**

20 A retail store primarily engaged in the filling and sale of prescription
21 drugs and the sale of medical supplies, nonprescription medicines,
22 and related goods and services. It may also sell nonmedical goods
23 such as cosmetics, cards, and groceries such as food and household
24 items. Accessory uses may include automated teller machines (ATMs)
25 and facilities providing drive-through service.

26 **Dry-cleaning or laundry drop-off/pick-up establishment**

27 A facility where retail customers drop off or pick up laundry or dry
28 cleaning and where the cleaning processes may take place on site as
29 long as all cleaning materials and chemicals and waste water is
30 disposed of in compliance with all applicable permits and regulations.

31 **Dry-cleaning, laundry, or carpet-cleaning plant**

32 A facility engaged in cleaning fabrics, textiles, apparel, or other
33 articles by immersion (and agitation) in water or volatile solvents.

34 **Dwelling**

35 A building used for living facilities for one or more families.

36 **Dwelling unit**

37 A building (or part of a building) used as a complete and independent
38 living facility for only one family, which includes permanent
39 provisions for living, sleeping, eating, cooking, and sanitation.

40 **Dwelling, live-work**

41 A structure or portion of a structure combining a residential dwelling
42 unit for one or more persons with an integrated work space
43 principally used by one or more of the dwelling unit residents.

44 **Dwelling, multifamily**

45 A building containing four or more dwelling units. Units may be
46 located side by side in a horizontal configuration or stacked one
47 above the other in a vertical configuration, sharing common vertical
48 walls or horizontal floors and ceilings. Multifamily dwellings include
49 what are commonly called apartments, or condominium units, but
50 not townhouse dwellings.

51 **Dwelling, single-family attached**

52 A dwelling which is attached by means of a solid, common wall to one
53 or more other dwellings.

54 **Dwelling, single-family detached**

55 A single detached building on a lot, other than a manufactured home
56 dwelling, that contains a single dwelling unit and that sits on a
57 permanent foundation.

1 **Dwelling, three-family**

2 A building containing three dwelling units. Units may be located side
3 by side in a horizontal configuration or stacked one above the other
4 in a vertical configuration, sharing common vertical walls or
5 horizontal floors and ceilings.

6 **Dwelling, townhouse**

7 A building containing four or more dwelling units that are attached
8 horizontally through, and entirely separated by, common walls, with
9 each dwelling unit occupying space from the lowest floor to the roof
10 of the building, and located on a separate townhouse lot.

11 **Dwelling, two-family**

12 A building containing two dwelling units. Units may be located side
13 by side in a horizontal configuration or stacked one above the other
14 in a vertical, configuration, sharing common vertical solid walls
15 extending from the grade to the roof, or horizontal floors and
16 ceilings. The building typologies commonly referred to as two-over-
17 two dwellings or stacked dwelling units are examples of two-family
18 dwellings.

19 **Elderly housing (single-family attached dwellings)**

20 For purposes of this Subtitle, elderly housing is defined as housing for
21 older persons as provided in Title 42 USC, Section 3607B and the
22 regulations issued thereunder, and intended for and solely occupied
23 by persons sixty-two (62) years of age and older.

24 **Electric vehicle (EV) charging station (Level 1, 2, or 3)**

25 A vehicle parking space served by an electrical component assembly
26 or cluster of components assemblies (battery charging station)
27 designed and intended to transfer electric energy by conductive or
28 inductive means from the electric grid or other off-board electrical
29 source to a battery or other energy storage device within a vehicle
30 that operates, partially or exclusively, on electric energy.

31 A Level 1 charging station is a slow-charging station that typically
32 operates on a 15- or 20-amp breaker on a 120-volt Alternating
33 Current (AC) circuit.

34 A Level 2 charging station is a medium-speed-charging station that
35 typically operates on a 40- to 100-amp breaker on a 208- or 240-volt
36 Alternating Current circuit.

37 A level 3 charging station is an industrial grade charging station that
38 operates on a high-voltage circuit to allow for fast charging.

39 **Electronic Cigarette Shop**

40 A retail store where the primary “Use” is the retail sale of, for off-
41 site consumption, electronic cigarettes, or any other electronic
42 device that can be used to deliver nicotine or other substance to the
43 person inhaling from the device, including, but not limited to, an
44 electronic cigarette, cigar, cigarillo, or pipe, any cartridge or other
45 component of the device or any related electronic cigarette product.

46 **Electronic recycling facility**

47 An establishment in which obsolete or outdated computers,
48 televisions, cell phones, printers, PDAs, medical equipment (not
49 including x-ray machines or other potentially radioactive devices)
50 and other electronic devices used in offices and homes, which have
51 been previously separated from the solid waste stream, are
52 collected and sorted, processed and sold for reuse or packaged for
53 distribution to other facilities where the materials will be further
54 recycled, used as raw materials or will otherwise be returned to the
55 market place. Processing means the preparation of materials by
56 such means as disassembling, refurbishing, baling, briquetting,
57 compacting, grinding, crushing, shredding and separation into
58 commodity grade materials. The use shall not include the
59 treatment, speculative accumulation or recycling of, cathode ray
60 tubes, hazardous materials, or radioactive Universal Waste as
61 defined by 40 CFR Part 273, as amended from time to time, which
62 shall be shipped off-site to a certified facility for further recycling. In

1 addition the use shall not include smelting, biological or chemical
2 treatment of the component parts recovered from the electronic
3 devices.

4 **Eleemosynary or philanthropic institution**

5 Any facility operated by a private, nonprofit organization offering
6 religious, social, physical, recreational, emergency, or benevolent
7 services, and which is not already specifically allowed in the various
8 zones. The organization shall not carry on a business on the premises.
9 The term shall not include an “Adult Day Care Center,” “Congregate
10 Living Facility,” or “Group Residential Facility.”

11 **Emergency services facility**

12 A facility for public services such as fire and police services,
13 emergency medical services (EMS), emergency operation centers,
14 and related administrative services.

15 **Employment**

16 An establishment primarily engaged in finding jobs for people seeking
17 them and finding people to fill particular jobs offered by employers.

18 **Enlargement or extension**

19 Alterations which increase the usable area of a “building,”
20 “structure,” or other improvement, or “use” (including the addition
21 of any new “structure” or other improvement). Modifications such as
22 the addition of cupolas, windows, or “canopies,” which do not
23 increase the usable square footage of a “building” or “structure,” or
24 which do not increase the usable square footage of a “building” or
25 “structure,” or which do not expand the occupied usable land area of
26 the “lot,” shall not be considered an enlargement or extension.

27 **Entertainment establishment**

28 A place of entertainment offering live performances (including, but
29 not limited to, comedic and dramatic performances), live or recorded
30 music, or similar activities and which may offer food and/or

31 beverages for consumption on the premises. An entertainment
32 establishment shall not include nightclubs or adult entertainment.

33 **Environmental Technical Manual**

34 Refer to Subtitle 25: Trees and Vegetation, of the County Code for the
35 definition.

36 **Equestrian center**

37 A facility designed and intended for the instruction and display of
38 equestrian skills—including, but not limited to, show jumping and
39 dressage—and the hosting of events, competitions, exhibitions, or
40 other displays of equestrian skills. Accessory uses include the caring
41 for, breeding, boarding, dealing, selling, renting, riding, or training
42 equines. It includes barns, stables, rings, paddocks, or other related
43 accessory structures.

44 **Evidentiary Hearing**

45 A quasi-judicial hearing involving the receiving of evidence and
46 testimony, which shall be given under administered oaths.

47 **Family**

48 An individual living alone as a single housekeeping unit in a dwelling
49 unit, or any of the following, living together as a single housekeeping
50 unit in a dwelling unit:

51 (A) A group of individuals related by blood, marriage, adoption,
52 or legal guardianship, including foster children; or

53 (B) A group of not more than five individuals all or a part of
54 whom are not related by blood, marriage, adoption, or legal
55 guardianship.

56 **Family child care home, large**

57 An accessory use of a dwelling to provide child care for 9 to 12
58 children as a large family child care home that is registered by the
59 State Department of Education in accordance with COMAR 13A.18.

- 1 **Family child care home, small**
- 2 An accessory use of a dwelling to provide child care for up to eight
3 children as a family child care home that is registered by the State
4 Department of Education in accordance with COMAR 13A.15, or that
5 is specifically exempt from registration by COMAR 13A.15.02.
- 6 **Farm-based alcohol production**
- 7 An alcohol production facility located on a licensed farm and using
8 agricultural products produced on the licensed farm. Farm breweries,
9 distilleries, rectifiers, or wineries are licensed and regulated by the
10 State of Maryland and Federal Law. Accessory uses may include retail
11 sales of beverages produced on-site as allowed by State licensing
12 laws.
- 13 **Farm market**
- 14 A principal use that includes the sale of horticultural or agricultural
15 products where at least 25 percent of the products sold are
16 agricultural products produced on-site.
- 17 **Farm supply sales and farm machinery/implement sales, rental, or
18 repair**
- 19 An establishment for the sale of plant seeds and bulbs, animal feed,
20 fertilizer, herbicides and soil conditioners, fungicides and
21 insecticides, and similar products to farmers; or for the sale, rental,
22 and/or repair of equipment normally or routinely used on farms or
23 gardens, and related parts, tools and accessories—but not of non-
24 farm equipment or materials.
- 25 **Farm tenant dwelling (as accessory to an agriculture use)**
- 26 A single-family detached dwelling or dormitory (but not a multifamily
27 dwelling) that is:
- 28 (A) Not the principal residence of the property owner;
- 29 (B) An "accessory building";
- 30 (C) Located on land used exclusively for "Agriculture";
- 31 (D) Owned by the same person who owns the agricultural land;
32 and
- 33 (E) Occupied by a tenant who derives income from working the
34 agricultural land.
- 35 **Farmers' market**
- 36 A collection of vendors using private or publicly owned property or
37 property owned by a nonprofit organization for the sale of
38 agricultural and horticultural products grown by the vendor, value-
39 added items produced by the vendor from agricultural, horticultural,
40 or forestry products, or for the sale of foods prepared by the vendor.
41 for more than 106 days in a calendar year, it is considered a principal
42 use. If the farmers' market operates for 106 or fewer days in a
43 calendar year, it is considered a temporary use.
- 44 **Fenestration/Transparency**
- 45 The design, location, and presence of windows and doors in a
46 building. Where there are fenestration/transparency requirements,
47 the window and door openings counting toward meeting this
48 transparency requirement shall consist of glass that is relatively clear
49 and non-reflective, with a minimum visible light transmittance of
50 0.65 and maximum visible light reflectance of 0.20.
- 51 **Fertilizer manufacturing**
- 52 The production of any materials, of natural or synthetic origin, that is
53 applied to soils or plant tissues to supply one or more nutrients.
- 54 **Fisheries activities**
- 55 Commercial operations and structures for the raising, packaging,
56 canning, freezing, or processing of fish, mollusks, or crustaceans,
57 which may include related activities such as wholesale, retail sales,
58 storage structures, and loading docks.

1 **Flea market**

2 The temporary and occasional collection of vendors using stalls,
3 booths, or tables on property owned by a public agency or a
4 nonprofit organization for the sale of merchandise, collectibles,
5 crafts, antiques, or other items, excluding automobiles, automobile
6 parts, and nonportable household appliances.

7 **Flex space**

8 A building with a flexible, open floor plan that can be configured as
9 needed to house uses such as office, industrial service, light
10 manufacturing, and warehousing uses.

11 **Floor area ratio (FAR)**

12 The ratio of the gross floor area of all buildings or structures on a lot
13 to the area of that lot. (Abbreviated as "FAR.") See Section 27-
14 2201(f), Floor Area Ratio.

15 **Food and beverage store**

16 A use providing the retail sales of food, beverages, and sundries
17 primarily for home consumption, and may include food or beverage
18 preparation. Food hub

19 A place where farmers, farm cooperatives, or wholesalers can deliver
20 agriculture products for pick-up by consumers or wholesalers. Food
21 hub does not include such uses as a stockyard or slaughterhouse.

22 **Food market**

23 A food market is an establishment that offers specialty food products
24 at retail, such as meat, seafood, produce, artisanal goods, baked
25 goods, pasta, cheese, confections, coffee, and other specialty food
26 products, and may also offer additional food and non-food
27 commodities related or complementary to the specialty food
28 products. A food market may sell beer and wine for consumption off
29 the premises with the appropriate State of Maryland beverage
30 license.

31 **Food processing**

32 Preparing food for market that causes a change in the natural form
33 or state of the product.

34 **Food truck hub**

35 An outdoor unenclosed area in which two or more mobile units, as
36 defined by Subtitle 12: Health, of the County Code, may cluster in
37 order to primarily sell freshly prepared foods or fresh fruits and
38 vegetables.

39 **Forestry**

40 The use of land whereby forests are tended, harvested for
41 commercial purposes, and reforested either by natural or human
42 reforestation, and where timber is cut and sorted on-site.

43 **Forest Stand Delineation**

44 A detailed accounting of woody vegetation, prepared in plan and
45 document form, as required by Subtitle 25, Division 2, as explained in
46 the publication, *The Woodland and Wildlife Habitat Conservation*
47 *Technical Manual*.

48 **Fortune telling establishment**

49 An establishment primarily engaged in attempts to tell fortunes or
50 predict the future (for pay or voluntary contributions) by means of
51 occult or psychic powers, faculties, or forces; necromancy, palmistry,
52 psychology, psychic psychometry, spirits, medium-ship, seership,
53 prophecy, cards, talismans, sorcery, charms, potions, magnetism, tea
54 leaves, magic, numerology, mechanical devices, handwriting
55 analyses, phrenology, character readings, or any other similar means.

56 **Fraternity or sorority house**

57 A building used for lodging by individuals who are members or
58 affiliates of a fraternity or sorority while attending a college or
59 university. It may include facilities for dining for the residents,

1 employees, and guests of the residents. A fraternity or sorority house
2 is not a boarding or rooming house, eleemosynary or philanthropic
3 institution, group residential facility, or dwelling.

4 **Front street line**

5 The boundary of a lot abutting the right-of-way of a primary street,
6 from which the required setback or build-to zone is measured.

7 **Fuel oil or bottled gas distribution**

8 An establishment primarily engaged in the distribution of fuel oil or
9 bottled gases such as propane or liquid petroleum for compensation.

10 **Functional master plan**

11 The approved plan for one of the various elements of the General
12 Plan, such as transportation, schools, libraries, hospitals, health
13 centers, parks and other open spaces, police stations, fire stations,
14 utilities, or historic preservation. A functional master plan amends
15 the General Plan.

16 **Funeral home or mortuary**

17 A building used for human funeral services. A funeral home may
18 contain facilities for:

- 19 (A) Embalming and other services used in the preparation of the
20 dead for burial;
- 21 (B) The display of the deceased;
- 22 (C) The performance of ceremonies in connection with a funeral;
- 23 (D) The performance of autopsies and similar surgical
24 procedures;
- 25 (E) The sale and storage of caskets, funeral urns, and other
26 related funeral supplies; and
- 27 (F) The storage of funeral vehicles.

28 A funeral home does not include facilities for cremation.

29 **Garage or carport**

30 A structure used or designed for the parking and storage of motor
31 vehicles or boats. A garage is an enclosed building whereas a carport
32 is a roofed structure open on one or more sides. Garages and carports
33 are commonly attached to and considered part of a dwelling or other
34 principal building, but may exist as a detached accessory structure.

35 **Garage or yard sale**

36 The temporary use of the garage or yard of a residential dwelling for
37 the sale of miscellaneous items of personal property to the general
38 public.

39 **Garden center (as accessory to an agricultural use)**

40 Structures or an area of land located on land used for agriculture that
41 is used for the display and sale of nursery stock or garden supplies.
42 This use does not include a temporary "wayside stand."

43 **Gas station**

44 A building or lot where gasoline or other similar fuel, stored only in
45 underground tanks, is dispensed directly to users of motor vehicles.
46 The following activities are permitted as accessory uses to a gas
47 station:

- 48 (A) Sales and servicing of spark plugs, batteries, and distributors
49 and distributor parts; tune-ups;
- 50 (B) Tire servicing and repair, but not recapping or regrooving;
- 51 (C) Replacement of mufflers and tail pipes, water hoses, fan
52 belts, brake fluid, light bulbs, fuses, floor mats, windshield
53 wipers and wiper blades, grease retainers, wheel bearings,
54 mirrors, and the like;
- 55 (D) Washing and polishing, and sale of automotive washing and
56 polishing materials;
- 57 (E) Greasing, lubrication, and radiator flushing;

- 1 (F) Minor servicing and repair of carburetors, fuel, oil and water
2 pumps and lines, and minor engine adjustments not
3 involving removal of the head or crank case or racing the
4 engine;
- 5 (G) Emergency wiring repairs;
- 6 (H) Adjusting and repairing brakes;
- 7 (I) Retail sale of convenience items such as cold drinks,
8 packaged foods, tobacco, prepared foods, and similar
9 convenience goods;
- 10 (J) Retail sale of road maps and other informational material to
11 customers; and
- 12 (K) Provision of restroom facilities.

13 Services allowed at a gas station do not include major chassis or body
14 work; repair of transmissions or differentials; machine shop work;
15 straightening of body parts; or painting, welding, or other work
16 involving noise, glare, fumes, smoke, or other characteristics to an
17 extent greater than normally found in gas stations.

18 **General industrial services**

19 An establishment engaged in the repair or servicing of agriculture,
20 industrial, business, or consumer machinery, equipment, products,
21 or by-products. Firms that provide these services do so by mainly
22 providing centralized services for separate retail outlets. Contractors
23 and building maintenance services and similar uses perform services
24 off-site. Few customers, especially the general public, come to the
25 site. Accessory activities may include retail sales, offices, and storage.

26 **General Plan**

27 The approved plan for the physical development of the Regional
28 District for that portion of the District in Prince George's County.

29 **Golf course**

30 An area of land laid out for playing golf. A golf course may include
31 accessory recreational facilities, such as driving ranges, putting
32 greens, concessions for serving food and refreshments to members
33 and guests, horse shoe pits, picnic areas, and accessory facilities
34 directly related to golf.

35 **Golf driving range**

36 A limited area of land on which people can remain in a single location
37 to practice their golf swing from a common driving tee or pad.
38 Accessory uses may include a concessions stand, netting, exterior
39 lighting fixtures, putting greens, as well as maintenance and outdoor
40 storage areas. This use does not include a golf course.

41 **Grading permit**

42 See Subtitle 32, Division 2: Grading, Drainage and Erosion and
43 Sediment Control, of the County Code of Ordinances.

44 **Green area**

45 An area of land associated with, and located on the same parcel of
46 land as, a building for which it serves to provide light and air, or
47 scenic, recreational, or similar purposes. Green area shall generally
48 be available for use by the occupants of the building, but may include
49 a limited amount of space to enhance the amenity of the
50 development by providing landscaping features, screening for the
51 benefit of people in neighboring areas, or a general appearance of
52 openness. Green area may include lawns, decorative plantings,
53 sculptures, wooded areas, landscaped areas covering structures that
54 are not more than 12 feet above ground level, sidewalks and
55 walkways, furniture, active and passive recreational areas,
56 community gardens, green area, and water surfaces comprising not
57 more than ten percent of the total green area. It shall not include
58 parking lots or other vehicular surfaces, or accessory buildings,
59 except as otherwise provided.

1 **Green roof**

2 A roof of a structure that is partially or completely covered with
3 vegetated landscape built up from a series of layers. Vegetation on
4 green roofs is planted in a growing substrate that may range in depth
5 from 50 millimeters to more than a meter, depending on the weight
6 capacity of the structure's roof and the aims of the design. Green
7 roofs may be appropriate for food production.

8 **Grocery store**

9 A grocery store is an establishment that offers a variety of unrelated,
10 non-complementary food and non-food commodities, such as
11 beverages, dairy, dry goods, fresh produce, meat, fish, and other
12 perishable items, frozen foods, household products, and paper
13 goods; may provide beer, wine, and/or liquor sales for consumption
14 off the premises with the appropriate State of Maryland beverage
15 license; may include a prescription pharmacy; may include a
16 delicatessen and/or bakery, and prepare minor amounts of food on
17 site for immediate consumption; markets the majority of its
18 merchandise at retail prices; and may have a restaurant as an
19 accessory use.

20 **Gross floor area (GFA)**

21 The total number of square feet of floor area in a building, excluding
22 garages and structured parking areas, those portions of a basement
23 used exclusively for storage or other areas used exclusively for a
24 building's mechanical equipment, and uncovered steps and porches,
25 but including the total floor area of accessory buildings on the same
26 lot. All horizontal measurements shall be made between the exterior
27 faces of walls, columns, foundations, or other means of support or
28 enclosure. It includes walkways or plazas within wholly enclosed
29 shopping malls but does not include covered walkways or plazas in
30 other shopping centers, or other areas covered solely by canopies.
31 (Abbreviated as "GFA.")

32 **Group residential facility**

33 A residential facility operated by a responsible individual or
34 organization that has a program designed to provide a supportive
35 living arrangement for five or more individuals (unrelated to the
36 operator by blood, adoption, or marriage) who are members of a
37 service population that, because of age or emotional, mental,
38 physical, familial, or social conditions, needs supervision.

39 This use includes facilities for developmentally disabled persons, drug
40 dependent persons, alcoholic persons, juveniles, or persons whose
41 welfare and adjustment within the community are dependent on
42 support from the community.

43 The use does not include:

- 44 (A) a hospital or nursing or care home;
- 45 (B) an assisted living facility; or
- 46 (C) an adult day care center.

47 A group residential facility for the mentally handicapped for up to
48 eight residents shall be considered a single-family detached dwelling.
49 A mentally handicapped population includes any individual with a
50 primary disability as a result of mental retardation, mental illness, or
51 mental disorder which impairs the person's cognitive ability to live
52 independently (excluding addictive disorders resulting from
53 substance abuse).

54 **Guest House**

55 A detached "accessory building" used to house the transient guests
56 of the occupants of the main "dwelling." The "guest house" shall not
57 be separately rented, leased, or sold.

58 **Guest Room**

59 A room or suite of rooms in which living and sleeping
60 accommodations are provided for one (1) or more paying visitors.

1 “Guest rooms” shall have no provisions for cooking, except in the
2 case of “guest rooms” in a “hotel” or “motel,” where “guest rooms”
3 may contain a “kitchenette.” Rooms in “private dormitories” and
4 “fraternity or sorority houses” are not “guest rooms.”

5 **Health club**

6 An indoor establishment, including saunas and steam baths, offering
7 or providing facilities for, and instruction in, general health, physical
8 fitness, and controlled exercises such as, but not limited to, weight
9 lifting, calisthenics and aerobic/slimnastic dancing, and massages.

10 **Health impact assessment review**

11 A tool that may include a combination of procedures, methods and
12 tools by which a policy, program or project may be evaluated as to its
13 potential effects on the health of a population, the distribution of
14 those effects within the population, and provide a platform to make
15 our communities healthier.

16 **Heavy equipment sales, rental, servicing, or storage**

17 An establishment engaged in the display, sale, leasing, rental,
18 servicing, or storage of heavy equipment of 12,000 or more pounds
19 gross vehicular weight (GVW).

20 **Height, building**

21 See Building Height.

22 **Helipad**

23 A facility located on the roof of an office or other building (like a
24 hospital) that accommodates the landing and take-off of helicopters.

25 **Heliport**

26 A facility designed to accommodate all phases of helicopter
27 operations, with space for a terminal and the loading, unloading,
28 service, and storage of helicopters, including accessory uses
29 commonly associated with an airport terminal.

30 **High Intensity Noise Areas (HINA)**

31 Areas within the Military Installation Overlay (MIO) Zone that are
32 impacted by noise levels exceeding 74 dBA Ldn as established by
33 Figure 27-4402(c)(5)(C): Noise Intensity. (Abbreviated as “HINA.”)

34 **High-Service Transit Stop**

35 Any station, bus stop, or other transit facility served by scheduled
36 transit on weekday peak-level frequencies of 15 minutes or less and
37 weekday off-peak frequencies of 20 minutes or less.

38 **Highly Erodible Soils**

39 Soils with an erodibility (K) factor greater than 0.35 as determined by
40 the Prince George’s Soil Conservation District.

41 **Historic Preservation Commission**

42 The Historic Preservation Commission for Prince George’s County
43 established in Division 3 of Subtitle 29, Historic Preservation
44 Commission, of the County Code. See Section 27-3307, Historic
45 Preservation Commission.

46 **Home occupationHospital**

47 An institution receiving inpatients and providing medical care on a
48 24-hours-per-day basis. The term includes general hospitals,
49 sanitariums, and institutions in which service is limited to fields of
50 specialization, such as cardiac, eye, ear, nose and throat, pediatric,
51 orthopedic, skin, cancer, mental, tuberculosis, chronic disease, and
52 obstetrics. The facilities may also include outpatient care, ambulatory
53 care, offices of medical practitioners, adult day care, respite care,
54 medical day care and day care for sick children, gift shops,
55 restaurants, and other accessory uses. The term shall not include an
56 adult day care center, assisted living facility, group residential facility,
57 or nursing or care home facility.

1 **Hotel**

2 A “building” which contains six (6) or more “guest rooms,” none of
3 which have entrances from outside the “building,” and where (for
4 compensation) temporary lodging is provided. A “motel,” “fraternity
5 or sorority house,” “dormitory private,” or “boarding or rooming
6 house” shall not be considered a “hotel.” A hotel shall not be
7 considered a “bed-and-breakfast.”

8 **Imaginary (Height Limit) Surfaces**

9 The primary surface, approach-departure clearance surface, inner
10 horizontal surface, or transitional surface, individually or collectively,
11 as defined within the Military Installation Overlay (MIO) Zone.
12 According to CFR 77.25, an object that exceeds this imaginary surface
13 is an Obstruction to Air Navigation.

14 **Impact Maps**

15 The geographic boundary of the three areas of constraint within the
16 Military Installation Overlay (MIO) Zone, which are referenced as
17 Figure 27-4402(c)(5)(B): Height, Figure 27-4402(c)(5)(C): Noise
18 Intensity, and Figure 27-4402(c)(4)(C): Accident Potential/Clear
19 Zones North and South.

20 **Inner Horizontal Surface**

21 Within the Military Installation Overlay (MIO) Zone, an imaginary
22 surface that is an oval plane at a height of 150 feet above the
23 established airfield elevation. The inner boundary intersects with the
24 approach-departure clearance surface and the transitional surface.
25 The outer boundary is formed by scribing arcs with a radius 7,500 feet
26 from the centerline of each runway end and interconnecting these
27 arcs with tangents, illustrated in Figure 27-4402(c)(5)(B): Height, as
28 “D.”

29 **Inside the Capital Beltway**

30 For the purposes of this Zoning Ordinance, the area between
31 Interstate 495 and Prince George's County's western boundary,
32 inclusive of the corporate boundaries of the City of College Park, the
33 City of Glenarden, and the Town of Forest Heights.

34 **Junkyard**

35 Any land or “building” used for the sale, storage, or collection of
36 abandoned, dismantled, discarded, demolished, or worn out scrap
37 materials, other than materials from motor vehicles, “trailers,” and
38 “mobile homes.” The term does not include “vehicle salvage yards”
39 and “recycling plants.” Any land or “building” used for the collection,
40 storage, and shipping of recyclable paper, but no other scrap
41 material, is not a “junkyard.”

42 **Keeping of horses or ponies**

43 The use of land and structures to provide forage, shelter, and care to
44 one or more horses or ponies.

45 **kennel**

46 An establishment where a person engages in boarding, breeding,
47 buying, grooming, letting for hire, training (for a fee), or selling dogs
48 or cats, for which a license is required pursuant to Subtitle 3 of the
49 County Code. This term does not include a pet grooming
50 establishment or a dog day care facility. The number of animals
51 permitted in the kennel shall be addressed as part of the special
52 exception approval.

53 **Land clearing debris landfill**

54 A solid waste management facility other than a construction and
55 demolition debris disposal facility that is the final resting place for
56 materials that normally result from land clearing and or land
57 development operations for a construction project—including rocks,
58 soils, trees, tree remains, and other vegetative matter, but not

1 vegetative matter from lawn and landscape maintenance, right-of-
2 way or easement maintenance, farming operations, nursery
3 operations, or other sources not related to a construction project.
4 This use is subject to State solid waste management regulations.

5 **Landfill, rubble (construction and demolition debris)**

6 A solid waste management facility that is the final resting place for
7 materials discarded from the construction, renovation, or demolition
8 of a structure that is generally considered to be nonhazardous and
9 not water soluble—including, but not limited to, steel, glass, brick,
10 concrete, asphalt materials, pipe, gypsum wallboard, and lumber. A
11 construction and demolition debris disposal facility may also contain
12 land clearing debris such as rocks, soil, trees, and other vegetative
13 matter. These facilities are subject to State permitting requirements
14 and regulations.

15 **Landfill, sanitary**

16 A facility where trash, garbage, construction debris, stumps, limbs,
17 leaves and other solid waste is placed in layers, compacted, and
18 covered with earth or other approved covering material at the end of
19 each day's operation, under a State permit and regulations. This use
20 does not include rubble (construction and demolition debris) landfill
21 or a land clearing debris landfill.

22 **Landscape Manual**

23 The document that promulgates the standards and criteria for
24 developing landscaped, buffered, and screened areas in Prince
25 George's County, and which is adopted and revised and amended
26 from time to time by the District Council.

27 **Landscaping contractor's business**

28 A business engaged in the planning, installation, construction,
29 planting, repair, and maintenance of gardens, lawns, shrubs, vines,
30 bushes, trees, and other decorative vegetation, including the grading
31 and preparation of plots and areas of land for decorative treatment

32 and arrangement, and the construction or installation of garden
33 pools, fountains, pavilions, conservatories, hothouses, greenhouses,
34 and drainage and sprinkler systems.

35 **Laundromat**

36 An establishment where automatic washing machines, clothes
37 dryers, or dry-cleaning machines are provided for use by the general
38 public.

39 **Lawn care or pest control service**

40 An establishment primarily engaged in providing lawn care services
41 (e.g., mowing, aeration, seeding, fertilizer, landscaping) or pest
42 control services (e.g., inspection, extermination).

43 **Legislative Amendment**

44 An amendment to the text of this Zoning Ordinance. See Section 0,
45 27-3501 Legislative Amendment.

46 **Limited fuel/oil/bottled gas distribution**

47 The distribution, for compensation, of fuel oil or bottled gases such
48 as propane or liquid petroleum in containers no greater than five
49 gallons in volume.

50 **Links**

51 For purposes of establishing a score under the Street Connectivity
52 Index (see Section 27-6206(f)(2), Street Connectivity Index Score
53 Calculation) a link represents the stretches of road that connect the
54 nodes, alleys, substreets and pedestrian connections within the
55 subdivision, links external to the subdivision that connect to nodes
56 associated with the development, and the street stubs within the
57 subdivision (serving as temporary dead-end streets).

1 **Livestock**

2 Animals commonly regarded as farm animals, including, but not
3 limited to, cattle, horses, goats, rabbits, pigs, llamas, ostriches or
4 emus, and sheep.

5 **Lot**

6 A designated area of land to be used, developed, or built upon as a
7 unit (in accordance with this Subtitle), and having the minimum
8 contiguous area required for a “lot” in the applicable zone and
9 frontage on a public “street,” or private road, right-of-way, or
10 easement approved in accordance with Subtitle 24. A lot shall be
11 made up of one (1) or more entire “record lots.”

12 **Lot, corner**

13 A “lot” abutting two (2) or more “streets” at their intersection, where
14 the interior angle of intersection does not exceed one hundred thirty-
15 five degrees (135°).

16 **Lot, interior**

17 Any “lot” other than a “corner lot.”

18 **Lot, record**

19 An area of land designated as a separate parcel of land on a “record
20 plat,” or on a legally recorded deed (to land for which no
21 “subdivision” plat is required pursuant to the provisions of Subtitle
22 24) filed among the Land Records of Prince George’s County,
23 Maryland.

24 **Lot, through**

25 Any “lot” other than a “corner lot.”

26 **Lot coverage**

27 The percentage of a lot which is covered by “buildings” (including
28 covered porches) and areas for vehicular access and parking of
29 vehicles.

30 **Lot lines**

31 Lines bounding a “lot.”

32 **Lot line, front**

33 The line running along the “front of the lot” and separating it from
34 the “street.” In this Subtitle, the “front lot line” is also called the
35 “front street line.” In a “through lot,” all lines abutting the “streets”
36 are “front street lines.”

37 **Lot line, rear**

38 The “lot line” generally opposite or parallel to the “front street line,”
39 except in a “through lot” which has no “rear lot line.” If a “rear lot
40 line” is less than ten (10) feet long or the “lot” comes to a point at the
41 rear, the “rear lot line” is a line at least ten (10) feet long (lying wholly
42 within the “lot”), parallel to the “front street line” or, if the “front
43 street line” is curved, parallel to the chord of the arc of the “front
44 street line.”

45 **Lot line, side**

46 Any “lot line” other than a “front street line” or a “rear lot line.” A
47 “side lot line” separating the “lot” from a “street” is a “side street
48 line.” In the absence of a “front street line,” all “lot lines” are “side
49 lot lines.”

50 **Manufactured home**

51 A structure, transportable in one or more sections, that in the
52 traveling mode is 8 feet or more in width or 40 feet or more in length,
53 or, where erected on a site, is 320 square feet or more, and that is
54 built on a permanent chassis and designed to be used as a dwelling
55 with or without a permanent foundation where connected to the
56 required utilities, and includes the plumbing, heating, air-conditions,
57 and electrical systems contained therein. For the purpose of this
58 Zoning Ordinance, a mobile home shall be considered a
59 manufactured home.

1 **Manufactured home as emergency housing**

2 The temporary placement and use of a manufactured home dwelling
3 to provide emergency replacement housing following the destruction
4 or damage of a dwelling by a fire, hurricane, tornado, flooding, or
5 other physical catastrophe and until the dwelling is repaired,
6 reconstructed, or replaced with a permanent dwelling.

7 **Manufactured home park**

8 A residential development designed to accommodate manufactured
9 home dwellings, together with various other facilities for the benefit
10 and enjoyment of residents of the park. The use does not include a
11 campground.

12 **Manufactured or modular home sales**

13 Land on which the primary use is the display and retail sale of
14 manufactured home dwellings and/or modular homes.

15 **Manufacturing, artisan or maker**

16 An establishment primarily engaged in manufacturing uses that
17 involve the creation of art from raw or previously prepared materials.
18 Such uses may include assembly of component parts and the creation
19 of products for sale to the wholesale or retail markets or directly to
20 consumers. Such uses are wholly confined within an enclosed
21 building, do not include processing of hazardous gases and chemicals,
22 and do not emit noxious noise, smoke, vapors, fumes, dust, glare,
23 odor, or vibration. This use type does not include other
24 manufacturing uses specifically listed in the principal use tables.
25 Examples include, but are not limited to, painting; sculpture;
26 photography; music composition and production; dance; traditional
27 and fine craftsmanship; writing; film or animation production; dance;
28 traditional and fine craftsmanship; writing; film or animation
29 production; metal work; glass or ceramic work; jewelry, leader, or
30 apparel production; and similar methods to produce artwork.

31 **Manufacturing, assembly, or fabrication, heavy**

32 An establishment primarily engaged in manufacturing uses that
33 include, but are not limited to: the manufacture or assembly of
34 machinery, equipment, instruments, vehicles, appliances,
35 communications equipment, computer or electronic equipment,
36 precision items and other electrical items; manufacture of metaling;
37 manufacture of soap; the processing of food and related products;
38 abrasives and asbestos product manufacturing; cement
39 manufacturing; lumber mills, pulp and paper mills, and the
40 manufacture of other wood products; manufacture of paper and
41 paperboard products; and electric power generation plants. This use
42 type does not include other manufacturing uses specifically listed in
43 the principal use tables, or the manufacture of acids, ammunition,
44 fertilizer, insecticides, or batteries.

45 **Manufacturing, assembly, or fabrication, light**

46 An establishment primarily engaged in manufacturing uses that
47 involve the mechanical transformation predominantly of previously
48 prepared materials into new products, including assembly of
49 component parts and the creation of products for sale to the
50 wholesale or retail markets or directly to consumers. Such uses are
51 wholly confined within an enclosed building, do not include
52 processing of hazardous gases and chemicals, and do not emit
53 noxious noise, smoke, vapors, fumes, dust, glare, odor, or vibration.
54 This use type does not include other manufacturing uses specifically
55 listed in the principal use tables. Examples include, but are not limited
56 to: computer design and development; apparel production; sign
57 making; assembly of pre-fabricated parts; container fabrication;
58 manufacture of electric, electronic, or optical instruments or devices;
59 manufacture and assembly of artificial limbs, dentures, hearing aids,
60 and surgical instruments; manufacture, processing, and packing of
61 cosmetics; and manufacture of components, jewelry, clothing,
62 trimming decorations, and any similar item.

- 1 **Marina**
2 A waterfront facility which, for a fee, provides for the berthing,
3 mooring, or water storage of boats. The use may include such
4 facilities as major and minor boat repair; boat docks, piers, and slips;
5 boat fueling; dry land boat maintenance and storage; pump-out
6 stations; fishing piers; beaches; erosion control devices; boat ramps,
7 lifts, and launching facilities; boat sales, including parts; restaurants;
8 ship's store; sale of ice; car and boat trailer parking; laundromat;
9 locker rooms; cabanas; bathhouse; public showers; outdoor playing
10 courts; and picnic areas.
- 11 **Massage establishment**
12 Any establishment primarily engaged in the administering of
13 massages for pay by a massage therapist duly licensed or certified by
14 the State of Maryland. This use does not include the following uses,
15 which may include the administering of massages:
- 16 (A) A hospital, nursing or care home, or medical clinic;
17 (B) The office of a physician, surgeon, chiropractor, osteopath,
18 podiatrist, or physical therapist duly licensed or certified by
19 the State of Maryland;
20 (C) A barber shop or beauty salon in which massages are
21 administered only to the scalp, face, neck, hands, feet, or
22 shoulders;
23 (D) A volunteer fire department or volunteer rescue squad;
24 (E) A nonprofit organization operating an educational, cultural,
25 recreational, or athletic facility;
26 (F) A facility for the welfare of the residents of the area; or
27 (G) An establishment providing instruction in, and facilities for,
28 controlled exercise, weight lifting, calisthenics, and general
29 physical fitness, which occupies at least 5,000 square feet, of
30 which not more than 5 percent of the space is used for

31 massages; and whose gross income from massages is less
32 than 15 percent of the total gross business income derived
33 from physical fitness sales contracts at each business
34 location.

35 **Medical cannabis**

36 Any product containing usable cannabis or usable medical cannabis
37 finished product.

38 **Medical cannabis dispensary**

39 An entity licensed under Subtitle 33 of the Health – General Article,
40 Annotated Code of Maryland, that acquires, possesses, repackages,
41 processes, transfers, transports, sells, distributes, or dispenses
42 products containing usable medical cannabis, related supplies, or
43 related products, including tinctures, aerosols, oils, or ointments; or
44 provides educational materials for use by a qualifying patient or
45 caregiver.

46 **Medical cannabis finished product**

47 A product containing a medical cannabis concentrate or a medical
48 cannabis-infused product packaged and labeled for release to a
49 qualifying patient.

50 **Medical cannabis grower and/or processor**

51 A medical cannabis grower is an entity licensed under Subtitle 33 of
52 the Health – General Article, Annotated Code of Maryland, that
53 cultivates, manufactures, packages, processes, or distributes medical
54 cannabis to licensed processors, licensed dispensaries, or registered
55 independent testing laboratories. A medical cannabis processor is an
56 entity licensed under Subtitle 33 of the Health – General Article,
57 Annotated Code of Maryland, that transforms medical cannabis into
58 another product or extract, and packages and labels medical
59 cannabis.

1 **Medical facility**

2 For purposes of Section 27-5402(nn), Medical Cannabis Dispensary, a
3 facility, office, or clinic where patients are examined or treated by
4 physicians, including hospitals and outpatient facilities, urgent care
5 centers, physical therapy offices, and dentists, but does not include
6 drug or alcohol treatment facilities, methadone treatment facilities,
7 or massage therapy establishments.

8 **Medium airport**

9 See Airport, medium.

10 **Metal-working, welding, plumbing, or gas, steam, or water pipe**
11 **fitting**

12 An establishment primarily engaged in processing metals to create
13 individual parts or assemblies, fabricating products by joining metals
14 through welding, or installing or repairing piping or tubing systems
15 that convey liquids, gas, steam, or water.

16 **Methadone treatment center**

17 An establishment licensed by the Federal Government and certified
18 by the State of Maryland from which methadone, prescribed for the
19 treatment of heroin addiction, is dispensed. This term shall not
20 include “drug store,” “medical clinic,” the “office” of a “medical
21 practitioner,” or “public building or use.”

22 **Military Installation Overlay Zone (MIO Zone) Area**

23 A defined land area where regulations in Section 27-4402(c), Military
24 Installation Overlay (MIO) Zone, modify zoning standards and
25 requirements.

26 **Miniature golf course**

27 A recreational facility for the playing of a novelty version of golf with
28 a putter, typically with artificial playing surfaces and theme-oriented
29 obstacles such as bridges and tunnels.

30 **M-NCPPC**

31 Abbreviation of The Maryland-National Capital Park and Planning
32 Commission.

33 **Mobile home**

34 (A) A one-unit portable structure which is:

35 (i) Designed for conveyance upon streets;

36 (ii) Constructed upon a chassis for towing to the point of
37 use;

38 (iii) Originally equipped to provide complete,
39 permanent, year-round living facilities for one (1)
40 family, including a kitchen, flush toilet, bath or
41 shower, and sleeping area; and

42 (iv) Designed and constructed for connection to utilities
43 and sanitary facilities.

44 (B) The term does not include “camping trailer,” “modular
45 home,” or “trailer.” A “mobile home” shall not be considered
46 a “single-family detached dwelling.”

47 **Model studio**

48 Any premises where a customer, for a fee, is permitted to
49 photograph, sketch, observe, view, paint, draw, sculpt or otherwise
50 depict, or direct the poses of, a live human figure model in the nude
51 or seminude. This term shall not be construed to include a theatre,
52 an accredited school, or any similar type of cultural or educational
53 use.

54 **Monopole**

55 A wireless communication or radio antenna or pylon consisting of a
56 single pole or rod.

1 **Monument or headstone sales establishment**

2 An establishment primarily engaged in cutting, shaping, and finishing
3 marble, granite, slate, and other stone, or engaged in buying or
4 selling monuments or headstones for use in cemeteries or
5 mausoleums.

6 **Motel**

7 (A) A "building" or group of "buildings" which:

- 8 (i) Is not over two (2) "stories" high;
- 9 (ii) Contains six (6) or more "guest rooms" in each
10 "building";
- 11 (iii) Has separate outside entrances for each "guest
12 room"; and
- 13 (iv) Is to be used primarily for motor vehicle transients.

14 (B) The term includes auto court and motor lodge but does not
15 include "tourist cabin camp," "hotel," or "tourist home." A
16 motel shall not be considered a "bed-and-breakfast inn."

17 **Motor freight facility**

18 A business operation with the primary purpose of the transfer,
19 storage, and the distribution of goods and materials to another
20 location for the purpose of resale or use at the place to which they
21 are distributed. It involves use of tractor-trailer or tandem truck
22 vehicles for the movement of goods.

23 **Municipality**

24 An incorporated city or town.

25 **Natural Resource Inventory**

26 A plan and supporting documentation or letter as defined in Section
27 24-2300, Definitions, Subdivision Regulations.

28 **Net lot area**

29 (A) The total contiguous area included within the lot lines of a
30 lot, excluding:

- 31 (i) Alleys, streets, and other public ways; and
- 32 (ii) Land lying within a 100-year floodplain, except as follows.
33 In the AG or AR zones, any part of the lot exceeding 40,000
34 contiguous square feet may be within the 100-year
35 floodplain. In the RE Zone, any area of the lot in excess of
36 20,000 contiguous square feet may be within the 100-year
37 floodplain, provided that the lot is served by a public water
38 and sewerage system and is in water and sewer service area
39 category one, two, or three at the time the final plat of
40 subdivision is approved.

41 (B) Unless otherwise specified, lot area means net lot area.

42 (C) In a conservation subdivision developed in conformance with
43 Section 24-4700, Conservation Subdivision Standards, of
44 Subtitle 24: Subdivision Regulations, the net lot area is the
45 contiguous lot area located outside of the 100-year
46 floodplain, and regulated environmental features as defined
47 by Section 24-2300, Definitions, of Subtitle 24: Subdivision
48 Regulations.

49 **Newspaper/periodical publishing establishment**

50 An establishment primarily involved in carrying out operations
51 necessary for producing and distributing newspapers, including
52 gathering news; writing news columns, feature stories, and
53 editorials; selling and preparing advertisements; and publishing of
54 newspapers in print or electronic form. Not included are
55 establishments primarily engaged in printing publications without
56 publishing (categorized as manufacturing and production uses) or
57 education or membership organizations incidentally engaged in

1 publishing magazines or newsletters for distribution to their
2 membership.

3 **Newspaper of record**

4 A County newspaper, designated as such by the District Council, in
5 accordance with the requirements of the Charter of Prince George's
6 County, Maryland.

7 **Nightclub**

8 A place of entertainment offering live performances, live or recorded
9 music, and dancing. A nightclub may offer food and/or beverages for
10 consumption on the premises. Performances related to the display of
11 specified activities or nudity are categorized as adult entertainment
12 and are prohibited within nightclubs.

13 **Node**

14 For purposes of establishing a score under the Street Connectivity
15 Index (see Section 27-6206(f)(2), Connectivity Index Score
16 Calculation,) a node represents street intersections and cul-de-sac
17 heads within the subdivision.

18 **Noise Contour**

19 Within the Military Installation Overlay (MIO) Zone, one of the series
20 of boundaries illustrated in Figure 27-4402(c)(5)(C): Noise Intensity,
21 showing the increases in the intensity of noise as measured in
22 Decibels (dBA Ldn).

23 **Noise study**

24 A study prepared and signed by a professional engineer with
25 competence in acoustical analysis. There are two principal types of
26 noise studies:

27 (A) A Phase I noise study, which is a preliminary noise study
28 which identifies a noise source and calculates the 10-year
29 projected noise generated by the source. It identifies the

30 levels of noise that will be received by proposed
31 development including outdoor activity areas. It shall
32 demonstrate that mitigation can be accomplished.

33 (B) A Phase II noise study, which is a final noise study based on a
34 Phase I noise study which demonstrates the method and
35 design for noise mitigation for outdoor activity areas, and
36 includes a building shell analysis demonstrating that interior
37 noise mitigation can be accomplished.

38 **Nonconforming lot of record**

39 A record lot that was legally created before this Ordinance, or an
40 amendment thereto, was adopted, that is rendered non-compliant
41 with the dimensional standards in this Ordinance.

42 **Nonconforming building or structure**

43 Any “building” or “structure” which is not in conformance with a
44 requirement of the zone in which it is located (as it applies to the
45 “building” or “structure”), provided that:

46 (A) The requirement was adopted after the “building” or
47 “structure” was lawfully erected; or

48 (B) The “building” or “structure” was erected after the
49 requirement was adopted and the District Council has
50 validated a building, use and occupancy, or sign permit
51 issued for it in error.

52 (C) Any building used exclusively for residential purposes,
53 containing not more than three (3) dwelling units, and which
54 was constructed prior to November 29, 1949, shall not be
55 deemed a nonconforming building or structure.

56 **Nonconforming use**

57 (A) The “use” of any “building,” “structure,” or land which is not
58 in conformance with a requirement of the zone in which it
59 located (as it specifically applies to the “use”), provided that:

- 1 (i) The requirement was adopted after the “use” was
2 lawfully established; or
- 3 (ii) The “use” was established after the requirement was
4 adopted and the District Council has validated a
5 building, use and occupancy, or sign permit issued
6 for it in error.
- 7 (B) The term shall include any “building,” “structure,” or land
8 used in connection with a “nonconforming use,” regardless
9 of whether the “building,” “structure,” or land conforms to
10 the physical requirements of the zone in which it is located.

11 **Nontidal wetland**

12 See Section 24-2300, Definitions, of Subtitle 24: Subdivision
13 Regulations, for the definition.

14 **Nursing or home care facility**

15 A licensed institution providing comprehensive medical and nursing
16 services for chronically ill, disabled, or convalescent patients who
17 require supervised care on a 24-hour-per-day basis. Services are
18 rendered by or under the supervision of a registered nurse or
19 physician. The use includes facilities providing subacute level nursing
20 care and restorative care. Accessory uses may include dining rooms
21 and recreation and physical therapy facilities for residents, and
22 offices and storage facilities for professional and supervisory staff.
23 This use does not include assisted living facilities, where the focus is
24 on providing personal care rather than medical care, or hospitals,
25 where acute and specialized medical care is provided.

26 **Office, general business and professional**

27 A principal use for conducting the affairs of various businesses,
28 professions, services, nonprofit organizations, or government
29 agencies—including administration, record keeping, clerical work,
30 and similar business functions. Accessory uses may include uses

31 intended to serve the daily needs of office employees, such as
32 restaurants, coffee shops, newspapers, or candy stands.

33 **Office park**

34 A development containing a number of separate office buildings that
35 is designed, constructed, and operated on an integrated and
36 coordinated basis and under a uniform scheme of development.

37 **Outdoor storage (as a principal use)**

38 Outdoor storage as a principal use is the keeping, in an unroofed
39 area, of any goods, material, merchandise, or vehicles in the same
40 place for more than 24 hours, where such storage is the principal use
41 of a lot. This use does not include a junkyard or vehicle salvage yard
42 or the display and storage of vehicles as part of an automobile,
43 recreational vehicle, trailer, or truck sales or rental use.

44 **Outdoor storage (as an accessory use)**

45 Outdoor storage as an accessory use is the keeping, in an unroofed
46 area on the site of a principal use, of any goods, material,
47 merchandise, or vehicles associated with the principal use in the
48 same place for more than 24 hours. This use does not include a
49 junkyard or vehicle salvage yard or the display and storage of vehicles
50 as part of an automobile, recreational vehicle, trailer, or truck sales
51 or rental use.

52 **Outparcel (Subdivision)**

53 See Section 24-2300, Definitions, of Subtitle 24: Subdivision
54 Regulations.

55 **Outparcel (Zoning)**

56 A parcel that is part of a development located on the exterior of the
57 development, generally adjacent to the street.

1 **Outside the Capital Beltway**

2 For the purposes of this Zoning Ordinance, all areas within Prince
3 George's County that are not located between Interstate 495 and the
4 County's western boundary or within the corporate boundaries of
5 the City of College Park, the City of Glenarden, or the Town of Forest
6 Heights.

7 **Owner**

8 The person in whom legal or equitable title rests. Owner means any
9 part owner, joint owner, owner of a community or partnership
10 interest, life tenant, tenant in common, tenant by the entirety, or
11 joint tenant. Where the signature of an owner is required, the term
12 owner includes anyone having clear legal authority to act on behalf
13 of the actual owner.

14 **Parcel services**

15 A business establishment that provides goods and services to
16 facilitate the transmittal and receipt of parcels and packages.

17 **Park and ride facility**

18 An off-street parking facility designed or intended to provide
19 peripheral collection and storage of motor vehicles and bicycles to
20 accommodate commuter traffic into or out of the community via a
21 nearby transit station or terminal located within convenient walking
22 distance of the facility. Accessory structures may include passenger
23 shelters.

24 **Park or greenway**

25 A park consists of land used for recreation, exercise, sports,
26 education, rehabilitation, or similar activities, or a land area intended
27 to enhance the enjoyment of natural features or natural beauty,
28 including dog parks and excluding commercially operated
29 amusement parks. A greenway is a linear park that links various parts
30 of the community with facilities such as bicycle paths and footpaths.

31 **Parking area**

32 Any public or private area, under or outside of a building or structure,
33 designed and used for parking motor vehicles, including parking lots,
34 garages, private driveways, and legally designated areas of public
35 streets.

36 **Parking bay**

37 The parking module consisting of one row of parking spaces or stalls
38 and the drive aisle from which motor vehicles enter and leave the
39 spaces.

40 **Parking demand study**

41 An analysis of the total number of parking spaces required in order
42 to accommodate the optimal number of vehicles for parking
43 purposes by a particular use or site at any given time, including the
44 parking requirements for all employees, occupants, clients, and
45 visitors.

46 **Parking facility**

47 An off-street, hard-surfaced, area—or a structure composed of one
48 or more levels or floors—that is used exclusively for the temporary
49 storage of motor vehicles. A structured parking facility may be
50 completely below grade or partially or totally above grade, with
51 levels either being open to the sides (deck) or enclosed (garage).

52 **Parking facility, temporary**

53 An off-street parking area provided for the temporary storage of
54 motor vehicles for no longer than thirty (30) days or the length of
55 time specified in any associated temporary use permit.

56 **Parking lot drive aisle**

57 A vehicular accessway located within an off-street parking or
58 vehicular use area which serves individual parking stalls and

1 driveways. Parking lot drive aisles are not streets and are not subject
2 to any standards for streets in this Subtitle.

3 **Parking space, handicapped accessible**

4 A space designated for the parking or temporary storage of one
5 motor vehicle in addition to the space necessary for the ingress and
6 egress from the vehicle by a person with disabilities and any
7 equipment needed for that purpose.

8 **Parking space, off-street**

9 A space that is designated for the parking or temporary storage of
10 one motor vehicle located outside of a dedicated street right-of-way,
11 vehicular travel way, or parking aisle.

12 **Parking structure or structured parking**

13 A building for short-term storage of motor vehicles, having two or
14 more tiers or levels, that has open sides or is enclosed, with the top
15 tier or level either roofed or not.

16 **Parking, deferred**

17 A portion of the required off-street parking associated with a use that
18 is not installed at the time of construction, but delayed or deferred
19 until a parking demand study can be completed to determine if the
20 additional required parking is needed.

21 **Parking, shared**

22 Off-street parking facilities shared by two or more uses that are in
23 close proximity to one another and the parking area, and that have
24 different operational characteristics such that use of the parking
25 facilities by one use will not generally overlap with the use of the
26 parking area by the other use(s).

27 **Parking, tandem**

28 A parking space within a group of two or more parking spaces
29 arranged one behind the other.

30 **Patio**

31 An area, usually paved, adjoining a building - used as an area for
32 outdoor dining or gathering.

33 **Pawnshop**

34 A business at which a person lends money on the deposit or pledge
35 of tangible personal property or purchases tangible personal
36 property on the condition of reselling the same to the seller at a
37 stipulated price.

38 **Performance arts center**

39 One or more adjoining structures housing one or more of the
40 following uses: theaters or performance space for dramatic, dance,
41 or musical productions; museums or galleries for display or exhibition
42 of any form of artwork; schools, training centers, or practice space
43 for artists; and accessory office, storage, or workplace areas for any
44 such uses.

45 **Person**

46 Any individual or natural person, legal entity, joint stock company,
47 partnership, voluntary association, society, club, firm, company,
48 corporation, business or other trust, civic association, municipality,
49 government organization or entity, or any other organization,
50 whether or not legally incorporated.

51 **Person of record (party of record)**

52 (1) In any zoning case, a person or party of record includes:

53 (A) The owner, applicant, and correspondent; and

54 (B) Any municipality, civic association, or other person
55 which requests, by writing or testimony, to become
56 a person or party of record on or before the date the
57 Zoning Hearing Examiner takes the case under
58 advisement.

1 (2) In any other application not heard by the Zoning Hearing
2 Examiner, a person or party of record includes:

3 (A) The owner, applicant, and correspondent of a
4 pending application; and

5 (B) A municipality, civic association, or other person
6 which, in writing or in testimony before the District
7 Council, Planning Board, or other body, requests to
8 be made a person or party of record, prior to the
9 closing of the hearing record on the matter.

10 **Personal grooming or well-being services**

11 A beauty salon or barbershop, a massage establishment, a nail care
12 establishment, or saunas and steam baths. This term does not include
13 a health club or a pet grooming establishment.

14 **Personal laundry or dry-cleaning services**

15 A laundromat or a dry-cleaning or laundry drop-off/pick-up
16 establishment.

17 **Personal or household goods repair establishment**

18 An establishment primarily engaged in providing repair services for
19 audiovisual equipment, bicycles, clocks, watches, jewelry, shoes,
20 guns, canvas products, appliances, and office equipment—including
21 tailors, locksmiths, and upholsterer services.

22 **Personal travel or information services**

23 A business principally engaged in providing travel arrangement and
24 reservation services to the general public and not to commercial
25 clients.

26 **Pet grooming establishment**

27 An establishment where a pet animal may be cleaned, styled, or
28 otherwise have its appearance maintained. This does not include day
29 care or boarding facilities, such as a dog day care or kennel.

30 **Photographic processing plant**

31 A facility primarily engaged in the large-scale processing of
32 photographic film into finished slides and prints.

33 **Person with a disability**

34 An individual who has a physical impairment that:

35 (A) Is expected to be of long-continued or indefinite duration;

36 (B) Substantially impedes the ability to move about and live
37 independently; and

38 (C) Is of such a nature that this ability could be improved by more
39 suitable housing conditions, barrier-free design of buildings,
40 and reserved, specially-designed parking facilities.

41 **Place of worship**

42 A structure, together with its accessory buildings and uses, where
43 people regularly assemble to conduct religious worship, ceremonies,
44 rituals, and related education. The structure and its accessory
45 buildings and uses are maintained and controlled by a religious body.
46 Places of worship include chapels, churches, mosques, shrines,
47 synagogues, tabernacles, temples, and other similar religious places
48 of assembly.

49 **Planned Retirement Community**

50 An integrated development that offers senior citizens a full
51 continuum of housing options and assistance, ranging from fully
52 independent dwelling units, to assistance with personal care in
53 assisted living facilities, to long-term skilled nursing care in a nursing
54 or care home.

55 **Planning Board**

56 The Prince George's County Planning Board of The Maryland-National
57 Capital Park and Planning Commission. See Section 27-3302, Prince
58 George's County Planning Board (Planning Board).

1 **Planning Director**

2 The Planning Director of the Prince George’s County Planning
3 Department, or a designee. See Section 27-3305, Planning Director.

4 **Primary drive aisle**

5 A drive aisle in a parking lot that is directly in front of the primary
6 facades of structures being served by the parking lot. The primary
7 drive aisle functions as a collector of circulating vehicles from the
8 drive aisles serving perpendicular parking spaces and/or that
9 connects directly to the property’s access points to a public street.

10 **Primary Surface**

11 Within the Military Installation Overlay (MIO) Zone, an imaginary
12 surface symmetrically centered on the runway, extending 200 feet
13 beyond each runway end that defines the limits of the obstruction
14 clearance requirements in the vicinity of the landing area. The width
15 of the primary surface is 2,000 feet, or 1,000 feet on each side of the
16 runway centerline, illustrated in Figure 27-4402(c)(5)(B): Height, as
17 "A."

18 **Printing or similar reproduction facility**

19 A commercial establishment primarily engaged in lithographic
20 (offset), gravure, flexographic, screen, quick, digital, or other method
21 of printing or reproduction on stock materials on a job order basis.

22 **Produce stand**

23 A structure used for the sale of produce and other goods.

24 **Public beach and public water-oriented recreational and
25 educational area**

26 The use of and development of public facilities on a public beach for
27 recreational or educational purposes.

28 **Qualifying patient**

29 For purposes of this Ordinance, an individual who:

30 (A) Lives in the State of Maryland, or during that time an
31 individual is present in the State, is physically present in the
32 State for the purpose of receiving medical care from a
33 medical facility in the State;

34 (B) Has been provided with a written certification by a certifying
35 physician in accordance with a bona fide physician-patient
36 relationship; and

37 (C) If the person is younger than 18 years old, has a caregiver.

38 **Racetrack, pari-mutuel**

39 A facility consisting of a track used primarily for the spectator-
40 oriented sport of vehicle or animal racing. The facility may include
41 seating, concession areas, related retail sales, and facilities for the
42 temporary storage and preparation of racing vehicles or housing,
43 grooming, and training of animals who are racing at the track.

44 **Recreation courts**

45 An structure or area used for holding court games (basketball, tennis,
46 racquetball, squash, etc.). Accessory uses or structures may include a
47 concession stand, netting, exterior lighting fixtures, public
48 bathrooms, maintenance and storage areas, and spectator seating or
49 stands.

50 **Recreation facility,**

51 A commercial establishment that provides indoor or outdoor
52 facilities for recreation or entertainment-oriented activities by
53 patrons or members. Use types include: amusement arcades,
54 amusement centers, aquatic centers or natatoriums, archery or
55 baseball batting ranges, health clubs, miniature golf courses,
56 recreation courts, skating facilities, swimming pools, and similar uses.

1 **Recreational or entertainment establishment of a commercial**
2 **nature**

3 An establishment which provides entertainment, recreation, or
4 amusement for profit, (which may include a "video lottery facility" in
5 accordance with Section 27-5102(e)(7)(D), Recreational or
6 Entertainment Establishment of a Commercial Nature with a Video
7 Lottery Facility). This term shall include any indoor recreation facility
8 principally used for rental to the general public for banquets, dances,
9 and other similar events, if the facility is not sanctioned by another
10 special exception or private clubs or lodges. This term shall not
11 include an amusement arcade, health club, nightclub, entertainment
12 establishment, or massage establishment.

13 **Recreational campground**

14 An outdoor facility designed for overnight accommodation of human
15 beings in tents, cabins, and shelters for recreation, education,
16 naturalist, or vacation purposes. Office, retail, and other commercial
17 uses commonly established in such facilities and related parking
18 areas shall be allowed as accessory structures.

19 **Recycling collection center**

20 A facility where recyclable materials are purchased or accepted from
21 the public, then shipped or distributed to an appropriate facility for
22 processing.

23 **Recycling plant**

24 Any establishment in which a finished product is broken down
25 (excluding biological or chemical decomposition) with the intent of
26 either making a new product or reusing the disassembled parts.
27 Vehicle demolition, salvage, storage operations, electronic recycling
28 facilities, and concrete recycling facilities are not included.

29 **Regulated Environmental Features**

30 See Section 24-2300, Definitions, of Subtitle 24: Subdivision
31 Regulations, for the definition.

32 **Regulated Stream**

33 See Section 24-2300, Definitions, of Subtitle 24: Subdivision
34 Regulations, for the definition.

35 **Remand De Novo**

36 A remand of a "Zoning Case" back to the Planning Board for the
37 purpose of processing an application over again as if it were a new
38 one.

39 **Research and development**

40 A facility primarily engaged in basic and applied research and
41 development of experimental study, testing, or analysis of innovative
42 ideas in the natural and medical sciences, engineering, or other
43 technology-intensive fields. Examples include research and
44 development of computer software, information systems,
45 communication and transportation systems, geographic information
46 systems, multi-media and video technology, pharmaceuticals, and
47 disease control.

48 **Residential community recreation facility**

49 A private recreational facility for use solely by the residents and
50 guests of a particular residential development, including single-family
51 residential subdivisions, multifamily, townhouse, and mixed use
52 developments.

53 **Restaurant**

54 An establishment where food and/or beverages are prepared,
55 served, and consumed, and whose principal method of operation
56 includes one or both of the following characteristics: (1) customers
57 are normally provided with an individual menu and served their food

1 and beverages by a restaurant employee at the same table or counter
2 where the items are consumed; or (2) a cafeteria-type operation
3 where food and beverages generally are consumed within the
4 restaurant building. A restaurant may also provide on-site
5 entertainment in the form of live performances or live or recorded
6 music.

7 **Restaurant, Quick-Service**

8 An eating or drinking establishment that has any one or more of the
9 following characteristics:

- 10 (A) A drive-through facility or walk-up window;
- 11 (B) A service counter (including but not limited to a take-out
12 restaurant) where all customers pay for their ordered items
13 before consumption, except cafeterias primarily engaged in
14 serving food and beverages for on-premises consumption
15 are considered restaurants if take-out service is clearly
16 incidental to the principal use.

17 **Retail sales (as accessory to a manufacturing, warehouse, or
18 wholesale use)**

19 The offering of products associated with a manufacturing,
20 warehouse, or wholesale use for retail sale to the general public on
21 the premises of the manufacturing, warehouse, or wholesale use. An
22 example is an outlet or seconds shop located at a manufacturing
23 plant.

24 **Retail sales (as accessory to a multifamily development)**

25 Small-scale retail sales or service uses on the premises of a
26 multifamily development use that offer convenience goods and other
27 goods and services serving the day-to-day needs of residents and
28 guests of the multifamily development. Such uses include, but are not
29 limited to, a beauty salon or barbershop, small eating or drinking
30 establishment, small grocery store or food market, or florist.

31 .

32 **Retaining wall**

33 A structure designed and constructed to retain (hold back) any
34 material (usually earth) and prevent it from sliding or eroding away.
35 Retaining walls are used when there is a change in ground elevation
36 that exceeds the angle of repose of the soil.

37 **Riding stable**

38 An establishment where horses or ponies are boarded and cared for,
39 where horses may be rented to the general public for riding, and
40 where instruction in riding, jumping, and showing may be offered.

41 **Rifle, pistol, or skeet shooting range**

42 A structure or portion of land used for the discharge of firearms for
43 recreational or training purposes.

44 **Rooming house**

45 See boarding or rooming house.

46 **Routine repair and maintenance**

47 Activities that do not require a building permit, that are associated
48 with regular (e.g., daily, weekly, monthly, etc.) or general upkeep of
49 a building, parking lot or parking facility, signage or open space,
50 equipment, machine, plant, or system against normal wear and tear
51 that maintain the asset's functionality and preserve value.

52 **Salvage Yard**

53 A place where disused vehicles or other machinery is dismantled and
54 the parts saved and processed for resale.

55 **Sadomasochistic abuse**

56 Flagellation or torture by or upon a human who is nude, or clad in
57 undergarments, or in a revealing or bizarre costume, or the condition

1 of one who is nude or so clothed and is being fettered, bound, or
2 otherwise physically restrained.

3 **Safety Zones**

4 Accident Potential Zone 1, Accident Potential Zone 2, and the Clear
5 Zone, individually or collectively, as defined within the Military
6 Installation Overlay (MIO) Zone and illustrated in Figure 27-
7 4402(c)(4)(C): Accident Potential/Clear Zones North and South.

8 **Sand and gravel wet-processing**

9 The process of crushing mined sand or gravel material, screening the
10 materials by size and washing them with the use of water sprays, and
11 stockpiling and dewatering them.

12 **Satellite dish antenna**

13 A round or parabolic antenna and its supporting structure for the
14 purposes of sending and/or receiving radio or electromagnetic
15 signals.

16 **Sawmill (as a principal use)**

17 An operation or facility established for the purpose of sawing or
18 planing of logs or trees.

19 **Sawmill (as a temporary on-site use)**

20 A temporary operation or facility established for the purpose of
21 sawing or planing of logs or trees grown and harvested on the site.

22 **School, private elementary, middle, or high**

23 An educational institution that offers a program of high school,
24 middle school (or junior high school), elementary school (including
25 kindergarten, pre-kindergarten, pre-kindergarten – 8, or nursery
26 school), or academy instruction meeting State requirements for a
27 school. Such uses include classrooms, laboratories, auditoriums,
28 libraries, cafeterias, after-school care, athletic facilities, dormitories,

29 and other facilities that further the educational mission of the
30 institution.

31 **Seasonal decorations display and sales**

32 A temporary business enterprise that is conducted primarily
33 outdoors and offers for retail sale decorative items that are, by their
34 nature, in particular demand during a relatively short peak season—
35 including, but not limited to, Christmas trees, pumpkins, flowers, and
36 fireworks.

37 **Sectional map amendment**

38 A comprehensive rezoning of one or more properties pursuant to,
39 and intended to implement, the recommendations of an Area Master
40 Plan or Sector Plan. See Section 27-3503, Sectional Map Amendment
41 (SMA).

42 **Sector plan**

43 A comprehensive plan for the physical development of part of one or
44 more planning areas, showing in detail planning features such as the
45 type, density, and intensity of land uses; pedestrian, bicycle, and
46 vehicular traffic features; public facilities; and the relationship
47 between the various uses to transportation, other public facilities
48 and services, and amenities within the sector plan area, and where
49 appropriate, to other areas.

50 **Septic tank service**

51 An establishment primarily engaged in the pumping out and other
52 maintenance of septic tanks.

53 **Sexual conduct**

54 Human masturbation, sexual intercourse, or any touching of or
55 contact with the genitals, pubic areas, or buttocks of the human male
56 or female, or the breasts of the female, whether alone or between
57 members of the same or opposite sex, or between humans and
58 animals.

1 **Sexual excitement**

2 The condition of human male or female genitals, or the breasts of the
3 female, when in a state of sexual stimulation, or the sensual
4 experiences of humans engaging in or witnessing sexual conduct or
5 nudity.

6 **Shared commercial kitchen**

7 A licensed and regulated kitchen facility where raw and/or processed
8 food products are used to prepare ready-to-eat foods for sale in
9 wholesale or retail markets or for serving at events. A commercial
10 kitchen is typically a shared facility that is rented by caterers, farmers'
11 market vendors, food truck operators, or other who prepare ready-
12 to-eat products. Tenants may operate simultaneously or separately.
13 These kitchens may be used as incubation facilities for beginning food
14 entrepreneurs. Shared commercial kitchens shall be licenses,
15 inspected, and permitted by the Prince George's County Health
16 Department.

17 **Shopping center**

18 A group of four or more nonresidential establishments that primarily
19 consist of retail sales and services establishments and personal
20 service uses, under single or multiple ownership, in one or more
21 buildings, that is planned, constructed, and managed as a single
22 entity, with:

- 23 (A) Shared traffic circulation systems and off-street parking and
24 loading areas;
- 25 (B) Shared site features including but not limited to access,
26 landscaping, pedestrian ways, and signage; and;
- 27 (C) Coordinated form and building design.

28 **Sidewalk**

29 A paved area public right-of-way or easement running parallel to the
30 street for the purposes of pedestrian travel and to facilitate
31 pedestrian access to nearby streets, buildings, and land.

32 **Sidewalk pedestrian clearance zone**

33 In the Transit-Oriented/Activity Center zones, the portion of the
34 sidewalk primarily intended for the unobstructed movement of
35 pedestrians, located between the sidewalk planting zone and the
36 building façade.

37 **Sign**

38 Any letter, word, numeral, figure, design, projected image, picture,
39 illustration, emblem, symbol, trademark, banner, pennant, or other
40 device, whether illuminated or non-illuminated, which is used to
41 announce, direct attention to, identify, advertise, or otherwise make
42 anything known, including but not limited to realty, products,
43 services, places, activities, persons, institutions, performances,
44 commodities, and business and organizations. Signs do not include
45 the flag or emblem of any nation; county, state, city, religious,
46 fraternal, or civic organization decorations; or works of art which in
47 no way identify a product or business.

48 **Sign area or surface area**

49 The entire area of a sign. See Section 27-2201(j), Sign Measurement.

50 **Sign illumination, animated**

51 Illumination of part or all of a sign drawing attention to a sign through
52 an internal or external light source or neon illumination that exhibits
53 changing intensities or colors. Animated illumination includes a sign
54 on which the only copy that changes is the electronic indication of
55 time, temperature, stock market, or similar information. Animated
56 illumination does not include automatic changes in display for digital
57 displays.

- 1 **Sign illumination, static**
2 Illumination drawing attention to a sign through an internal or
3 external light source or neon illumination that does not change
4 intensities or colors. Static illumination does not include digital
5 displays.
- 6 **Sign, address**
7 A sign identifying the street number and/or name of the occupant of
8 the property on which the sign is located.
- 9 **Sign, building wall or roof**
10 A sign attached parallel to, painted on the wall surface of, or erected
11 on the outside wall, mansard roof structure, other roof structure, or
12 parapet of any building or structure, which is supported by a wall,
13 building, or structure, and which displays only one sign surface.
- 14 **Sign, canopy**
15 A sign which is a part of or attached to a canopy (see "Canopy").
- 16 **Sign, changeable copy**
17 A sign that is designed to accommodate the frequent changing of
18 message copy (e.g., letters, numerals, graphics), whether through
19 manual means (e.g., changing of attachable characters or graphics),
20 mechanical means (e.g., rotation of sign face or sign panels), or
21 electronic means (e.g., automatic switching of sign face or sign panels
22 or of the message itself). Changeable copy signs include bulletin or
23 reader boards, time and temperature signs, and electronic message
24 signs.
- 25 **Sign, construction identification**
26 A sign which identifies the architects, engineers, contractors, and
27 other individuals or firms directly involved with construction of
28 development, the name of the building or development, the
29 intended purpose of the building or development, and/or the
30 expected completion date.
- 31 **Sign, directional**
32 A sign that provides directional information, such as mileage, route
33 number, or exit number, useful to the driver or traveler in locating
34 the attraction or activity. A directional sign may not contain
35 descriptive words or phrases or pictorial or photographic
36 representations of the activity or its environs.
- 37 **Sign, easel**
38 A one-sided sign displayed outside a business by placement on a
39 three- or four-legged easel-type supporting structure.
- 40 **Sign, electronic**
41 A sign that changes its message copy by means of light emitting
42 diodes (LEDs), fiber optics, light bulbs, or other illumination devices
43 within the display area.
- 44 **Sign, freestanding**
45 A sign which is permanently affixed in or upon the ground and not
46 attached to any building structure.
- 47 **Sign, gateway**
48 A freestanding sign located at the entrance to the site of a residential
49 subdivision, business or professional offices, or a shopping center,
50 that identifies the subdivision, offices, or shopping center.
- 51 **Sign, illuminated**
52 A sign that is illuminated by electric or other device mainly for clear
53 visibility at night
- 54 **Sign, monument**
55 A freestanding sign constructed with a monument base with the
56 monument base flush to the ground.

- 1 **Sign, nonconforming**
2 A sign that complied with the requirements of this Ordinance when
3 it was erected, but does not currently comply with the standards of
4 this Ordinance.
- 5 **Sign, outdoor advertising (billboard)**
6 A sign (including painted bulletin, poster panel, and digital billboard)
7 which directs attention to a business, profession, commodity,
8 service, the sale or rental of real estate, entertainment, event, or
9 other activity conducted, sold, or offered elsewhere than upon the
10 property on which the sign is located. A painted bulletin is an outdoor
11 advertising sign having an area greater than 300 square feet. A poster
12 panel is an outdoor advertising sign which generally has panels of
13 poster paper attached to it, and an area not greater than 300 square
14 feet. A digital billboard is an outdoor advertising sign utilizing a digital
15 display.
- 16 **Sign, political**
17 A sign attracting attention to political candidates or political topics.
- 18 **Sign, portable**
19 Any sign that rests upon the ground, a structure, frame, building, or
20 other surface, that can be moved around; such signs include but are
21 not limited to the following: trailer signs, sandwich board signs, and
22 sidewalk or curb signs.
- 23 **Sign, projecting**
24 A sign attached to and projecting out from a building face or wall,
25 generally at a right angle to the building.
- 26 **Sign, real estate**
27 Any on-premise sign pertaining to the sale, rental, development, or
28 lease of a lot or parcel of land, one or more structures, or a portion
29 thereof, to which the sign is located.
- 30 **Sign, real estate directional**
31 A sign directing people to a lot or parcel of land, one or more
32 structures, or a portion thereof, available for sale, rental,
33 development, or lease.
- 34 **Sign, sandwich board**
35 A movable ground sign, not secured or attached to the surface or
36 ground upon which it is located, that is constructed in such a manner
37 as to form an "A" or tent-like shape.
- 38 **Sign, temporary**
39 A sign that can be used only for a designated period of time.
- 40 **Sign, traffic**
41 A sign indicating Federal, State, County, or Municipal regulations for
42 automobile, truck, bicycle, and pedestrian movement.
- 43 **Sign, window**
44 A sign that is attached to, or painted on, a window so that it can be
45 read from outdoors.
- 46 **Skating facility**
47 An indoor or outdoor facility, the use of which is primarily devoted to
48 ice skating or roller skating. The facility may also be used as a site for
49 competitive events and as a practice and training facility. Accessory
50 uses may include meeting rooms, training rooms, videotape rooms,
51 a restaurant, a pro shop, a snack bar, and outdoor training fields.
- 52 **Slaughterhouse**
53 An establishment where animals are killed and prepared for food.
- 54 **Small airport**
55 See "Airport, small."

1 **Small engine repair shop**

2 An establishment primarily engaged in the maintenance and repair
3 of small engines—i.e., low-power internal combustion engines
4 (gasoline/petrol) or electric engines. Equipment repaired includes,
5 but is not limited to, chainsaws, string trimmers, leaf blowers, snow
6 blowers, lawn mowers, wood chippers, and go-karts.

7 **Solar energy systems (large-scale)**

8 A facility consisting of solar panels, modules, and related equipment
9 (e.g., heat exchanger, pipes, inverter, wiring, storage) that collects
10 solar radiation and transfers it as heat to a carrier fluid for use in
11 water heating or space heating and cooling, and/or that collects solar
12 energy and converts it into electricity. Large-scale solar energy
13 systems generate in excess of 100 kilowatts of energy. As a principal
14 use, a solar energy collection system is designed to meet demands
15 for a large area and is typically mounted on the ground.

16 **Solar energy systems (small-scale)**

17 A facility consisting of solar panels, modules, and related equipment
18 (e.g., heat exchanger, pipes, inverter, wiring, storage) that collects
19 solar radiation and transfers it as heat to a carrier fluid for use in
20 water heating or space heating and cooling, and/or that collects solar
21 energy and converts it into electricity. Small-scale solar energy
22 systems generate a maximum of 100 kilowatts of energy. As an
23 accessory use, a solar energy collection system is designed to
24 primarily meet on-site demands (but may include transfer of excess
25 electricity to an electric utility grid) and components are typically
26 mounted on the roof(s) of principal or accessory structures, but may
27 be mounted on other parts of structures, or on the ground.

28 **Solid waste processing facility**

29 A facility at which solid waste is sorted, reduced, compressed,
30 shredded, or compacted for purposes of volume reduction or
31 preparation for burning or land-filling.

32 **Solid waste transfer station**

33 **A place or facility where solid wastes are taken from a**
34 **transportation unit or collection vehicle and placed in another**
35 **transportation unit or collection vehicle for transport to a solid**
36 **waste acceptance facility. The movement or consolidation of solid**
37 **waste at the point of generation is not a transfer station**Spa

38 An above- or below-ground structure (together with all associated
39 appurtenances) that is filled with water and used for immersion and
40 soaking of the human body for relaxation or recreation.

41 **Stable, private**

42 A building or land where horses or ponies are, sheltered, fed, or kept
43 for personal use, accessory to a single-family detached dwelling.

44 **Stacking lane**

45 A portion of the vehicular use area on a site that is dedicated to the
46 temporary storage or "standing" of vehicles engaged in drive-through
47 use of the site or development. Parking or storage of vehicles is not
48 permitted within the stacking/standing area.

49 **Street**

50 A street is any of the following:

51 (A) A public or dedicated right-of-way at least thirty (30) feet in
52 width; or a private road, right-of-way, or easement along
53 which development is authorized pursuant to this Ordinance,
54 except for easements created under Section Sec. 27-6200,
55 Roadway Access, Mobility, and Circulation, to avoid
56 potentially hazardous or dangerous traffic situations, or for
57 right-of-way easements within a nonresidential
58 development pursuant to Section Sec. 27-6200, Roadway
59 Access, Mobility, and Circulation; or

60 (B) A proposed street right-of-way or widening shown on the
61 applicable General Plan, Area Master Plan, Sector Plan, or

1 Functional Master Plan; or in the current Capital
2 Improvement Program or Maryland State Consolidated
3 Transportation Program; or on a record plat, also known as a
4 paper street; or

5 (C) A public road designated by the Director of the Department
6 of Public Works and Transportation shall be deemed a public
7 street for the purpose of constructing a single-family
8 detached dwelling, provided that:

9 (1) The designated public road has a right-of-way width
10 of at least thirty (30) feet; and

11 (2) No subdivision plat is required prior to development
12 of the lot which abuts the designated public road.

13 **Street line**

14 A line separating the street from abutting property. For the purpose
15 of this definition a street is whichever of the following two groups of
16 vehicular ways indicates the greatest right-of-way width:

17 (A) A public or dedicated right-of-way at least 30 feet in width;
18 or a private road right-of-way or easement along which
19 development is authorized pursuant to Subtitle 24; or

20 (B) A proposed street right-of-way or widening shown on the
21 applicable General Plan, Area Master Plan, Sector Plan, or
22 Functional Master Plan; or in the current Capital
23 Improvement Program or Maryland Consolidated
24 Transportation Program; or on a record plat.

25 **Structure**

26 Anything constructed or built.

27 **Structure height**

28 The vertical distance between a point on the ground at the middle of
29 the base of the "Structure" to the top of the "Structure."

30 **Surface mining**

31 The extraction of natural materials or deposits from the earth (such
32 as sand, gravel, clay, rock, stone, earth, or topsoil).

33 **Swimming pool (indoor or outdoor) (as a principal use)**

34 A man-made enclosure at least three feet deep at the deep end that
35 is filled with water and used for wading or swimming, and that is
36 operated for profit.

37 **Swimming pool, commercial (as an accessory use)**

38 A man-made enclosure at least three feet deep at the deep end that
39 is filled with water and used for wading or swimming, and that is
40 accessory to a commercial use.

41 **Swimming pool, private**

42 A man-made enclosure at least three feet deep at the deep end that
43 is filled with water and used for wading or swimming, and that is:

44 (A) Owned and maintained by an individual for the sole use of
45 the owner's household and guests;

46 (B) Located on a lot as an accessory use to the owner's
47 residence; and

48 (C) Not operated for profit or in connection with any business
49 operated for profit.

50 **Swimming pool sales and service establishment**

51 An establishment primarily engaged in the sale, servicing, and/or
52 repair of swimming pools.

53 **Tank farm**

54 A facility for storage of tanks which in total contain more than one
55 million gallons of petrochemical or other hazardous material
56 products.

- 1 **Tanning salon**
2 A facility specializing in cosmetic tanning using ultraviolet lights or
3 chemical spraying.
- 4 **Tattoo or body-piercing establishment**
5 An establishment wherein designs, letters, figures, body piercing, or
6 other marks are placed upon the skin of any person, using ink or other
7 substances that result in the permanent coloration or piercing of the
8 skin by means of use of needles or other instruments designed to
9 contact or puncture the skin.
- 10 **Taxi or limousine service facility**
11 A service that offers transportation in passenger automobiles, vans,
12 shuttles, or pedicabs to persons, including persons with disabilities,
13 in return for remuneration. The business may include facilities for
14 servicing, repairing, and fueling the taxicabs or limousines.
- 15 **Taxidermy establishment**
16 An establishment engaged in the art of preparing and preserving the
17 skins of animals and stuffing and mounting them in lifelike form.
- 18 **Telephone call center**
19 An establishment primarily engaged in answering telephone calls and
20 relaying messages to clients or in initiating or receiving
21 communications for telemarketing purposes, such as promoting
22 clients' products or services, taking orders for clients, or soliciting
23 contributions or providing information for clients.
- 24 **Temporary classroom**
25 A manufactured structure not permanently attached to the ground,
26 used on a temporary basis in conjunction with a permanent school
27 structure to provide educational classroom facilities for schools.
- 28 **Temporary portable storage unit**
29 A transportable unit designed and used primarily for temporary
30 storage of building materials, household goods, personal items, and
31 other materials for use on a limited basis.
- 32 **Temporary real estate sales office/model**
33 A dwelling, dwelling unit, or other marketable unit of a new
34 development that is used for real estate sales or leasing activities
35 associated with the development pending construction of the
36 development and the initial sales of dwellings or units in the
37 development.
- 38 **Temporary shelter for commercial displays, sales, and services**
39 A retail sales and service establishment's temporary use of a tent or
40 trailer for promotional displays or sales, seasonal activities, income
41 tax consultant's offices, carload sales of products, sidewalk sales, and
42 demonstration of products in a parking lot.
- 43 **Tobacco Shop, Electronic Cigarette Shop or Retain**
44 **TobaccoBusiness**
45 A retail store where the primary use is the retail sale of tobacco
46 products, tobacco smoking accessories, any device that can be used
47 to deliver nicotine or other substances to the person inhaling from
48 the device, or any cartridge, component, or accessory of the device,
49 and which may include on site consumption in accordance with
50 Section 19-131 of the County Code and the incidental sale of food
51 and or beverage provided the gross floor area of the food and or
52 beverage area does not exceed 49 percent of the gross floor area
- 53 **Transient manufactured home or recreational vehicle residence**
54 The temporary placement and use of a manufactured home dwelling
55 or recreational vehicle to house a person employed by or otherwise
56 associated with a principal use of the same lot for which the County
57 levies an amusement tax.

1 **Transit station or terminal**

2 Any structure or transit facility that is primarily used as part of a
3 transit system for the purpose of loading, unloading, or transferring
4 of passengers or accommodating the movement of passengers from
5 one mode of transportation to another.

6 **Transitional Surface**

7 Within the Military Installation Overlay (MIO) Zone, an imaginary
8 surface that connects the primary surfaces, the clear zone surfaces,
9 and the approach/departure clearance surfaces to the inner
10 horizontal surface, conical surface, or other transitional surfaces. The
11 slope of the transitional surface is 7 to 1 outward and upward at right
12 angles to the runway centerline, illustrated in Figure 27-
13 4402(c)(5)(B): Height, as "G."

14 **Transportation Demand Management (TDM)**

15 The application of strategies and policies to reduce travel demand of
16 single-occupancy private vehicles, or to redistribute this demand in
17 space or in time.

18 **Travey agency**

19 An establishment primarily engaged in providing travel arrangement
20 and reservation services to the general public and commercial clients.

21 **Tree canopy**

22 The land area under the dripline of an existing tree or group of trees
23 or the amount of credit provided for planting trees of a certain
24 species and certain size at time of planting in conformance with the
25 worksheet provided in *The Woodland and Wildlife Conservation*
26 *Technical Manual*.

27 **Tree Canopy Coverage**

28 The combined area measured in square feet of the tree canopies of
29 existing trees and trees planted in conformance with Subtitle 25,

30 Division 3 and *The Woodland and Wildlife Conservation Technical*
31 *Manual*. Tree canopy coverage requirements are measured using a
32 percentage of the gross tract area.

33 **Tree Conservation Plan**

34 A site map that delineates woodland conservation areas and
35 associated text that details the requirements, penalties, and/or
36 mitigation in conformance with Subtitle 25, Division 2, and the
37 *Woodland and Wildlife Habitat Conservation Technical Manual*.

38 **Urban agriculture**

39 "Urban agriculture" is the cultivation of fruits, vegetables, flowers,
40 and ornamental plants, as well as the limited keeping and raising of
41 fowl or bees and similar activities in the urban environment or near
42 residential, commercial, or industrial lands. Urban agriculture
43 includes processing on the site of the farm where the agricultural
44 product is grown or raised in the course of preparing the product for
45 on-site sale, which may cause a change in the natural form or state
46 of the product. This use also includes composting, agricultural
47 education, and incidental sales. Urban agriculture production can
48 occur indoors or outdoors, which may include, but is not limited to
49 the following production methods: in-ground farming, raised-bed
50 farming, hydroponics, controlled environment agriculture, rooftop
51 farming, aquaponics, or edible landscaping. Common accessory
52 structures may include, but are not limited to tool sheds, high
53 tunnerls, fencing, composting structures, and water cisterns. The
54 term "urban agriculture" shall not include the keeping of roosters,
55 commercial feeding of garbage or offal to animals, the slaughtering
56 of livestock for marketing, or the disposal of sludge except for the
57 fertilization of crops, horticultural products, or floicultural products
58 in connection with an active agricultural operation or home
59 gardening.

60 **Use, accessory**

61 The "use" of a "building," "structure," or land which:

1 (A) Is subordinate to, customarily incidental to, and
2 ordinarily found in association with, a principal
3 "use," which it serves. (When a specific "structure"
4 or "use" is allowed in the Principal or Accessory
5 Tables of Uses in Part 5 of this Subtitle, the
6 "structure" or "use" need not be customarily
7 incidental to, or ordinarily found in association with,
8 the principal "use");

9 (B) Is subordinate in purpose, area (except in the case of
10 a cemetery that is accessory to a church, convent, or
11 monastery, provided both uses were existing as of
12 January 1, 1991), floor area, intensity, and extent to,
13 and located on the same "lot" with, the principal
14 "use"; and

15 (C) Does not change the character of the principal "use."

16 Unless otherwise specifically permitted, an accessory use in a
17 residential dwelling in a Residential zone shall be limited to twenty
18 percent (20%) of the gross floor area of the dwelling.

19 Use, Principal

20 A Use is either:

21 (A) The purpose for which a "Building", "Structure", or land
22 is designed, arranged, intended, maintained, or occupied; or

23 (B) Any Activity, occupation, business, or operation carried
24 on in, or on, a "Building", "Structure", or parcel of land.

25 Utility easement

26 An easement which grants the right to install and maintain utilities
27 including, but not limited to, water lines, sewer lines, storm sewer
28 lines, electrical power lines, telephone lines, natural gas lines, and
29 community antenna television systems.

30 Variance

31 See Sec.Section 27-3613, Variance.

32 Vehicle parts or tire store

33 A facility where the primary "use" is the retail sale of vehicle parts,
34 products, tires, or accessories.

35 Vehicle or trailer storage yard

36 Storage of parking tow-aways, impound yards, and storage lots for
37 automobiles, trucks, buses, and recreational vehicles. "Vehicle
38 storage" includes only the storage of operable vehicles.

39 Vehicle repair and service station

40 A facility where the business of general vehicle repair and service is
41 conducted, not including vehicle salvaging or the storage of
42 dismantled vehicles, wrecks, or junk.

43 Vehicle salvage yard

44 A facility for the reclamation or storage of wrecked or abandoned
45 vehicles or parts from vehicles, "trailers," or "mobile homes," which
46 may include the sale of the parts.

47 Vehicle towing or wrecker service

48 An establishment operated for the purpose of temporary storage on-
49 site of wrecked or inoperable motor vehicles. If an establishment
50 regularly stores inoperable vehicles for more than 90 days, stacks
51 vehicles, or portions of the vehicles are dismantled or removed for
52 sale, it is considered a junkyard or vehicle salvage yard.

53 Veterinary hospital or clinic

54 A facility used for the care, diagnosis, and treatment of sick, ailing,
55 infirm, or injured animals and preventive care for healthy animals.
56 Accessory uses may include animal grooming services, short-term
57 boarding that is incidental to medical care or treatment, and limited
58 retail sales of pet-related merchandise.

- 1 **Video lottery facility (casino)**
2 As set forth in Sections 9-1A-01(aa), 9-1A-01(w-2), and 9-1A-
3 04(a)(11), State Government Article, Annotated Code of Maryland, a
4 facility at which players play video lottery terminals and/or table
5 games. A "video lottery facility" shall only be permitted in accordance
6 with an approved site plan in accordance with Section 27-
7 5102(e)(7)(D), Recreational or Entertainment Establishment of a
8 Commercial Nature with a Video Lottery Facility.
- 9 **Video lottery operation license**
10 As set forth in Sections 9-1A-01(bb) and 9-1A-04(a)(11), State
11 Government Article, Annotated Code of Maryland, a license awarded
12 by the Video Lottery Facility Location Commission and issued by the
13 State Lottery and Gaming Control Commission to a person that allows
14 players to operate video lottery terminals and/or table games.
- 15 **Video lottery operator**
16 As set forth in Section 9-1A-01(cc), State Government Article,
17 Annotated Code of Maryland, a person licensed to operate a video
18 lottery facility.
- 19 **Video lottery terminal**
20 As set forth in Section 9-1A-01(dd), State Government Article,
21 Annotated Code of Maryland, video lottery terminal means:
- 22 (A) A machine or other device, that, on insertion of a bill, coin,
23 token, voucher, ticket, coupon, or similar item, or on
24 payment of any consideration:
- 25 (i) is available to play or simulate the play of any game
26 of chance in which the results, including the options
27 available to the player, are randomly determined by
28 the machine or other device; and
- 29 (ii) by the element of chance, may deliver or entitle the
30 player who operates the machine or device to
- 31 receive cash, premiums, merchandise, tokens, or
32 anything of value, whether the payout is made
33 automatically from the device or in any other
34 manner.
- 35 (B) "Video lottery terminal" includes a machine or device:
- 36 (i) that does not directly dispense money, tokens, or
37 anything of value to winning players; and
- 38 (ii) described under paragraph (A) of this Subsection
39 that uses an electronic credit system making the
40 deposit of bills, coins, or tokens unnecessary.
- 41 (C) "Video lottery terminal" does not include an authorized slot
42 machine operated by an eligible organization under Title 12,
43 Subtitle 3 of the Criminal Law Article, Annotated Code of
44 Maryland.
- 45 **Vocational or trade school**
46 A public or private school offering vocational or trade instruction—
47 such as teaching of trade or industrial skills, clerical or data
48 processing, barbering or hair dressing, computer or electronic
49 technology, or artistic skills—to students and that operates in
50 buildings or structures or on premises on land leased or owned by
51 the educational institution for administrative purposes and meets
52 the State requirements for a vocational training facility. Such uses
53 include classrooms, laboratories, auditoriums, libraries, cafeterias,
54 and other facilities that further the educational mission of the
55 institution.
- 56 **Warehouse showroom**
57 An establishment that combines office and showroom uses with
58 warehouse uses for the primary purpose of wholesale trade, display,
59 and distribution of products.

1 **Warehouse storerooms**

2 A facility primarily engaged in the storage of manufactured products,
3 supplies, and equipment, excluding bulk storage of materials that are
4 flammable or explosive or that present hazards or conditions
5 commonly recognized as offensive.

6 **Water-dependent research facility**

7 A research facility located at or near the shoreline in order to
8 function.

9 **Waterfront entertainment/retail complex**

10 A contiguous land assemblage fronting on the Potomac River and
11 developed with an array of commercial, lodging, residential,
12 recreational, entertainment, social, cultural, or similar uses which are
13 interrelated by one or more themes.

14 **Waterfront fuel sales**

15 The sale and dispensing of fuel directly to boats from a waterfront
16 lot.

17 **Wayside stand**

18 A temporary structure used for the sale of agricultural or other
19 products produced on the premises or produce or cut flowers not
20 grown on the premises.

21 **Wind energy conversion system (large-scale)**

22 A facility consisting of one or more rotating wind turbines and related
23 equipment that converts the kinetic energy in wind into mechanical
24 energy. A large-scale wind energy conversion system has a rated
25 capacity exceeding 100 kilowatts (kW).

26 **Wind energy conversion system (small-scale)**

27 A facility consisting of one or more rotating wind turbines and related
28 equipment that converts the kinetic energy in wind into mechanical
29 energy. A small-scale wind energy conversion system has a rated

30 capacity of not more than 100 kilowatts (kW) and is intended to
31 primarily reduce on-site consumption of utility power for a home or
32 business.

33 **Wireless telecommunications tower, monopole**

34 A single, vertical self-supporting pole-type structure, tapering from
35 base to top, whose sole or primary purpose is to support and elevate
36 above the ground wireless telecommunications antennas and
37 associated equipment and network components attached or
38 mounted on the tower, and including any ground-based accessory
39 structures used to house associated equipment.

40 **Wireless telecommunications tower, other**

41 A guyed tower (vertical towers anchored by guy wires) or lattice
42 tower (vertical self-supporting towers, not guyed, with three or more
43 sides consisting of open-frame supports), whose sole or primary
44 purpose is to support and elevate above the ground wireless
45 telecommunications antennas and associated equipment and
46 network components attached or mounted on the tower, and
47 including any ground-based accessory structures used to house
48 associated equipment.

49 **Yard**

50 Open space located on the same lot with a structure (not including
51 ground-level paved surfaces unless specifically noted), or use,
52 between the structure or use (such as outdoor storage) and the
53 nearest lot line or street line. All required yards shall be unoccupied
54 and unobstructed from the ground upward, except for landscaping,
55 and accessory structures and uses as permitted elsewhere in this
56 Ordinance. An alley shall not be considered a part of a yard.

57 **Yard, front**

58 Yard extending across the width of a lot, between the front street line
59 and the nearest part of a main building (or its enclosed or covered
60 projection). In a through lot, all yards abutting streets are front yards.

1 **Yard, rear**

2 Yard extending across the width of a lot, between the rear lot line
3 and the nearest part of a principal building (or its enclosed or covered
4 projection). A through lot has no rear yard.

5 **Yard, side**

6 Yard between the side lot line or side street line and the nearest part
7 of a principal building (or its enclosed or covered projection),
8 extending from the front yard to the rear yard or, in the absence of
9 either of these yards, to the front street line and rear lot line. In the
10 absence of a front street line, all yards are side yards. On a through
11 lot, any yard that does not abut a street is a side yard.

12 **Zoning certification**

13 A mechanism intended to provide landowners with written
14 documentation of compliance with the requirements of this
15 Ordinance. See Section 27-3609, Zoning Certification

16 **Zoning Hearing Examiner (ZHE)**

17 See Section 27-3304, Zoning Hearing Examiner (ZHE).

18 **Zoning map**

19 The “Zoning Map of the Maryland-Washington Regional District in
20 Prince George’s County, Maryland,” dated November 29, 1949, as
21 subsequently amended, from time to time.

22 **Zoning Map Amendment (ZMA)**

23 A piecemeal rezoning of one or more properties upon the request of
24 the property owner or other applicant. See Section 0, 27-3601
25 Zoning Map Amendment (ZMA).

26