

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2008 Legislative Session**

Bill No. CB-78-2008

Chapter No. _____

Proposed and Presented by Council Members Dernoga and Bland

Introduced by Council Members Dernoga, Bland and Olson

Co-Sponsors _____

Date of Introduction October 21, 2008

ZONING BILL

1 AN ORDINANCE concerning

2 Agricultural-Conservation Zone (A-C Zone)

3 For the purpose of establishing an Agricultural-Conservation Zone (A-C Zone) in Prince
4 George's County and making amendments to the use table in the Zoning Ordinance generally
5 related to the A-C Zone.

6 BY adding:

7 Sections 27-213.30, 27-213.31, 27-213.32, 27-213.33, 27-213.34,
8 27-213.35, and 27-424.06,

9 The Zoning Ordinance of Prince George's County, Maryland,
10 being also

11 **SUBTITLE 27. ZONING.**

12 The Prince George's County Code
13 (2003 Edition, 2006 Supplement).

14 BY repealing and reenacting with amendments:

15 Sections 27-441 and 27-442,

16 The Zoning Ordinance of Prince George's County, Maryland,
17 being also

18 **SUBTITLE 27. ZONING.**

19 The Prince George's County Code
20 (2003 Edition, 2006 Supplement).

21

1 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
2 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
3 District in Prince George's County, Maryland, that Section 27-213.30, 27-213.31, 27-213.32,
4 27-213.33, 27-213.34, 27-213.35, and 27-424.06 of the Zoning Ordinance of Prince George's
5 County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same
6 are hereby added:

7 **SUBTITLE 27. ZONING.**

8 **PART 3. ADMINISTRATION.**

9 **DIVISION 2. ZONING MAP AMENDMENTS.**

10 **Subdivision 8. A-C Zone.**

11 **Sec. 27-213.30. Applicability.**

12 (a) This Section contains the procedures for classifying property in the A-C Zone. Unless
13 otherwise specified, these procedures take the place of any other Zoning Map Amendment
14 provisions contained in this Subtitle.

15 (b) Any existing use which has a valid permit issued prior to the approval of a rezoning to
16 the A-C Zone shall be considered a permitted use and shall not be considered nonconforming,
17 provided the use has not changed to a different use since the issuance of the permit. This
18 provision shall apply only to the property that was the subject of the original permit.

19 **Sec. 27-213.31. Purpose and intent.**

20 (a) The use of these Zoning Map Amendment procedures are provided for rezoning
21 property in the Rural Tier to the A-C Zone to foster agricultural, historical and environmental
22 preservation. The following is the intent of establishing these procedures:

- 23 (1) To foster conditions favorable to a continued agricultural use of the productive
- 24 agricultural areas of Prince George’s County;
- 25 (2) To foster a preferred agricultural preservation area within the Rural Tier;
- 26 (3) To provide agricultural preservation policies that support certification of the
- 27 County agricultural preservation program;
- 28 (4) To support the Transfer of Development Rights Program; and
- 29 (5) To prevent incompatible forms and degrees of urban and suburban uses.

30 **Sec. 27-213.32. General procedures.**

1 (a) The Planning Board may initiate an A-C Zoning Map Amendment only upon the
 2 concurrence (by resolution) of the District Council.

3 (b) After the A-C Zoning Map Amendment is initiated by the Planning Board, the
 4 Technical Staff shall immediately proceed to mail notice to all owners of land and any
 5 municipality lying (wholly or in part) within the boundaries of the Rural Tier to invite them to
 6 request that the A-C Zone be considered for their property.

7 (c) Requests for rezoning.

8 (1) Within thirty (30) days after the mailing of the notice provided under Subsection
 9 (b) of this Section, any property owner may request that the A-C Zone be considered for his
 10 specific property.

11 (2) The requests shall be made on forms provided by the Planning Board and shall be
 12 available for general public review.

13 (3) Each request shall be accompanied by a statement describing how the proposed
 14 zoning change complies with the General Plan, Master Plan, Green Infrastructure Plan and any
 15 adopted County preservation or economic development program.

16 (d) After the close of the thirty (30) day request period, the Technical Staff shall
 17 immediately proceed to prepare a proposed A-C Zoning Map Amendment for all Rural Tier
 18 properties that it recommends be placed in the A-C Zone. Lot size alone should not be a reason
 19 to recommend against placing a property in the A-C Zone. The Technical Staff may consider
 20 rezoning publicly-owned land or land owned by an institution of higher learning to the A-C
 21 Zone.

22 (e) Pending Zoning Map Amendment or Special Exception applications. After Planning
 23 Board initiates the A-C Zoning Map Amendment, no property may be considered for the A-C
 24 Zone if it has a pending Zoning Map Amendment or an application for a Special Exception use
 25 that is not permitted within the A-C Zone.

26 (f) Public hearing.

27 (1) Public hearing requirement. The District Council and Planning Board shall hold a
 28 joint public hearing on the A-C Zoning Map Amendment, at which a quorum of each body shall
 29 be present. The joint public hearing shall be held within forty-five (45) days of receipt of the
 30 Technical Staff's proposed A-C Zoning Map Amendment.

1 (2) Public release. The A-C Zoning Map Amendment proposal shall be released for
2 public inspection at least thirty (30) days prior to the joint public hearing.

3 (3) Notice of hearing. The public hearing shall be advertised in the three (3) County
4 newspapers of record at least fifteen (15) days before the scheduled hearing date. A specific
5 notice shall be sent by first class mail to all owners of land for which a change in zoning is
6 proposed in the A-C Zoning Map Amendment and to all other owners that made a request for a
7 change in zoning to the A-C Zone . This notice shall inform the property owner that a zoning
8 change has been proposed for their property, and provide information regarding the date, time,
9 and place of the public hearing on the proposed change. This mailing is for informational
10 purposes only. The failure of the Planning Board to send, or the property owner to receive, the
11 mailing shall not invalidate the approval of the A-C Zoning Map Amendment by the District
12 Council.

13 (4) Hearing testimony. Any interested party, including representatives of the Planning
14 Board and other public agencies, may present testimony at the public hearing. All testimony
15 shall be transcribed. The hearing record shall remain open at least seven (7) days after the
16 hearing.

17 **Sec. 27-213.33. Planning Board procedures.**

18 (a) After the joint public hearing, the Planning Board shall review the A-C Zoning Map
19 Amendment proposal of the Technical. The Planning Board shall take action on the proposal
20 (with or without amendments) by resolution adopted at a regularly scheduled public meeting.

21 (b) An A-C Zoning Map Amendment shall be in conformance with the principles of
22 orderly, comprehensive land use planning and staged development, and shall be based on the
23 General Plan, Master Plan, Green Infrastructure Plan and any adopted County preservation or
24 economic development program. To promote the County policies to (1) foster conditions
25 favorable to a continued agricultural use of the productive agricultural areas of Prince George's
26 County; (2) foster a preferred agricultural preservation area within the Rural Tier; (3) provide
27 agricultural preservation policies that support certification of the County agricultural
28 preservation program; and (4) support the Transfer of Development Rights Program. Requests to
29 rezone properties to the A-C Zone shall be construed by the Planning Board in the light most
30 favorable to the requestor.

1 (c) Within thirty (30) days after the public hearing, the Planning Board shall transmit the
 2 proposed A-C Zoning Map Amendment to the District Council and to each municipality located
 3 within the Rural Tier.

4 (d) Transmitted with the resolution shall be the proposed Zoning Map.

5 (e) Prior to transmittal, the District Council may, by Resolution, extend the date of
 6 transmittal.

7 **Sec. 27-213.34. District Council procedures.**

8 (a) Amendments prior to final action. The District Council may propose changes,
 9 revisions, or amendments to the A-C Zoning Map Amendment transmitted by the Planning
 10 Board, at any time prior to final action.

11 (b) Record evidence. The testimony received at the joint public hearing shall be
 12 transcribed and made a part of the A-C Zoning Amendment record. Exhibits introduced at any
 13 time prior to the close of the record shall be identified sequentially and maintained as part of the
 14 record.

15 (c) Voting requirements. After the transmittal of the A-C Zoning Map Amendment, the
 16 District Council (in full Council session or committee work session) shall review and act upon
 17 each change in zoning classification recommended by the Planning Board. Votes may include
 18 more than one property or group of properties. The vote to adopt each change in zoning
 19 classification shall require a majority vote of the full Council when acting in a business or
 20 legislative session of the full District Council.

21 (d) Approval.

22 (1) After the joint public hearing and the transmittal of the Planning Board Resolution,
 23 the District Council may approve the proposed A-C Zoning Map Amendment (with or without
 24 amendments) by Ordinance or Resolution.

25 (2) The District Council shall take final action within thirty (30) days after the
 26 transmittal of the Planning Board Resolution. If no final action is taken within this period, the A-
 27 C Zoning Map Amendment contained in the Planning Board Resolution shall be deemed
 28 approved.

29 (3) The approval of a A-C Zoning Amendment shall repeal and readopt with
 30 amendments that portion of the Zoning Map encompassed by the Amendment.

1 (e) Limitations on zoning. The District Council may only consider zoning property to the
 2 A-C Zone where the property owner has requested or consented, in writing, to the zoning. In the
 3 case of publicly owned land, this requirement does not apply, and such land may be placed in the
 4 A-C Zone in a Sectional Map Amendment. A property owner may request the A-C Zone even if
 5 an existing use on the property would become nonconforming as a result of noncompliance with
 6 the required minimum net lot area as set forth in Section 27-442(b).

7 (f) Notice of approval.

8 (1) Notice of the approval of a A-C Zoning Map Amendment shall be immediately
 9 published by the Clerk of the Council in the three (3) County newspapers of record. The
 10 Ordinance or Resolution of adoption shall be forwarded to the Planning Board, who shall make it
 11 available for public inspection.

12 (2) Notice of the District Council's final action shall also be sent to all property owners
 13 in accordance with the requirements and procedures of Section 27-213.33(f)(3).

14 **Sec. 27-213.35. Timetables for A-C Zoning Map Amendment review.**

15 (a) In order to promote Rural Tier preservation policies in the General Plan and the
 16 effective use of Transfer Development Rights, A-C Zoning Map Amendments should be
 17 considered at reasonable periodic intervals. The District Council shall consider whether to
 18 schedule an A-C Zoning Map Amendment for the Rural Tier at least once every five (5) years;
 19 however, the Council may determine that conditions are not appropriate at such time for an A-C
 20 Zoning Map Amendment.

21 (b) The District Council shall adopt a Resolution authorizing the Planning Board to initiate
 22 an A-C Zoning Map Amendment for properties in the Rural Tier by January 31, 2009. In this
 23 Map Amendment, property may only be retained in its existing zoning category or reclassified to
 24 the A-C Zone.

25 **SUBTITLE 27. ZONING.**

26 **PART 5. RESIDENTIAL ZONES.**

27 **DIVISION 2. SPECIFIC RESIDENTIAL ZONES.**

28 **Sec. 27-424.06. A-C Zone (Agricultural-Conservation).**

29 (a) Legislative statement of findings and Purposes.

30 (1) Declaration of findings. It is found:

1 (A) That the agricultural industry is an integral part of the Prince
2 George's economy and that a continued conversion of agricultural land will continue to
3 undermine this basic industry;

4 (B) That scattered development is occurring in a sporadic fashion in areas
5 of Prince George's County containing productive agricultural land;

6 (C) That continued urban and suburban intrusion into productive
7 agricultural areas not only destroys the specific area upon which the development occurs but is
8 incompatible with the agricultural use of the surrounding area;

9 (D) That heretofore Prince George's County has been unable to
10 effectively stem the tide of new residential subdivisions in productive agricultural areas of Prince
11 George's County;

12 (E) That Prince George's County has certain wetlands along Chesapeake
13 Bay and its tributaries which serve as breeding grounds and nursery areas for the bay's biotic life;
14 and

15 (F) That Prince George's County possesses numerous areas that are
16 highly suitable for urban development, including residential subdivisions that are not located in
17 areas of productive agricultural land.

18 (2) Purposes. The purposes of the A-C Zone are as follows:

19 (A) To foster conditions favorable to a continued agricultural use of the
20 productive agricultural areas of Prince George's County; and

21 (B) To prevent incompatible forms and degrees of urban and suburban
22 uses.

23 (b) Uses.

24 (1) The uses allowed in the A-C Zone are as provided for in the Table of Uses
25 (Division 3 of this Part).

26 (2) Preferred use permitted as of right. Agricultural operations, when conducted
27 in accordance with good and reasonable husbandry practices, shall be afforded preferential
28 treatment over and above all other permitted uses in the A-C Zone.

29 (c) Regulations.

30 (1) Additional regulations concerning the location, size, and other provisions for all
31 buildings and structures in the A-C Zone are as provided for in Divisions 1 and 5 of this Part, the

1 Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading
2 (Part 11), Signs (Part 12), and the Landscape Manual.

3 SECTION 2. BE IT FURTHER ENACTED that Sections 27-441 and 27-442 of the Zoning
4 Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's
5 County Code, be and the same is hereby repealed and reenacted with the following amendments:

DIVISION 3. USES PERMITTED.

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE									
	R-O-S	A-C	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(1) COMMERCIAL:										
<u>Agricultural support uses:</u>										
<u>(A) Farm-machinery sales, storage or service, blacksmithing</u>	X	SE ⁸⁵	X	X	X	X	X	X	X	X
<u>(B) Feed or grain mills or driers</u>	X	SE ⁸⁵	X	X	X	X	X	X	X	X
<u>(C) Fertilizer sales or storage</u>	X	SE ⁸⁵	X	X	X	X	X	X	X	X
<u>(D) Sawmills</u>	X	SE	X	X	X	X	X	X	X	X
<u>(E) Slaughterhouses or manufacturing, processing, or packing of fruit, vegetables, animal or meat products, or by-products</u>	X	SE	X	X	X	X	X	X	X	X
<u>(F) Spirits manufacturing, including the manufacturing of alcohol to be used in gasoline/alcohol mixtures, but excluding the production of these mixtures</u>	X	SE	X	X	X	X	X	X	X	X
<u>(G) Firewood operations</u>	X	SE ⁸⁵	X	X	X	X	X	X	X	X
<u>(H) Winery, including accessory retail and wholesale distribution of wine produced on premises. Temporary promotional events, such as wine tastings or public gatherings associated with the winery, are permitted, within any limits set by the special exception</u>	X	SE ⁸⁵	X	X	X	X	X	X	X	X
<u>(I) Bottled water plant, if the source of the water is located on the same site as the plant, and provided that the Director of the Department of Environmental Resources makes a recommendation that the proposed facility will not adversely affect the quality or capacity of surface water or groundwater</u>	X	SE ⁸⁵	X	X	X	X	X	X	X	X
Animal Hospital, veterinary office	SE	SE ⁸⁵	SE	SE	SE	SE	X	P ⁷⁴	X	X

USE	ZONE									
	R-O-S	A-C	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Antique shop	X	<u>P</u>	SE	SE	SE	SE	X	X	X	X
Bus maintenance accessory to a private school, church, or other place of worship	X	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
Buying of items within guest rooms and pursuant to Section 27-115(a)(2)	X	<u>X</u>	X	X	X	X	X	X	X	X
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	P	<u>X</u>	P	P	P	P	P	P	P	P
Commercial recreational development	X	<u>X</u>	X	X	X	P ⁶⁶	X	X	X	X
Contractor's office (must include sanitary facilities), construction yard or shed, or storage building (in connection with a construction project) as a temporary use:										
(A) Subject to Sections 27-260 and 27-261	X	<u>X</u>	P	P	P	P	P	P	P	P
(B) All others	X	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
Contractor's Office, which may include wholly-enclosed storage, as a permanent use	X	<u>X</u>	X	X	X	P ⁶⁷	X	X	X	X
Distillery for the production of fuel alcohol	SE	<u>SE</u>	SE	SE	X	X	X	X	X	X
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	<u>X</u>	X	X	X	X	X	X	X	X
Farm implement sales or repair; farm supplies sales	X	<u>P⁸⁵</u>	X	SE ¹⁴	X	X	X	X	X	X
Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261	P	<u>P⁸⁵</u>	P	P	P	P	P	P	P	P
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	<u>P</u>	P	P	P	P	P	P	P	P
Funeral parlor, undertaking establishment	X	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
Gas station	X	<u>X</u>	X	P ⁷⁵	X	X	X	X	X	X

USE	ZONE									
	R-O-S	A-C	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Kennel:										
(A) On a lot having a net area of 20,000 sq. ft. or less	X	<u>X</u>	SE	SE	SE	SE	X	X	X	X
(B) On a lot having a net area between 20,000 sq. ft. and 80,000 sq. ft.	X	<u>X</u>	P	P	SE	P	X	X	X	X
(C) On a lot having a net area exceeding 80,000 sq. ft.	P	<u>X</u>	P	P	P	P	X	X	X	X
Landscaping contractor's business	SE	<u>SE</u>	SE	SE	SE	SE	X	X	X	X
Limited professional uses in multifamily projects	X	<u>X</u>	X	X	X	X	X	X	X	X
Monument and headstone sales establishment	X	<u>X</u>	X	X	X	P ⁶¹	X	X	X	X
Offices:										
(A) Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	P ⁷	<u>P⁷</u>	P ⁷	P ⁷	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹	P ^{15,19}	P ^{16,19}
(B) Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance of the dwelling or project	X	<u>X</u>	X	X	X	X	X	X	X	X
(C) General business and professional offices	X	<u>X</u>	X	X	X	X	X	X	X	X
(D) Insurance sales office as an accessory use in a dwelling	X	<u>X</u>	X	X	SE	SE	SE	SE	SE	SE
(E) Medical practitioner's office in a one-family dwelling (except as provided in (A) above)	X	<u>X</u>	X	SE	SE	SE	SE	SE	SE ¹⁵	SE ¹⁶
(F) Real estate sales office as an accessory use in a dwelling	X	<u>X</u>	X	X	SE	SE	SE	SE	SE	SE
(G) Real estate subdivision sales office as a temporary use:										
(i) Subject to Sections 27-260 and 27-261	X	<u>X</u>	P	P	P	P	P	P	P	P
(ii) All others	X	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
(H) Multifamily dwelling management company (must manage the project within which it is located)	X	<u>X</u>	X	X	X	X	X	X	X	X

USE	ZONE									
	R-O-S	A-C	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(I) Temporary trailer for office space accessory to an existing group residential facility, which services more than eight (8) persons, in accordance with Sections 27-260 and 27-261	X	<u>X</u>	P	X	X	X	X	X	X	X
Parking lot, required, serving adjacent Commercial or Industrial Zone	X	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
Photography studio and darkroom, as an accessory use solely by the resident of a one-family detached dwelling and located within such dwelling	X	<u>X</u>	X	X	X	X	X	SE	X	X
Retail sales and consumer service establishment	X	<u>X</u>	X	X	X	X	X	X	X	X
Riding stable:										
(A) On a tract consisting of less than 20,000 sq. ft.	X	<u>X</u>	SE	SE	X	X	X	X	X	X
(B) On a tract consisting of between 20,000 sq. ft. and 9 contiguous acres	SE	<u>P</u>	SE	SE	SE	SE	X	X	X	X
(C) All others	P	<u>P</u>	P	P	P	SE ⁶⁷	X	X	X	X
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261 ⁴³	P	<u>P</u>	P	P	P	P	P	P	P	P
Waterfront Entertainment/Retail Complex, in accordance with Section 27-445.08	P	<u>X</u>	P	P	P	P	P	X	X	X
Wayside stand as a temporary use:										
(A) Subject to Sections 27-260 and 27-261	P	<u>P</u>	P	P	P	P	P	P	P	P
(B) All others	SE	<u>SE⁸⁵</u>	SE	SE ²⁵	SE	SE	SE	SE	SE	SE
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan.	X	<u>X</u>	X	X	X	X	X	X	X	X

USE	ZONE									
	R-O-S	A-C	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone, if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan.	X	X	X	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception).	X	X	X	X	X	P ⁷²	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone.	X	X	X	X	X	SE ⁷²	X	X	X	X
(2) Institutional/Educational:										
Adult day care center	X	X	SE	SE	SE	SE	SE	SE	SE	SE
Assisted living facility	X	X	X	X	X	SE ⁷⁷	X	X	X	X
<u>Camps, including day camps</u>	X	SE ⁸⁵	X	X	X	X	X	X	X	X
Chancery, on a lot having a net area of at least 15 acres	X	X	X	X	X	X	X	P	X	X
Church or similar place of worship:										
(A) Located on a lot less than 1 acre in size	X	X	X	X	X	SE	SE	SE	SE	SE
(B) Located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size	X	X	X	X	X	SE	SE	SE	SE	SE
(C) Located on a lot between 1 and 2 acres in size ⁵²	X	X	X	X	P	P	P	P	P	P
(D) Located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size ⁵²	X	X	X	X	P	P	P	P	P	P
(E) All others (CB-23-1988; CB-23-1993; CB-76-1993)	SE	X	P ⁵³	P	P	P	P	P	P	P
Day care center for children:										

USE	ZONE									
	R-O-S	A-C	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(A) Accessory to a publicly-owned recreational facility, a school, a surplus school building, improved property (other than a school) that is under the control of the Board of Education, a church, a public building, or a community building, in accordance with Section 27-445.03 ³⁴	P	<u>X</u>	P	P	P	P	P	P	P	P
(B) Accessory to a multifamily dwelling or project when located within a community room for the sole use of the residents or employees, in accordance with Section 27-445.03	X	<u>X</u>	X	X	X	X	X	X	X	X
(C) Accessory to a multifamily development when located within an existing building in accordance with Section 27-445.03	X	<u>X</u>	P	P	P	P	P	P	P	P
(D) All others	SE	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
Eleemosynary or philanthropic institution:										
(A) An adaptive reuse of a structure last occupied by a Federal postal facility on a lot or parcel not more than 25,000 square feet in area for use by an organization serving the homebound	SE	<u>X</u>	SE	SE	SE	P	SE	SE	SE	SE
(B) A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services; for a permitted use, any change in occupant or use shall require Detailed Site Plan approval by the District Council	SE	<u>X</u>	SE	SE	SE	SE	SE	P	SE	SE
(C) All others	SE	<u>SE</u>	SE	SE	SE	SE	SE	SE	SE	SE
Family day care	P	<u>P</u>	P	P	P	P	P	P	P	P
Health campus	X	<u>X</u>	X	X	X	SE	SE	SE	SE	SE
Hospital	X	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
Medical/residential campus	X	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261	P	<u>X</u>	P	P	P	P	P	P	P	P
Nursing or care home (may include a private spa)	X	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE

USE	ZONE									
	R-O-S	A-C	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
School, private:										
(A) In accordance with Section 27-443	X	<u>X</u>	P	P	P	P	P	P	P	P
(B) All others	SE	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
<u>School for agricultural training</u>	<u>X</u>	<u>SE⁸⁵</u>	<u>SE</u>	<u>SE</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Small group child care center	P	<u>X</u>	P	P	P	P	P	P	P	P
(3) Miscellaneous:										
Accessory structures and uses (when not otherwise provided for)	P	<u>P</u>	P	P	P	P	P	P	P	P
Adaptive reuse of a surplus public school, when not otherwise allowed	SE	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
Adaptive use of a Historic Site, when not otherwise allowed	SE	<u>SE⁸⁵</u>	SE	SE	SE	SE	SE	SE	SE	SE
Animals, not customarily household pets	X	<u>P</u>	X	X	X	X	X	SE	X	X
Buildings and uses, serving public health purposes, on land owned by Prince George's County, Maryland, upon which hospitals or health centers are located, except if otherwise allowed as a Permitted (P) use ⁴¹ (CB-55-1988)	P	<u>X</u>	P	P	P	P	P	P	P	P
Cemetery, crematory:										
(A) Cemetery, in accordance with Section 27-445.06	SE	<u>X</u>	P	P	X	X	X	X	X	X
(B) Cemetery, accessory to a church, convent, or monastery ⁴⁹	SE	<u>X</u>	P	P	P	P	P	P	P	P
(C) All others	SE	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
Home occupations for residents ²⁰	P	<u>P</u>	P	P	P	P	P	P	P	P
Home occupations for residents, low-impact	P	<u>P</u>	P	P	P	P	P	P	P	P
Increase in height of accessory building, used for:										
(A) Servant, household help living quarters ³⁰	SE	<u>SE</u>	SE	SE	SE	SE	SE	SE	SE	SE
(B) Agricultural purposes on a lot having a net area of less than 5 acres	SE	<u>SE</u>	SE	SE	SE	SE	X	X	X	X

USE	ZONE									
	R-O-S	A-C	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(C) Agricultural purposes on a lot having a net area of at least 5 acres	P	<u>P</u>	P	P	P	P	X	X	X	X
(D) Office	X	<u>X</u>	X	X	X	X	X	X	X	X
Signs, in accordance with Part 12, associated with uses allowed in the applicable Residential Zone	P	<u>X</u>	P	P	P	P	P	P	P	P
Signs, outdoor advertising (Billboards)	X	<u>X</u>	X	X	X	X	X	X	X	X
Temporary structures and uses not otherwise allowed	SE	<u>SE</u>	SE	SE	SE	SE	SE	SE	SE	SE
(4) Public/Quasi Public:										
Library	P	<u>X</u>	P	P	P	P	P	P	P	P
Public buildings and uses, except as otherwise provided	P	<u>X</u>	P	P	P	P	P	P	P	P
Sanitary landfill, rubble fill, or Class 3 fill ^{47, 71}	SE	<u>X</u>	SE	SE	SE ³³	SE	X	X	X	X
Voluntary fire, ambulance, or rescue squad services ²⁶	P	<u>X</u>	P	P	P	P	P	P	P	P
(5) Recreational/Entertainment/Social/Cultural:										
Archery range, privately owned and commercially operated on land leased from, and owned by, a public agency	P	<u>X</u>	P	P	X	P	X	X	X	X
Athletic field, outdoor, private nonprofit	SE	<u>X</u>	P ⁵⁵	SE	SE	P ²⁷	SE	SE	SE	SE
Boathouse (private) as an accessory use	P	<u>P</u>	P	X	X	X	X	X	X	X
Carnival, circus, fair, or similar use, not exceeding 17 days duration and only on a parking lot as a temporary use in accordance with Sections 27-260 and 27-261	P	<u>P</u>	P	P	P	P	P	P	P	P
Club, private	SE	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
Commercial recreational attraction	X	<u>X</u>	SE	SE	X	SE	X	X	X	X
Commercial recreational facilities (privately owned) on land leased from a public agency, except as otherwise allowed:										
(A) Leased on or after January 1, 1974	SE	<u>X</u>	SE	SE	X	SE	X	X	X	X
(B) Leased before January 1, 1974	SE	<u>X</u>	SE	SE	X	P	X	X	X	X
Community building or similar nonprofit social use, not publicly owned or operated:										

USE	ZONE									
	R-O-S	A-C	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(A) Only for residents and guests	SE	<u>SE</u>	SE	SE	SE	SE	SE	SE	SE	SE
(B) All others	SE	<u>SE</u>	SE	SE	SE	SE	SE	SE	SE	SE
Conference center and uses accessory thereto (such as restaurants, tennis courts, auditoriums, swimming pools, racquetball courts, riding stables, golf courses, or other recreational, physical fitness, or educational activities) privately owned and commercially operated, on a tract having a gross area of at least 500 acres, owned by a public agency, on which a public golf course is operated on a regular basis	SE	<u>X</u>	P	X	X	X	X	X	X	X
Courts (indoor or outdoor) (tennis, handball, racquetball, or volleyball), not including courts accessory to a dwelling:										
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	P	<u>X</u>	P	P	P	P	X	X	X	X
(B) All others	X	<u>X</u>	X	X	X	X	X	X	X	X
Golf course:										
(A) At least 18 holes on a tract having a gross area of at least 200 acres; provided that any accessory recreational facilities shall be located at least 100 feet from the nearest property line and effectively screened from view of any adjoining land in a Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan, not on publicly owned land	SE	<u>X</u>	SE	P	SE	SE	SE	SE	SE	SE
(B) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	P	<u>X</u>	P	P	P	P	X	X	X	X
(C) Golf Course Conference/Hotel complex	X	<u>X</u>	X	X	X	SE	X	X	X	X
(D) All others	SE	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
Golf course, miniature (indoor or outdoor):										
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	P	<u>X</u>	P	P	P	P	X	X	X	X

USE	ZONE									
	R-O-S	A-C	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(B) All others	X	<u>X</u>	SE	SE	X	SE	X	X	X	X
Golf driving range:										
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	P	<u>X</u>	P	P	P	P	X	X	X	X
(B) All others	SE	<u>X</u>	SE	SE	X	SE	X	X	X	X
Homes Association Recreational Use, in accordance with Section 27-445	SE	<u>X</u>	P	P	P	P	P	P	P	P
Marina	X	<u>X</u>	X	X	X	P ⁶⁷	X	X	X	X
Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)	SE	<u>SE⁸⁵</u>	SE	P	P	P	P	P	P	P
Performance arts center, in accordance with Section 27-445.09	X	<u>X</u>	X	X	X	X	X	SP	SP	SP
Racetrack, including pari-mutuel	X	<u>X</u>	X	SE	X	X	X	X	X	X
Racetrack, pari-mutuel only	X	<u>X</u>	SE	X	X	SE	X	X	X	X
Recreational campground	SE	<u>SE⁸⁵</u>	SE	SE	X	SE	X	X	X	X
Recreational program, before- and after-school	P	<u>X</u>	P	P	P	P	P	P	P	P
Recreational use (nonprofit) not publicly owned or operated, when not otherwise allowed:										
(A) Only for residents and guests	SE	<u>SE</u>	SE	SE	SE	SE	SE	SE	SE	SE
(B) All others	SE	<u>SE</u>	SE	SE	SE	SE	SE	SE	SE	SE
Rural Entertainment Park, as provided in Section 27-404.01	X	<u>X</u>	SE	X	X	X	X	X	X	X
Saunas, solariums, and health clubs, noncommercial, for the sole use of residents and their guests	X	<u>X</u>	X	X	X	X	X	X	X	X
Shooting range (rifle, pistol, or skeet):										
(A) On a lot having a net area of at least 20 acres, and subject to annual renewal	SE	<u>SE</u>	SE	X	X	X	X	X	X	X
(B) All others	X	<u>X</u>	X	SE	X	SE	X	X	X	X

USE	ZONE									
	R-O-S	A-C	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Skating facility:										
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	P	<u>X</u>	P	P	P	P	X	X	X	X
(B) All others	SE	<u>X</u>	SE	SE	X	SE	X	X	X	X
Spa, private	SE	<u>X</u>	P	P	P	P	P	P	P	P
Spa, community	SE	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
Stable, private	P ³⁵	<u>P</u>	P ³⁵	P ³⁵	P ³⁵	P ³⁵	P ^{35,37}	P ^{35,37}	SE ³⁵	SE ³⁵
Swimming pool (community) for sole use of residents and their guests, in accordance with Section 27-411	X	<u>X</u>	X	X	X	X	X	X	X	X
Swimming pool (community), in accordance with Section 27-411	SE	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
Swimming pool (private):										
(A) Accessory to a one-family detached dwelling	P	<u>P</u>	P	P	P	P	P	P	P	P
(B) Accessory to other dwellings	X	<u>X</u>	X	X	X	X	X	X	P	P
Swimming pool, privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	P	<u>X</u>	P	P	P	P	X	X	X	X
(6) Residential/Lodging:										
Apartment hotel	X	<u>X</u>	X	X	X	X	X	X	X	X
Apartment housing for elderly or handicapped families in a building other than a surplus public school building (with provisions for increased density and reduced lot size in Multifamily Zones)	X	<u>X</u>	X	X	X	SE	SE	SE	X	X
Apartment housing for elderly or handicapped families in a surplus public school building	SE	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
Artists' residential studios, in accordance with Section 27-445.09	X	<u>X</u>	X	X	X	X	X	SP	SP	SP

USE	ZONE									
	R-O-S	A-C	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Boardinghouse	SE	<u>X</u>	P	SE	X	P	X	X	X	X
Congregate living facility for more than 8 elderly or physically handicapped residents (CB-90-1985)	SE	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
Congregate living facility for not more than 8 elderly or physically handicapped residents (CB-90-1985)	P	<u>X</u>	P	P	P	P	P	P	P	P
Conservation subdivision pursuant to Section 24-152 of Subtitle 24	X	<u>P</u>	P	P	P	P	X	X	X	X
Convent or monastery	P	<u>X</u>	P	P	P	P	P	P	P	P
Conversion of one-family detached dwelling to a building containing up to 3 dwelling units (not considered as a two-family, three-family, or multifamily dwelling). ⁵⁷										
(A) Prior to November 29, 1949, if the owner of the building resides in the building, and a valid Use and Occupancy permit was in effect on July 1, 1986	X	<u>X</u>	X	X	P	P	P	P	P	P
(B) Prior to November 29, 1949, if the owner of the building does not reside in the building, or a valid Use and Occupancy permit was not in effect on July 1, 1986	X	<u>X</u>	X	X	SE	SE	SE	SE	SE	SE
(C) Prior to November 18, 1980, but on or after November 29, 1949	X	<u>X</u>	X	X	SE	SE	SE	SE	SE	SE
(D) On or after November 18, 1980	X	<u>X</u>	X	X	X	X	X	X	X	X
Country Inn (including Bed and Breakfast with less than 8 rooms)	SE	<u>SE</u> ⁸⁵	SE	SE	SE	SE	SE	SE	SE	SE
Dwelling, farm tenant	P	<u>P</u>	P	P	P	P ³⁶	X	X	X	X
Dwelling, metropolitan, one-family attached	X	<u>X</u>	X	X	X	X	X	X	X	X
Dwelling, multifamily:										
(A) In general	X	<u>X</u>	X	X	X	P ⁷⁹	X	X	X	X
(B) Subject to applicable bedroom percentages	X	<u>X</u>	X	X	X	X	X	X	X	X
(C) In excess of applicable bedroom percentages	X	<u>X</u>	X	X	X	X	X	X	X	X

USE	ZONE									
	R-O-S	A-C	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(D) Restricted to one-bedroom and efficiency apartments	X	<u>X</u>	X	X	X	X	X	X	X	X
(E) Higher than 110 feet	X	<u>X</u>	X	X	X	X	X	X	X	X
(F) Up to six dwelling units in a building of no more than two stories, where the first story was previously used for commercial purposes	X	<u>X</u>	X	X	X	X	X	P	X	X
Dwelling, one-family attached, for the elderly ⁵⁸	X	<u>X</u>	X	X	X	SE	X	X	X	P ²
Dwelling, one-family detached, for the elderly	X	<u>X</u>	X	X	SE	X	X	X	X	X
Dwelling, one-family detached, cluster development, shown on a preliminary plat of subdivision approved prior to July 1, 2006	X	<u>X</u>	X	X	X	P	P	P	X	X
Dwelling, one-family detached (in general)	P	<u>P</u>	P ⁸³	P ⁸³	P ⁸³	P ⁸³	P	P	P	P
Dwelling, one-family semidetached ¹	X	<u>X</u>	X	X	X	P ¹³	P ^{13,32}	P ^{13,32}	P	P
Dwelling, quadruple-attached	X	<u>X</u>	X	X	X	X	X	X	P ²	P ²
Dwelling, three-family	X	<u>X</u>	X	X	X	X	X	X	X	X
Dwelling, two-family detached	X	<u>X</u>	X	X	X	X	X	X	P	X
Dwelling, two-family (in general)	X	<u>X</u>	X	X	X	X	X	X	X	X
Dwellings, one-family attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	<u>X</u>	X	X	X	X	P ³²	P ³²	X	X
Dwellings, one-family triple-attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	<u>X</u>	X	X	X	X	P ³²	P ³²	X	X
Dwellings, one-family triple-attached (in general)	X	<u>X</u>	X	X	X	X	X	X	X	P
Flag lot development:										
(A) In accordance with preliminary plats approved prior to February 1, 1990, pursuant to Subtitle 24 and recorded within the prescribed time period	X	<u>X</u>	X	X	P	P	P	P	X	X
(B) In accordance with Section 24-138.01 of Subtitle 24	X	<u>X</u>	X	X	P	P	P ⁴⁶	X	X	X

USE	ZONE									
	R-O-S	A-C	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Fraternity or sorority house:										
(A) If legally existing prior to May 20, 1983, and not extended beyond the boundary lines of the lot as it legally existed (prior to May 20, 1983)	X	<u>X</u>	X	X	X	X	X	X	X	X
(B) All others	X	<u>X</u>	X	X	X	X	X	X	X	X
Group residential facility for more than 8 mentally handicapped dependent persons, or for 5 or more other dependent persons	SE	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
Group residential facility for not more than 8 mentally handicapped dependent persons	P	<u>X</u>	P	P	P	P	P	P	P	P
Guest house, as an accessory use	P	<u>X</u>	P	P	X	X	X	X	X	X
Mobile home used as a dwelling for emergency purposes as a temporary use, in accordance with Sections 27-260 and 27-261	P	<u>X</u>	P	P	X	P	X	X	X	X
Mobile home used as a one-family detached dwelling	SE	<u>X</u>	SE	SE	SE ⁶⁴	X	X	X	X	X
Mobile home, with use for which amusement taxes collected ²⁸	X	<u>X</u>	P	P	P	P	P	P	P	P
Motel	X	<u>X</u>	X	X	X	SE	X	X	X	X
Opportunity Housing dwelling units	X	<u>X</u>	X	X	X	P	P	P	P	P
Planned retirement community	X	<u>X</u>	X	SE	SE ⁸⁰	SE	SE	SE	SE	SE
Recreational Community Development, in accordance with Section 27-444	SE	<u>X</u>	P	P	P	P ⁴²	X	X	X	X
Rental of guest rooms (by the residents):										
(A) To 1 or 2 persons (unrelated to all principal residents)	P	<u>P</u>	P	P	P	P	X	X	X	X
(B) To 3 persons (unrelated to all principal residents)	P	<u>X</u>	P	X	P	P	X	X	X	X
(C) To not more than 3 persons (unrelated to all principal residents) by a family of related individuals, 1 individual, or 2 unrelated individuals	P	<u>X</u>	P	X	P	P	P	P	P	P

USE	ZONE									
	R-O-S	A-C	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Residential Revitalization: Comprising any form of proposed multifamily, attached one-family or detached one-family dwellings, in a Residential Revitalization project, as shown on a Detailed Site Plan approved in accordance with Section 27-445.09	X	<u>X</u>	X	X	X	P	P	P	P	P
Rooming houses	SE	<u>X</u>	P	SE	X	P	X	X	X	X
Tourist cabin camp	X	<u>X</u>	X	X	X	SE	X	X	X	X
Tourist homes	SE	<u>X</u>	X	SE	X	SE	X	X	X	X
Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	<u>X</u>	X	X	X	X	P ³²	P ³²	X	X
Townhouse, all others	X	<u>X</u>	X	X	X	P ⁷⁹	X ⁴⁸	X ⁴⁸	X ⁴⁸	P ²
Townhouse, shown on a preliminary plat of subdivision approved pursuant to part 4A.	X	<u>X</u>	X	X	X	X	P	P	P	P ²
Townhouse, Transit Village	X	<u>X</u>	X	X	X	X	X	X	X	X
Townhouse, if located within a designated Revitalization Tax Credit District	X	<u>X</u>	X	X	X	X	X	X	X	X
Townhouses or Multi-Family Units	X	<u>X</u>	X	X	X	X	X	X ⁸²	P	P
(7) Resource Production/Recovery:										
Agricultural uses:										
(A) All general agriculture ²²	P	<u>P</u>	P	P	P	P ²³	SE	SE	SE	SE
(B) Keeping of horses or ponies	P	<u>P</u>	P	P	P	P ²³	P ³⁷	P ³⁷	SE	SE
(C) Limited to floriculture, horticulture, gardening, and private, noncommercial greenhouses	X	<u>P</u>	X	X	X	X	P	P	P	P
(D) Keeping of homing or racing pigeons, provided the use was in existence:										
(i) Prior to June 30, 1987	P	<u>P</u>	P	P	P	P ⁴	X	P ⁵⁰	X	X
(ii) On or after June 30, 1987	P	<u>P</u>	P	P	P	P ⁴	X	X	X	X
<u>Horticultural nurseries</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Hunting or fishing preserves</u>	<u>X</u>	<u>SE</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

USE	ZONE									
	R-O-S	A-C	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Nursery and garden center:										
(A) In accordance with Section 27-445.05	X	<u>P</u>	P	P	SE	P	X	X	X	X
(B) All others	SE	<u>P</u>	SE	SE ⁴⁵	SE ⁵⁴	SE	X	X	X	X
<u>Offices for agriculture-related uses</u>	<u>X</u>	<u>SE⁸⁵</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Sand or gravel wet-processing, in accordance with Section 27-445.02	SE	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
Sawmill:										
(A) Only for timber grown on the premises	X	<u>SE</u>	X	SE	SE	X	SE	SE	SE	SE
(B) In connection with an agricultural operation	SE ²⁴	<u>SE⁸⁵</u>	SE ²⁴	X	X	SE	X	X	X	X
<u>Sludge disposal facility – land spreading</u>	<u>X</u>	<u>SE</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Surface mining, in accordance with Section 27-445.02	SE	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
(8) Transportation/Parking/Communications/Utilities:										
Airport, airpark, airfield, heliport, or helistop; private	SE	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
Airstrip, private:										
(A) In accordance with Section 27-445.07	P	<u>X</u>	P	SE	SE	SE	SE	SE	SE	SE
(B) All others	SE	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
Antennas and related equipment buildings and enclosures, other than satellite dish antennas:										
(A) In accordance with Section 27-445.04	P	<u>P</u>	P	P	P	P	P	P	P	P
(B) All others	SE	<u>SE</u>	SE	SE	SE	SE	SE	SE	SE	SE
Farm vehicles and farm machinery used on farm premises ⁵¹	P	<u>P</u>	P	P	P	P	X	X	X	X
Monopoles and related equipment buildings and enclosures:										
(A) In accordance with Section 27-445.04	P	<u>P</u>	P	P	P	P	P	P	P	P
(B) All others	SE	<u>SE</u>	SE	SE	SE	SE	SE	SE	SE	SE
Parking lot or garage, or loading area, used in accordance with Part 11 to serve:										
(A) A permitted, PA, or PB use	P	<u>P</u>	P	P	P	P	P	P	P	P

USE	ZONE									
	R-O-S	A-C	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(B) A Special Exception use	SE	<u>SE</u>	SE	SE	SE	SE	SE	SE	SE	SE
Parking lot used in accordance with Part 11 to serve a use in an adjacent Commercial, Industrial, or M-X-T Zone	X	<u>X</u>	SE	SE	SE	SE	SE	SE ⁶⁵	SE	SE
Parking of mobile home except as otherwise specified	X	<u>X</u>	X	X	X	X	X	X	X	X
Parking of mobile home in a public right-of-way ³¹	X	<u>X</u>	X	X	X	X	X	X	X	X
Parking of vehicles owned or used by the occupants of the premises or their bona fide guests:										
(A) Boats and boat trailers ⁴⁴	P	<u>P</u>	P	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ^{17,29}	P ¹⁷
(B) Buses, 18 on the same lot with, and accessory to, the principal use, such as a school or church	SE	<u>X</u>	P	P	P	P	P	P	P ²⁹	P
(C) Camping trailer (unoccupied): ⁴⁴										
(i) Not more than one	P	<u>P</u>	X	P	P	P	P	P	P ²⁹	P
(ii) Unlimited number	X	<u>X</u>	P	X	X	X	X	X	X	X
(D) Not more than 1 commercial vehicle:										
(i) Having a maximum manufacturer's gross vehicle weight specification of up to 17,000 pounds, and which may include unlimited advertising on the side of the vehicle:										
(aa) If parked within a wholly enclosed private parking garage	P	<u>P</u>	P	P	P	P	P	P	P ²⁹	P
(bb) If parked in a side or rear yard ¹¹	P ⁴	<u>P</u>	P ⁴	P ⁴	P ⁴	X	X	X	X	X
(ii) If parked on the premises, having a maximum manufacturer's gross vehicle weight specification of up to 8,500 pounds, no advertising (other than a firm name or similar designation not exceeding 4 inches high), and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, and vehicles with dual rear axles	P	<u>P</u>	P	P	P	P	P	P	P ²⁹	P

USE	ZONE									
	R-O-S	A-C	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(iii) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours on a lot at least 5 acres in size, and set back 300 feet from all lot lines ¹¹	P	<u>P</u>	P	X	X	X	X	X	X	X
(iv) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours, on a lot at least 2 acres in size ¹¹	SE	<u>X</u>	SE	SE	X	X	X	X	X	X
(E) Commercial vehicles not exceeding a manufacturer's gross vehicle weight specification of 8,500 pounds; containing no advertising other than a firm name or similar designation not more than 4 inches high; and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, or vehicles with dual rear wheels	X	<u>X</u>	X	X	X	X	X	X	X	X
(F) Private passenger vehicles	P	<u>P</u>	P	P	P	P	P	P	P	P
Public utility uses or structures:										
(A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards	P	<u>P</u>	P	P	P	P	P	P	P	P
(B) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding railroad yards, round houses, car barns, and freight stations)	SE	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
Satellite dish antenna, in accordance with Section 27-424.02:										
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	<u>P</u>	P	P	P	P	P	P	P	P
(B) More than 10 feet in diameter, to serve only 1 dwelling unit	SE	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE
(C) All others	P	<u>P</u>	P	P	P	P	P	P	P	P

USE	ZONE									
	R-O-S	A-C	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically allowed ¹²	X	<u>X</u>	X	X	X	X	X	X	X	X
Towers or poles (electronic, radio, or television, transmitting or receiving):										
(A) Commercial purposes	SE	<u>X</u>	SE	SE	X	X	X	X	X	X
(B) Nonprofit, noncommercial purposes	P	<u>X</u>	P	P	P	P	P	P	P	P

* * * * *

8.5 Provided the Zoning Hearing Examiner finds that the use would not be detrimental to the primary agricultural uses on the property and in its vicinity and that it would support the primary agricultural uses in the vicinity, and furthermore would not be situated on land more appropriately used for primary agricultural uses. However, a special exception shall not be required if the use comprises less than one acre of the lot, commercial or industrial space consists of less than 5,000 square feet and the use generates less than 50 trips during the peak hour based on the transportation guidelines.

DIVISION 4. REGULATIONS.

Sec. 27-442. Regulations.

(a) Regulations tables.

(1) The following tables contain additional regulations for development in the Residential Zones.

(b) TABLE I – NET LOT AREA (Minimum in Square Feet)^{2,19}

USE	ZONE									
	R-O-S	<u>A-C</u>	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
One-family detached dwellings:										
In general (CB-89-2000; CB-88-2005)	871,200	<u>871,200</u>	217,800	87,120	40,000 ²³	20,000 ²²	9,500	6,500	6,500	6,500
* * * *	*	*	*	*	*	*	*	*	*	*
Multifamily dwellings:										
In general	-		-	-	-	-	-	-	-	-
Lot recorded prior to November 29, 1949	-		-	-	-	-	-	-	-	-
Other allowed uses (CB-33-1985)	<u>20</u>	<u>20</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>

* * * * *

(c) TABLE II - LOT COVERAGE AND GREEN AREA

	ZONE									
	R-O-S	<u>A-C</u>	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Lot Coverage (Maximum % of Net Lot Area):										
Dwellings (including all accessory uses, home occupations):^{7,8}										
One-family detached, in general (CB-11-2002)	2	<u>2</u>	5	10	20	25 ⁹	30	30	30	30
* * * *	*	*	*	*	*	*	*	*	*	*
Other allowed uses within two thousand and five hundred (2,500) feet of a drinking water reservoir (CB-83-2003)	10	<u>10</u>	10	10	10	20	20	20	20	20
Other allowed uses	10	<u>10</u>	50	50	60	60	60	60	60	60

* * * * *

(d) TABLE III - LOT/WIDTH FRONTAGE (Minimum in Feet)^{12,21}

	ZONE									
	R-O-S	A-C	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
At Front Building Line:										
One-family detached dwellings, in general ¹³	300	$\frac{300^{1, 19, 22}}$	300 ¹	150	150 ^{14,19}	100 ^{2,14,20}	75 ¹⁴	65 ^{4,14}	65	65
* * * *	*	*	*	*	*	*	*	*	*	*
Other allowed uses	300	$\frac{300^{1, 19, 22}}$	300 ¹	150	150	100 ^{2,20}	75	65 ⁴	65	65
At Front Street Line (Existing or Proposed):¹⁸										
One-family detached dwellings, in general ¹³	25	<u>25</u>	25	25	50 ¹⁵	70 ^{3,15,20}	50 ¹⁵	45 ^{4,15}	45	45
Other allowed uses (CB-33-1985)	25	<u>25</u>	25	25	50	70 ^{3,20}	50	45 ⁴	45	45

* * * * *

22 If the lot was recorded prior to rezoning to the A-C Zone, the minimum width shall be based on the applicable law at the time that the lot was recorded.

(e) TABLE IV - YARDS (Minimum Depth/Width in Feet)^{23, 24, 25}

	ZONE									
	R-O-S	<u>A-C</u>	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Front:⁷										
One-family detached dwellings, in general (CB-54-1986)	50	<u>50</u>	50	50 ¹	25 ¹	25 ²⁰	25 ^{1,20}	25 ²⁰	25	25
* * * *	*	*	*	*	*	*	*	*	*	*
Other allowed uses	50	<u>50</u>	50	50 ¹	25 ¹	25 ²⁰	25 ^{1,20}	25 ²⁰	25	25
Minimum distance of front building line to center line of existing or proposed street upon which it fronts	-		-	-	50	-	50	-	-	-
Side:⁹										
Total of Both Yards/Minimum of Either Yard:										
One-family detached dwellings, in general ²² (CB-54-1986)	40/20	<u>40/20</u>	40/20	35/17	35/17	17/8 ^{6,21}	17/8 ²¹	17/8 ^{6,8,21}	17/8 ^{6,8}	17/8 ^{6,8}
* * * *	*	*	*	*	*	*	*	*	*	*
Other allowed uses ^{6,8}	40/20	<u>40/20</u>	40/20	35/17	35/17	17/8 ^{6,21}	17/8 ²¹	17/8 ^{6,8,21}	17/8 ^{6,8}	17/8 ^{6,8}
If a corner lot, the side yard along the street ⁷	50	<u>50</u>	50	50 ⁵	25	25 ^{5,6,20}	25 ^{6,20}	25 ^{5,6,20}	25 ^{5,6}	25 ⁶
	-		-	-	-	-	-	-	-	-
Rear:										
One-family detached dwellings, in general (CB-54-1986)	20	<u>20</u>	20	35	25	20	20	20	20	20
* * * *	*	*	*	*	*	*	*	*	*	*
Other allowed uses (CB-114-1989)	20	<u>20</u>	20	35	25	20	20	20	20	20

(f) TABLE V - BUILDING HEIGHT (Maximum in Feet, Main Building)⁸

	ZONE									
	R-O-S	<u>A-C</u>	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
All allowed uses ⁷	35	<u>50¹⁰</u>	35 ¹⁰	50 ¹⁰	35	35 ¹	40	35 ¹	35 ^{1,9}	35 ^{1,3,9}

* * * * *

7 The height of public and quasi-public buildings may be increased to one hundred twenty (120) feet, provided that, for each one (1) foot increase in height, every yard is increased by one (1) foot.

* * * * *

10 No height limit for agricultural buildings.

* * * * *

(h) TABLE VII - DENSITY (Maximum Dwelling Units Per Net Acre of Net Lot/Tract Area)

	ZONE									
	R-O-S	<u>A-C</u>	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
One-family detached dwellings, in general	0.05	<u>0.05</u>	0.20	0.50	1.08	2.17	4.58	6.70	6.70	6.70
* * * * *	*		*	*	*	*	*	*	*	*

(i) TABLE VIII - ACCESSORY BUILDINGS^{10,16}

	ZONE									
	R-O-S	<u>A-C</u>	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Coverage (Maximum Percentage of Yard)	25	<u>25</u>	25	25	25	25	25	25	25	25
Setback (Minimum in Feet), in general:										
From front street line	60	<u>60</u>	60	80	60	60	60	60	60	60
From side lot line	2	<u>2</u>	2	15	2	2	2	2	2	2 ¹²
From rear lot line	2	<u>2</u>	2	10	2	2	2	2	2	2 ¹²
From alley line	5	<u>2</u>	5	10	5	5	5	5	5	5
If building¹³ used for housing or sale of animals or fowl except homing pigeons:¹										
From side or rear lot line	25	<u>25</u>	25	25	25	25	25	25	25	25
From dwelling on adjoining lot	50	<u>50</u>	50	50	50	50	50	50	50	50
If building¹³ used for homing or racing pigeons:¹										
From side or rear lot line	10	<u>10</u>	10	25	10	10 ⁷	-	10 ¹⁵	-	-
From dwelling on adjoining lot (CB-45-1987; CB-36-1991)	25	<u>25</u>	25	50	25	25 ⁷	-	25 ¹⁵	-	-
If a corner lot:¹										
From side street line (along which an abutting lot fronts) ²	30	<u>30</u>	30	50	30	30	30	30	30	30
From side street line (along which an abutting lot does not front) ⁴	15	<u>15</u>	15	25	15	15	15	15	15	15
From rear lot line ²	10	<u>10</u>	10	12 ⁶	10 ³	10 ³	10 ³	10 ³	10 ³	10 ³
Height (Maximum in Feet above the Ground) (CB-114-1989; CB-129-1989)	15 ^{5,8}	<u>15^{5,8}</u>	15 ^{5,8}	15 ^{5,8}	15 ^{5,8}	15 ^{5,8}	15 ⁵	15 ⁵	15 ⁵	15 ⁵

1 SECTION 3. BE IT FURTHER ENACTED that the provisions of this Ordinance are
2 hereby declared to be severable; and, in the event that any section, subsection, paragraph,
3 subparagraph, sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional
4 by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the
5 remaining words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or
6 sections of this Act, since the same would have been enacted without the incorporation in this
7 Act of any such invalid or unconstitutional word, phrase, clause, sentence, subparagraph,
8 subsection, or section.

9 SECTION 4. BE IT FURTHER ENACTED that the provisions of this Ordinance shall
10 take effect on the date of its adoption.

Adopted this ____ day of _____, 2008.

COUNTY COUNCIL OF PRINCE GEORGE’S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE’S COUNTY,
MARYLAND

BY: _____
Samuel H. Dean
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.