

PROPOSED
CENTRAL ANNAPOLIS ROAD
DEVELOPMENT DISTRICT OVERLAY ZONE (“D-D-O-Z”)
CHARACTER AREA D: RETAIL TOWN CENTER

TABLE OF USES FOR THE COMMERCIAL ZONES
C-S-C (COMMERCIAL SHOPPING CENTER) AND C-M (COMMERCIAL-MISCELLANEOUS)
ZONES
(CR-095-2016)

Uses permitted.

- (a) No use shall be allowed in the Commercial Zones, except as provided for in the Tables of Uses. In the tables, the following applies:
- (1) The letter "P" indicates that the use is permitted in the zone indicated.
 - (2) The letter "P*" indicate that the use is permitted, but subject to the general special exception standards in Section 27-317(a)(1), (4), (5), and (6) and conforms to the recommendations of the sector plan.
 - (3) The letters "PA" indicate that the use is permitted, subject to the following:
 - (A) There shall be no entrances to the use directly from outside of the building;
 - (B) No signs or other evidence indicating the existence of the use shall be visible from the outside building, other than a business identification sign lettered on a window. The sign shall not exceed six (6) square feet in area; and
 - (C) The use shall be secondary to the primary use of the building.
 - (4) The letters "PB" indicate that the use is permitted, subject to the following:
 - (A) The use shall be related to, dependent on, and secondary to a principal use on the premises;
 - (B) The use shall be located on the same record lot as the principal use;
 - (C) The use shall not be located within a building not occupied by the principal use; and
 - (D) The floor area of any building (and the land area occupied by any structure other than a building) devoted to the use shall not exceed an area equal to forty-five percent (45%) of the gross floor area of the building within which the principal use is located.
 - (5) The letter "X" indicates that the use is prohibited.
 - (6) The letters "SP" indicate that the use is permitted subject to approval of a Special Permit, in accordance with Section 27-239.02.
 - (7) All uses not listed are prohibited.
 - (8) Whenever the tables refer to an allowed use, that use is either permitted (P), permitted but subject to certain general special exception standards (P*), permitted by Special Permit (SP), or permitted as a (PA) or (PB) use, as listed in the zone in which it is allowed.

(b) TABLE OF USES I.

USE	Source	Character Area D	
		C-S-C in DDO	C-M in DDO
(1) Commercial:			
(A) Eating or Drinking Establishments:			
(i) Eating or drinking establishment, with drive-through service	27-461(b)	P ²⁴	P ²⁴
(ii) Eating or drinking establishment, excluding drive-through service	27-461(b)	P	P
(iii) Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult entertainment	27-461(b)	P* ⁶⁴	P*
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:			
Bus maintenance accessory to:			
(i) A private school or educational institution	27-461(b)	X	P
(ii) A church or other place of worship	27-461(b)	X	P
Boat fuel sales at the waterfront	27-461(b)	X	P
Boat sales, service, and repair, including outdoor storage of boats and boat trailers:			
(i) Accessory to a marina	27-461(b)	X	P
(ii) All others	27-461(b)	X	P
Boat storage yard	27-461(b)	X	P
Car wash:			
(i) On a parcel of at least 10 acres with any structures located at least 200 feet from any land in any Residential Zone or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan	27-461(b)	X	P
(ii) Self-service, coin operated, automatic car wash as an accessory use to the permitted use of a commercial parking lot, with shuttle service to Metro and located within two (2) miles of a Metro station	27-461(b)	X	X
(iii) All others	27-461(b)	X	P ²⁴
Gas Station (in the C-M Zone, subject to Detailed Site Plan	27-461(b)	X	P

review in accordance with Section 27-358(a)(1), (2), (4), (5),			
(6), (7), (8), (9), and (10)			
Incidental automobile service in a parking garage ³	27-461(b)	X	X
Private Automobile and Other Motor Vehicle Auctions			
(i) Operating prior to January 1, 2011, as a use that conforms to the definition under Section 27-107.01, subject to the provisions of Section 27-464.06(c), (d) and (f)	27-461(b)	X	P ⁵⁷
(ii) All Others, subject to the requirements of Section 27-464.06	27-461(b)	X	P
Vehicle lubrication or tune-up facility, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage (CB-43-1987)	27-461(b)	X	P
Vehicle, mobile home, or camping trailer repair and service station (CB-50-1993)	27-461(b)	X	P
Vehicle, mobile home, or camping trailer sales lot, which may include dealer servicing and outdoor storage of vehicles awaiting sale; but shall exclude the storage or sale of wrecked or inoperable vehicles, except as accessory to the dealership for vehicles which the dealership will repair ³⁷	27-461(b)	X	P
Vehicle or camping trailer rental (in the C-M Zone, subject to Section 27-417(a), (b)(2), and (c))	27-461(b)	X	P
Vehicle or camping trailer storage yard	27-461(b)	X	P
Vehicle parts or tire store including installation facilities, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage:			
(i) On a parcel of at least 10 acres, with any structures located at least 200 feet from any land in any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan)	27-461(b)	X	P
(ii) Provided a vehicle parts or tire store existed prior to the redevelopment of a shopping center, and the subject property is located within a Mixed-Use Activity Center designated within a Master Plan approved prior to March 1, 2006.	27-461(b)	X	X
(iii) Accessory to a department store	27-461(b)	X	X
(iv) All others	27-461(b)	X	P

Vehicle parts or tire store without installation facilities	27-461(b)	X	P
Vehicle towing station, provided it is enclosed by a sight-tight wall or fence at least 6 feet high, or an evergreen screen (CB-30-1992)	27-461(b)	X	P
Waterless Automobile Detailing, at a specific location having a fixed business address (CB-71-2014)	27-461(b)	X	X
(C) Offices:			
Bank, savings and loan association, or other savings or lending institution:			
(i) Automatic teller machine, only	27-461(b)	P	P
(ii) All others	27-461(b)	P	P
Check Cashing Business	27-461(b)	p*55	p*55
Contractor's office (see paragraph (3), Miscellaneous)			
Medical Cannabis Dispensary	27-461(b)	p ⁶²	X
Office accessory to an allowed use	27-461(b)	P	P
Office (except as otherwise provided):			
(i) Within an integrated shopping center, and not exceeding 10% of the gross floor area of the center	27-461(b)	P	X
(ii) All others	27-461(b)	P	P
Office of a certified massage therapist	27-461(b)	P	P
Office of a medical practitioner or medical clinic (which may include an accessory private spa)	27-461(b)	P	P
Real estate subdivision sales office as a temporary use, in accordance with Sections 27-260 and 27-261	27-461(b)	P	P
Where not otherwise specifically permitted, any use allowed in the C-R-C Zone (excluding those permitted by Special Exception) may be located within an office building, provided that the uses shall not be located above the ground floor; not more than 15% of the gross floor area of the building shall be devoted to the use; and not more than 3,000 square feet of gross floor area shall be allotted to any one shop	27-461(b)	X	PA
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), may be located within an office building, provided that the uses shall not be located above the ground floor; not more than 15% of the gross floor area of the	27-461(b)	P	PA

building shall be devoted to the uses; and not more than 3,000 square feet of gross floor area shall be allotted to any one shop			
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception) may be located within an existing building no more than three (3) stories in height, including a maximum of 65,000 square feet of gross leasable area, provided such building and its associated parking are located on one or more contiguous parcels of property abutting two (2) streets shown on the Master Plan as arterial or higher classification, and located at an intersection where the three (3) other corners of said intersection are zoned C-S-C, and where the parcel or parcels of property upon which the building and its associated parking are located abut land zoned C-S-C at a minimum of two (2) locations	27-461(b)	P	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone may be located within an existing building no more than three (3) stories in height, including a maximum of 65,000 square feet of gross leasable area, provided such building and its associated parking are located on one or more contiguous parcels of property abutting two (2) streets shown on the Master Plan as arterial or higher classification, and located at an intersection where the three (3) other corners of said intersection are zoned C-S-C, and where the parcel or parcels of property upon which the building and its associated parking are located abut land zoned C-S-C at a minimum of two (2) locations	27-461(b)	P	X
(D) Services:			
Ambulance service, private	27-461(b)	X	P
Animal hospital, animal training, kennel	27-461(b)	P*	P*
Artist's studio	27-461(b)	P	X
Barber or beauty shop	27-461(b)	P	P
Bicycle repair shop:			
(i) Non-motorized only	27-461(b)	P	P
(ii) All others	27-461(b)	P*	P
Blacksmith shop	27-461(b)	X	P
Blueprinting, photostating, or other photocopying establishment	27-461(b)	P	P
Carpet or rug shampooing establishment	27-461(b)	X	P

Catering establishment	27-461(b)	P	P
Data processing	27-461(b)	P	P
Dry cleaning or laundry pickup station	27-461(b)	P	P*
Dry cleaning store or plant: ⁴³			
(i) Retail, gross floor area under 6,000 square feet	27-461(b)	P	P
(ii) Retail, unrestricted	27-461(b)	P*	P
(iii) Wholesale (may include retail service)	27-461(b)	X	P
Electric or gas appliance, radio, or television repair shop	27-461(b)	P	P
Employment agency	27-461(b)	P	X
Farm implement repair	27-461(b)	X	P
Fortune telling	27-461(b)	P*	P
Funeral parlor, undertaking establishment	27-461(b)	P*	P
Household appliance or furniture repair shop	27-461(b)	P	P
Key or locksmith shop	27-461(b)	P	P*
Laboratory:			
(i) Accessory to an allowed use	27-461(b)	P	P
(ii) Dental laboratory	27-461(b)	P	P
(iii) All other laboratories	27-461(b)	P	P
Laundromat:			
(i) Accessory to an allowed use	27-461(b)	X	X
(ii) All others	27-461(b)	P	P
Laundry store or plant: ⁴³			
(i) Retail, gross floor area under 6,000 square feet	27-461(b)	P	P
(ii) Retail, unrestricted	27-461(b)	X	P
(iii) Wholesale (may include retail service)	27-461(b)	X	P
Lawn mower repair shop:			
(i) Non-motorized, only	27-461(b)	P	P
(ii) All others, provided all repairs are performed within a wholly enclosed building	27-461(b)	P*	P
Limousine service:			
(i) Storage of up to 10 limousines (not to include buses and vans), may include routine vehicle repair or servicing within a wholly enclosed building, with no outdoor storage	27-461(b)	X	p ²⁴
(ii) All others	27-461(b)	X	p ²⁴

Machine shop accessory to an allowed use	27-461(b)	X	PB
Massage establishment	27-461(b)	P*	P*
Methadone Treatment Center	27-461(b)	X	P*
Model studio	27-461(b)	X	P*
Newspaper publishing establishment	27-461(b)	P*	P
Pet grooming shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor	27-461(b)	P	P
Photographic processing plant	27-461(b)	X	P
Photography studio or darkroom	27-461(b)	P	P
Pizza delivery service, limited to off-premises delivery with no eat-in or drive-in service:			
(i) With carry-out service in a building with less than 2,500 sq. ft. of gross floor area	27-461(b)	P	X
(ii) Unrestricted in size with no carryout service	27-461(b)	X	P
Printing shop:			
(i) Not exceeding 2,000 square feet of gross floor area	27-461(b)	P	P
(ii) All others	27-461(b)	P*	P
Sauna or steam bath	27-461(b)	P	P
Septic tank service	27-461(b)	X	P
Sewage dump station for camping trailers or boats	27-461(b)	X	P
Shoe repair shop	27-461(b)	P	P
Tailor or dressmaking shop (may include incidental dyeing and pressing allowed as a "PB" use)	27-461(b)	P	P
Tattoo Parlor	27-461(b)	P	P
Taxidermy	27-461(b)	P	P
Travel bureau	27-461(b)	P	X
Upholstery shop	27-461(b)	P	P
Veterinarian's office:			
(i) Outpatient	27-461(b)	P	P
(ii) Inpatient	27-461(b)	P	PB
Watch or jewelry repair shop	27-461(b)	P	X
Welding shop:			
(i) Accessory to an allowed use	27-461(b)	X	P

(ii) All others	27-461(b)	X	P
(E) Trade (Generally Retail):			
Adult book store	27-461(b)	X	X
Arts, crafts, and hobby supply store	27-461(b)	P	P
Bait shop	27-461(b)	P	X
Bakery products, wholesale (may include retail sales)	27-461(b)	P	P
Bicycle (sales) shop:			
(i) Nonmotorized, only	27-461(b)	P	P
(ii) All others	27-461(b)	P*	P
Book (except adult bookstore) or camera store	27-461(b)	P	p ²⁰
Bottled gas sales:			
(i) Accessory to an allowed use	27-461(b)	P*	P
(ii) All others	27-461(b)	P*	P
Building supply store:			
(i) Wholly enclosed, except for nursery stock	27-461(b)	P	P
(ii) With outdoor storage on not more than 50% of the lot, provided it is enclosed by a slightly opaque wall or fence at least 8 feet high	27-461(b)	X	P
Bulk retailing:			
(i) Products allowed to be sold in a C-S-C Zone	27-461(b)	p ³²	P
(ii) Products allowed to be sold in a C-M Zone	27-461(b)	X	P
Buying of items within guest rooms and vehicles, pursuant to Section 27-115(a)(2)	27-461(b)	X	X
Carpet or floor covering store	27-461(b)	P	P
Clothing, dry goods, millinery, or shoe store	27-461(b)	P	p ²⁰
Confectioner (not exceeding 40,000 square feet of gross floor area):			
(i) Retail	27-461(b)	P	X
(ii) Wholesale (may include accessory retail sales)	27-461(b)	P*	P
Department or variety store, excluding pawnshops			
(i) Not exceeding 125,000 square feet of gross floor area so long as the department or variety store does not contain any food or beverage component	27-461(b)	P	p ^{20, 31}
(ii) Exceeding 125,000 square feet of gross floor area within the developed tier or a designated Revitalization Tax	27-461(b)	p* ⁵²	p ^{20, 31}

Credit Area (as long as the department or variety store does not contain any food or beverage component)			
(iii) Not exceeding 85,000 square feet of gross floor area without regard to percentage of gross floor area for food and beverage component	27-461(b)	p ⁵²	P
(iv) Exceeding 85,000 square feet of gross floor area and less than 10% of that gross floor area for food and beverage component	27-461(b)	p* ⁵²	P
(v) All others, ⁴⁰ in accordance with Section 27-348.02	27-461(b)	p*	p*
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	27-461(b)	X	X
Drug store:			
(i) Not exceeding 3,000 square feet of gross floor area	27-461(b)	P	X
(ii) Within an office building or complex, and not exceeding 25% of the gross floor area, or 2,000 square feet, whichever is less	27-461(b)	P	P
(iii) All others	27-461(b)	P	X
Farm implement sales	27-461(b)	X	P
Feed sales	27-461(b)	X	P
Firewood sales as a temporary use in accordance with Sections 27-260 and 27-261	27-461(b)	P	P
Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261	27-461(b)	P	P
Florist shop	27-461(b)	P	P
Food or beverage goods preparation on the premises of a food or beverage store, provided the goods are only sold on the premises and at retail	27-461(b)	P	PB
Food or beverage goods preparation for wholesale sales:			
(i) Not exceeding 1,500 square feet of gross floor area	27-461(b)	P	P
(ii) Containing 1,501 to 3,000 square feet of gross floor area	27-461(b)	p*	P
(iii) All others	27-461(b)	X	p*
Food or beverage store:			
(i) Not exceeding 3,000 square feet of gross floor area	27-461(b)	P	p*
(ii) Not exceeding 125,000 square feet of gross floor area	27-461(b)	P	p* ⁶³
(iii) In combination with a department or variety store	27-461(b)	p*	p*

on the same or adjacent site, in accordance with Section 27-348.02			
(iv) In combination with a gas station, subject to Detailed Site Plan review in accordance with Part 3, Division 9	27-461(b)	P*	P
(v) <u>In combination with a gas station, with car wash as an accessory use on the site, subject detailed site plan review and using the general special exception standards cited in this Use Table</u>		<u>P*</u>	<u>P*</u>
(vi) All others	27-461(b)	P*	P*
Garden supplies store, floricultural or horticultural nursery, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees	27-461(b)	P	P
Gift, jewelry, music, souvenir, or other specialty store not specifically listed	27-461(b)	P*	X
Hardware store	27-461(b)	P	P
Household appliance or furniture store:			
(i) Not exceeding 50,000 square feet of gross floor area	27-461(b)	P	P
(ii) Exceeding 50,000 square feet of gross floor area	27-461(b)	P	P
Ice vending machine (not exceeding 8 ton capacity)	27-461(b)	X	P
Lawn mower (sales) store	27-461(b)	X	P
Monument and headstone sales establishment	27-461(b)	X	P ⁴⁹
Newspaper or magazine shop	27-461(b)	P	X
Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees	27-461(b)	P	P
Outdoor display of merchandise for sale (except as otherwise specified) and excluding merchandise displayed on gasoline pump islands associated with gas stations which is allowed):			
(i) Not more than 6 feet from main building (subject to Section 27-388)	27-461(b)	P	P
(ii) More than 6 feet from main buildings(subject to Section 27-388)	27-461(b)	P*	P
Paint or wall covering store	27-461(b)	P	P
Pawnshop:			
(i) In accordance with Section 27-250.01	27-461(b)	X	X
(ii) In accordance with Section 27-394.01	27-461(b)	X	P*

Pet (sales) shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor; may include the sale of pet feed and supplies	27-461(b)	P	X
Retail shop or store (not listed) similar to one permitted (P), <u>excluding electronic cigarette shops</u> , in the:			
(i) C-S-C Zone	27-461(b)	P	X
(ii) C-M Zone	27-461(b)	P	P
(iii) C-R-C Zone	27-461(b)	X	X
Sales from guest rooms and vehicles, in accordance with Section 27-115(a)(2)	27-461(b)	X	X
Seafood market:			
(i) Containing less than 3,000 square feet of gross retail space	27-461(b)	P	P
(ii) Containing less than 7,000 square feet of gross retail space	27-461(b)	P	P
(iii) Unrestricted in size	27-461(b)	P*	P*
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	27-461(b)	P	P
Septic tank sales	27-461(b)	X	P
Sporting goods shop, which may include marine equipment and supplies	27-461(b)	P	P
Stationery or office supply store which may include the sale of furniture or business machines	27-461(b)	P	P
Swimming pool or spa sales and service:			
(i) Excluding outdoor display	27-461(b)	P	X
(ii) Including outdoor display, provided it is enclosed by a 6-foot high fence (subject to Section 27-388)	27-461(b)	X	P
Tobacco shop or electronic cigarette shop	27-461(b)	P*	P*
<u>Electronic cigarette shop</u>		<u>X</u>	<u>X</u>
Toy store	27-461(b)	P	p ²⁰
Video game or tape store	27-461(b)	P	P
Wayside stand:			
(i) As a temporary use, subject to Sections 27-260 and 27-261	27-461(b)	P	P
(ii) All others	27-461(b)	P	P

(2) Institutional/Educational:			
Adult day care center	27-461(b)	P*	P
Assisted living facility, subject to the requirements of Section 27-464.04	27-461(b)	P*	P
Church or similar place of worship, convent, or monastery	27-461(b)	P	P
Day care center for children:	27-461(b)		
(A) In accordance with Section 27-464.0212	27-461(b)	P	P
(B) All others	27-461(b)	P*	P*
Eleemosynary or philanthropic institution:			
(A) A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services; any change in occupant or use shall require Detailed Site Plan approval by the District Council	27-461(b)	P*	X
(B) All others	27-461(b)	X	X
Hospital (may include a private spa)	27-461(b)	P*	P
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261	27-461(b)	X	X
Nursing or care home (may include a private spa)	27-461(b)	P*	P
School, Private:			
(A) Driving school, automobile only	27-461(b)	P	P
(B) For artistic instruction (including a studio)	27-461(b)	P	P
(C) Of business or trade, where the business or trade is permitted (P) in the respective zone	27-461(b)	P	P
(D) Of business or trade, where the business or trade is permitted by Special Exception (SE) in the respective zone	27-461(b)	P*	P*
(E) Tutoring establishment	27-461(b)	P	P
(F) Private college or university	27-461(b)	P ²⁸	P ²⁸
(G) Private schools, subject to Section 27-463	27-461(b)	P	P
(H) All others	27-461(b)	P*	P*
(3) Miscellaneous:			
Accessory structures and uses, except as otherwise provided	27-461(b)	P	P
Adaptive reuse of a surplus public school, when not otherwise allowed	27-461(b)	P*	P*
Adaptive use of a Historic Site, when not otherwise allowed	27-461(b)	P*	P*
Auction house	27-461(b)	P*	P

Buildings and uses, serving public health purposes, on land owned by Prince George's County, Maryland, upon which hospitals or health centers are located, except if otherwise allowed as a Permitted (P) use ¹³	27-461(b)	P	P
Carpentry, cabinet making, or other woodworking shop:			
(A) Accessory to an allowed use	27-461(b)	X	P
(B) All others	27-461(b)	X	P
Cemetery or crematory:			
(A) Cemetery, accessory to a church, convent, or monastery ¹⁸	27-461(b)	X	P
(B) All others	27-461(b)	X	P*
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	27-461(b)	X	P
Commercial recreational development	27-461(b)	P*	X
Consolidated Storage	27-461(b)	X	P*
Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping and the like, with buildings, and uses accessory to the business (as well as the office) use:			
(A) With no outdoor storage of materials or equipment	27-461(b)	P*	P
(B) With outdoor storage of materials, located only in a side or rear yard; enclosed by a slightly, opaque wall or fence at least 6 feet high; with no storing of material higher than the fence; but excluding the use or outdoor storage of earthmoving or other heavy equipment, or outdoor storage of machinery	27-461(b)	X	P
(C) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry and lighting (and the like) parts for installation off the site	27-461(b)	X	P
Contractor's office (must include sanitary facilities), Construction yard or shed, or storage building (in Connection with a construction project) as a Temporary use:			
(A) In accordance with Sections 27-260 and 27-261	27-461(b)	P	P
(B) All others	27-461(b)	P*	P*
Hardware fabrication and manufacturing of products from material produced elsewhere ²⁶	27-461(b)	X	P
Mobile home, with use for which amusement taxes	27-461(b)	X	P

collected ²			
Recycling collection center as a temporary use, in accordance with Sections 27-260 and 27-261	27-461(b)	X	P
Recycling collection center, paper only (limited to collection, storage, and shipping):			
(A) On a lot contiguous to a railroad siding and not abutting land in any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan), subject to Section 27-391(a)(2) and (3)	27-461(b)	X	P
(B) All others	27-461(b)	X	P*
Rental business:			
(A) Rental of motor vehicles or camping trailers(in the C-M Zone subject to the requirements of Section 27-417)	27-461(b)	P*	P
(B) Rental of boats	27-461(b)	X	P
(C) Rental of any other merchandise allowed to be sold in the respective zone	27-461(b)	P	P
Sanitary landfill, rubble fill, or Class 3 fill ⁴⁵	27-461(b)	X	P*
Sign, in accordance with Part 12:			
(A) Outdoor advertising (billboard)	27-461(b)	X	X
(B) All others	27-461(b)	P*	P
Sign shop	27-461(b)	P ⁵⁴	P
Stationery or office supply corporate headquarters including office, showroom, and distribution (no retail sales) also including office furniture as an accessory use, within an office building complex of at least twenty acres	27-461(b)	X	X
Storage, wholly enclosed, accessory to an allowed use	27-461(b)	P*	P
Temporary shelter for commercial display, sale, or service use permitted (P) in the respective zones, as a temporary use, in accordance with Sections 27-260 and 27-261	27-461(b)	P	P
Trash removal services	27-461(b)	X	P ³⁹
Wholesaling, distribution, and related storage:			
(A) Incidental to any use allowed and in an office building, but limited to a floor area ratio of 0.1	27-461(b)	P	P
(B) Of materials (products) not used or produced on the premises	27-461(b)	P ⁴⁸	P ¹⁴
Wholesaling of products incidental to the retail sales of the	27-461(b)	P	P

products on the premises			
(4) Public/Quasi Public:			
Ambulance service, private	27-461(b)	X	X
Community building, except as otherwise provided	27-461(b)	P	P
Library, private	27-461(b)	P	P
Post Office	27-461(b)	P	P
Public building and use, except as otherwise prohibited	27-461(b)	P	P
Sanitary landfill or rubble fill ¹⁷	27-461(b)	X	X
Voluntary fire, ambulance, or station ¹	27-461(b)	P	P
(5) Recreational/Entertainment/Social/Cultural:			
Adult Entertainment	27-461(b)	X ⁵⁸	X ⁵⁸
Amusement arcade:			
(A) Not exceeding 2,500 square feet of gross floor area, with adult supervision on the premises during all hours of operation; provided the use is located either within a wholly enclosed shopping mall, or within the main group of stores of an integrated shopping center having a minimum gross floor area of 150,000 square feet	27-461(b)	P	P
(B) All others	27-461(b)	P*	P*
Amusement Center	27-461(b)	P	P
Amusement park:			
(A) Within a wholly enclosed shopping mall	27-461(b)	P*	P*
(B) All others	27-461(b)	X	X
Archery or baseball batting range	27-461(b)	P*	P
Arena or stadium (which may include a private spa)	27-461(b)	X	X
Athletic field:			
(A) With no seating or nonpermanent bleacher-type seating for not more than 100 spectators	27-461(b)	X	X
(B) With permanent bleacher-type seating for more than 100 spectators	27-461(b)	X	X
Auditorium, <u>excluding adult entertainment</u>	27-461(b)	P ⁵⁶	P ⁵⁶
Beach	27-461(b)	X	X
Billiard or pool parlor	27-461(b)	P*	P
Boat ramp	27-461(b)	X	X
Bowling alley:			

(A) On a parcel of at least 10 acres, provided all structures are located at least 200 feet from any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan)	27-461(b)	P	P
(B) All others	27-461(b)	P*	P
Carnival, circus, fair or similar use, not exceeding seventeen (17) days duration and located at least 250 feet from any dwelling, as a temporary use in accordance with Sections 27-260 and 27-261	27-461(b)	P	P
Club or lodge (private) except as otherwise provided	27-461(b)	P	P
Employees' recreational facilities (private, nonprofit) accessory to an allowed use	27-461(b)	P	P
Fishing pier	27-461(b)	X	P
Go-cart track	27-461(b)	X	X
Golf course or country club:	27-461(b)		
(A) Accessory to a commercial use	27-461(b)	X	X
(B) All others	27-461(b)	X	X
Golf driving range	27-461(b)	X	X
Marina	27-461(b)	X	X
Miniature golf course	27-461(b)	P	P
Museum, aquarium, art gallery, cultural center, or similar facility	27-461(b)	P	P
Park or playground	27-461(b)	P	P
Performance arts center, in accordance with Section 27-464.05	27-461(b)	P	SP
Race track	27-461(b)	X	X
Recreational campground (in the C-M Zone subject to paragraphs (1) thru (7) of Section 27-400(a))	27-461(b)	X	X
Recreational or entertainment establishment of a commercial nature, if not otherwise specified:			
(A) Abutting residential property or land residentially zoned	27-461(b)	P*	P*
(B) All others	27-461(b)	P*	P
Reducing/exercise salon or health club	27-461(b)	P	P
Riding stable	27-461(b)	X	P

Rifle, pistol, or skeet shooting range:			
(A) Indoor	27-461(b)	X	X
(B) Outdoor	27-461(b)	X	X
Skating rink	27-461(b)	P*	P
Spa (community)	27-461(b)	P	P
Spa (private), accessory to an allowed dwelling unit	27-461(b)	P	P
Spa (public):			
(A) Accessory to a hotel or motel	27-461(b)	P	P
(B) Accessory to a reducing/exercise salon or health club	27-461(b)	P	P
(C) Accessory to a commercial swimming pool	27-461(b)	P	P
(D) Accessory to a recreational campground	27-461(b)	X	X
(E) Accessory to a summer camp	27-461(b)	X	X
(F) Unrestricted	27-461(b)	X	P*
Summer camp	27-461(b)	X	P
Swimming pool:			
(A) Accessory to a hotel or motel	27-461(b)	P	P
(B) Accessory to a recreational campground	27-461(b)	X	P
(C) Community	27-461(b)	P	P
(D) Indoor	27-461(b)	P	P
(E) Private, accessory to an allowed one-family detached dwelling	27-461(b)	P	P
(F) All others	27-461(b)	X	P
Tennis, basketball, handball, or similar court:			
(A) Indoor (within a permanent wholly enclosed building)	27-461(b)	P	P
(B) Outdoor	27-461(b)	P	P
(C) With a temporary removable cover (bubble)	27-461(b)	P	P
Theatre:			
(A) Indoor	27-461(b)	P	P
(B) Outdoor (including drive-in)	27-461(b)	P*	P
Zoo, not publicly owned	27-461(b)	X	P*
(6) Residential/Lodging:			
Apartment housing for the elderly or physically handicapped	27-461(b)	P*	X
Artists' residential studios, in accordance with Section 27-	27-461(b)	P	SP

464.05			
Conversion of an Office Building to Multifamily	27-461(b)	P	X
Country inn	27-461(b)	P	P
Dwelling, Multifamily	27-461(b)	p ⁵⁰	X
Dwelling, provided that it was legally erected prior to the date upon which the property was classified in a Commercial Zone, or was legally erected in a Commercial Zone under prior regulations	27-461(b)	P	P
Dwelling unit within a building containing commercial uses:			
(A) Not exceeding 3 units per building, to be located above the ground floor, except where otherwise allowed	27-461(b)	P	P
(B) Not exceeding 3 units per building, with 1 unit at ground level for a resident manager, caretaker, or night watchman (and family)	27-461(b)	P	P
(C) In a building containing 4 or more stories, provided the units are located above the third story	27-461(b)	p ⁵³	P*
Hotel or motel:			
(A) Hotel or motel in general	27-461(b)	p ²²	p ²²
(B) Including any use allowed in the C-S-C Zone (but not generally allowed in the C-M Zone, excluding those permitted by Special Exception), when located within a hotel, provided the uses shall not be located above the ground floor; not more than fifteen (15) percent of the gross floor area of the building shall be devoted to the uses; and not more than 3,000 square feet shall be allotted to any one use	27-461(b)	P	PA
Multifamily Project	27-461(b)	p ⁶¹	X
Multifamily retirement community	27-461(b)	P	X
Planned retirement community	27-461(b)	P*	X
Tourist cabin camp	27-461(b)	X	P*
Tourist Home	27-461(b)	X	P
Townhouse	27-461(b)	P*	X
Transitional Shelter for the Homeless:			
(A) Operated in conjunction with an adjacent eleemosynary institution; and containing 8 or fewer residential units	27-461(b)	X	X
(B) All others	27-461(b)	X	X
(7) Resource Production/Recovery:			

Agricultural use			
(A) Other than animal or poultry raising	27-461(b)	X	P
(B) Animal or poultry raising (other than customary household pets)			
(i) on lots 20,000 square feet or more	27-461(b)	X	P
(ii) on lots under 20,000 square feet	27-461(b)	X	P*
(iii) on lots under 20,000 square feet adjoining occupied residentially-zoned property ³⁸	27-461(b)	X	X
Sand and gravel wet-processing	27-461(b)	X	P*
Surface mining	27-461(b)	X	P*
(8) Transportation/Parking/Communications/Utilities:			
Airport, airpark, airfield, airstrip, heliport, helistop	27-461(b)	P*	P*
Antennas and related equipment buildings and enclosures, other than satellite dish antennas, in accordance with Section 27-464.03	27-461(b)	P*	P
Broadcasting studio (without tower)	27-461(b)	P	P
Bus station or terminal	27-461(b)	X	P
Monopoles and related equipment buildings and enclosures, in accordance with Section 27-464.03	27-461(b)	P	P
Moving and Storage Operation	27-461(b)	X	P
Parking garage, commercial	27-461(b)	P	P
Parking garage or lot or loading area, used in accordance with Part 11	27-461(b)	P	P
Parking lot, commercial:			
(A) With shuttle service to Metro and within two (2) miles of a Metro station	27-461(b)	P	P
(B) All others	27-461(b)	P*	P
Parking of mobile home, except as otherwise specified	27-461(b)	X	X
Parking of a mobile home in a public right-of-way ⁴	27-461(b)	X	X
Parking of vehicles accessory to an allowed use	27-461(b)	P	P
Public utility uses or structures:	27-461(b)		
(A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards	27-461(b)	P	P
(B) Other public utility uses or structures (including major transmission and distribution lines and structures, but	27-461(b)	P	P

excluding towers and poles not otherwise permitted, railroad yards, roundhouses, car barns, and freight stations)			
Satellite dish antenna, in accordance with Section 27-451.01:			
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	27-461(b)	P	P
(B) More than 10 feet in diameter to serve only 1 dwelling	27-461(b)	P*	P*
(C) All others	27-461(b)	P	P
Storage of any motor vehicle which is wrecked, dismantled or not currently licensed, except where specifically allowed ⁶	27-461(b)	X	X
Taxicab dispatching station:			
(A) Without cab storage, repair, or servicing	27-461(b)	P*	P
(B) With cab storage	27-461(b)	P*	P
(C) With cab repair or servicing within a wholly enclosed building	27-461(b)	X	P
Taxicab stand	27-461(b)	P	P
Telegraph or messenger service	27-461(b)	P	P
Towers or poles (electronic, public utility when not otherwise permitted, radio, or television, transmitting or receiving):			
(A) Nonprofit, noncommercial purposes, with no height restrictions	27-461(b)	P*	P
(B) Freestanding for commercial purposes, not exceeding 100 feet above ground level	27-461(b)	P*	P
(C) Attached to a roof for commercial purposes, not exceeding 40 feet above the height of the building	27-461(b)	P*	P*
(D) All others	27-461(b)	P*	P*

**FOOTNOTES TO SECTION 27-461,
ZONING ORDINANCE FOR PRINCE GEORGE'S COUNTY, MARYLAND,
AS MODIFIED BY THE
PROPOSED MINOR AMENDMENT TO THE
CENTRAL ANNAPOLIS ROAD DEVELOPMENT DISTRICT STANDARDS
(CR-95-2016)**

FN#

1	Provided the site is either:
	(A) In the proximity of an area designated as a fire or rescue station on an approved Functional Master Plan of Fire and Rescue Stations;
	(B) In a location which the Fire Chief has indicated (in writing) is appropriate; or
	(C) Occupied by a station that was in use immediately prior to July 1, 1982.
	The following activities are considered to be ancillary uses permitted within the hall/assembly area of a voluntary fire, ambulance, or rescue station: bingo (with an approved license from the Department of Permitting, Inspections, and Enforcement), weddings, dinners, community events, organization functions, and private events (with no advance or at the door ticket sales).
	All events must comply with County or State regulations, and events requiring a specific license must obtain such license to be considered a permitted ancillary use. All events must be organized by the voluntary fire, ambulance, or rescue corporation or company and/or a community group from within the immediate vicinity of the station. For weddings, receptions, and dinners, the event may be organized by an individual in conjunction with the voluntary fire, ambulance, or rescue corporation or company and/or a community group within the immediate vicinity of the station. A permitted ancillary use does not include the leasing of the station facility for use by a promoter. Private events may not have advance or at the door ticket sales. All events must end by 10:00 p.m., Sunday through Thursday (except that bingo events must end by 11:00 p.m.), and by midnight on Friday and Saturday, with all patrons off the site within thirty (30) minutes after closing. (CB-70-2008; CB-29-2014)
2	Provided:
	(A) The mobile home is located on a lot having a net area of at least five (5) acres;
	(B) The use of the mobile home is in connection with another use on the property for which the County levies or collects an amusement tax;
	(C) The occupants of the mobile home are employed by or reasonably connected with the other use; and
	(D) The mobile home shall not be located on the property for more than one hundred twenty (120) cumulative days per calendar year, except mobile homes used in connection with pari-mutuel racetracks when the use shall not exceed two hundred eighteen (218) cumulative days per calendar year.
3	Provided:
	(A) The service shall be limited to supplying gasoline, oil, water, tire pressure, and washing;
	(B) Only automobiles parking in the parking garage may be served;

	(C) No signs visible from outside the structure shall indicate the presence of the service facilities; and
	(D) The garage shall be wholly enclosed.
4	Except in an emergency. In this case, the parking shall be subject to the traffic and parking regulations applicable to the right-of-way.
5	Reserved.
6	This shall not apply to:
	(A) Storage accessory (and related) to an allowed use; or
	(B) One (1) such vehicle stored in a wholly enclosed garage.
7	Approval as an accessory use with approval of the Special Exception for the hotel or motel. (CB-28-1985)
8	Approval as an accessory use with approval of the Special Exception for the recreational campground. (CB-28-1985)
9	Provided:
	(A) The minimum seating capacity is one hundred fifty (150);
	(B) More than fifty percent (50%) of its revenue is derived from the sale of food;
	(C) The operation is limited to the sale of food and beverages for consumption on the premises;
	(D) Customer service is at table side. No counter service and no cafeteria-style service is provided; and
	(E) The restaurant is not open to the public before 11:00 A.M. (CB-104-1985)
10	The requirement for at least 6 businesses and a 50,000 square feet minimum gross floor area does not apply to a fast-food restaurant which is legally existing or which is subsequently constructed pursuant to a building permit filed prior to May 6, 1986. (CB-29-1986)
11	This does not provide for accessory antennas or overhead distribution lines. (CB-25-1987)
12	In a publicly-owned recreational facility, a school, a church, or a public building, a day care center shall only be permitted as an accessory use. A church must provide its tax-exempt identification number when applying for a Detailed Site Plan or a building or use and occupancy permit for an accessory day care center for children. (CB-23-1988; CB-98-1988; CB-44-1989)
13	Provided the health center is located on a minimum of twenty-five (25) acres. (CB-55-1988)
14	Provided it is an adaptive reuse of existing space, such space having been previously utilized for bulk retailing, and only where the property on which the use is located abuts land in the I-3 Zone. (CB-61-1988; CB-81-1993; CB-123-1994; CB-61-1995)

15	May include an accessory crematory. (CB-2-1989)
16	Delivery service is permitted provided an additional parking space, over and above the required number of parking spaces, is provided for each vehicle used for delivery. No more than six (6) vehicles shall be permitted for the delivery service. (CB-126-1989)
17	A sanitary landfill or rubble fill may include a rock crusher only if it is approved as part of the Special Exception. (CB-15-1990)
18	Provided both uses were existing as of January 1, 1991. (CB-11-1991)
19	For:
	(A) The relocation of such uses, provided the last site on which the use was located was in the I-1 Zone, not more than three (3) miles from the subject property, is currently used by a public entity for a mass transit facility, and was acquired prior to June 1, 1993; or
	(B) A property of 15,000 to 20,000 square feet, formerly the site of a full-service gas station, abutting on at least one side property in the C-S-C Zone, limited to repair of vehicles with a maximum gross vehicle weight of 17,000 pounds. (CB-50-1993; CB-68-1999; CB-90-2000)
20	Provided the use is on a parcel or contiguous parcels of land in the C-M Zone, the gross tract area of which is a minimum of fifty (50) acres, which is contiguous to an existing street right-of-way at least one hundred twenty (120) feet wide, and of which no more than thirty-five percent (35%) is occupied by the uses subject to this requirement. The entire tract of land in the C-M Zone shall require Detailed Site Plan approval in accordance with Part 3, Division 9 of this Subtitle. Each use subject to these requirements shall consist of at least twenty-five thousand (25,000) square feet of gross floor area, and uses consisting of less than fifty thousand (50,000) square feet of gross floor area are permitted only if there is one existing retail use consisting of more than one hundred thousand (100,000) square feet of gross floor area for every two (2) retail uses consisting of less than fifty thousand (50,000) square feet of gross floor area. Clothing, dry goods, millinery, and shoe stores shall be permitted by Special Exception in all other cases. For the purposes of this footnote, the word "contiguous" shall include parcels that are separated only by a right-of-way. However, a department or variety store consisting of no more than fifteen thousand (15,000) square feet of gross floor area shall be permitted upon a parcel or contiguous parcels of land in the C-M Zone, the gross tract area of which is no more than three (3) acres, and which is contiguous to an existing street right-of-way at least one hundred twenty (120) feet wide, subject to Detailed Site Plan approval in accordance with Part 3, Division 9, of this Subtitle. (CB-71-1993; CB-70-1998)
21	If the use has a valid use and occupancy permit as of September 30, 1993, and a sight-tight fence or wall at least six (6) feet in height is erected along the perimeter of all abutting residential property as of December 31, 1993, the use shall be permitted by right. Change in ownership of the use shall not affect the conforming use status. (CB-89-1993)
22	Subject to Detailed Site Plan approval, in accordance with Part 3, Division 9, of this Subtitle, if the

	use is abutting land in a residential zone, or land proposed to be used for residential purposes on an approved Basic Plan, approved Official Plan, or any approved Conceptual or Detailed Site Plan. (CB-90-1993)
23	Provided the building to which it is attached is at least fifty (50) feet in height. Otherwise, a Special Exception is required. (CB-41-1994)
24	Subject to Detailed Site Plan approval in accordance with Part 3, Division 9, of this Subtitle. Any fast-food restaurant operating pursuant to an approved Special Exception as of the effective date of CB-49-2005 shall remain valid, be considered a legal use, and shall not be deemed a nonconforming use. Such fast-food restaurants and their underlying special exceptions may be modified pursuant to the existing provisions relating to revisions or amendments to special exceptions generally and fast-food restaurants specifically as they exist in the Zoning Ordinance. The requirement for Detailed Site Plan approval does not apply to eating or drinking establishments within, and sharing the same points of vehicular access as, an integrated shopping center having six individual businesses (including the fast-food restaurant) and a minimum 50,000 square foot gross floor area. (CB-120-1994; CB-19-2010; CB-46-2010; CB-56-2011)
25	Provided the property abuts property in a commercial zone, a residential zone in common ownership with the subject property, or a transportation facility right-of-way. (CB-46-1995)
26	Provided the property on which the use is located is under single ownership which includes the I-1 and C-M zones, where the uses on the C-M zoned portion are an expansion of the currently existing uses on the I-1 zoned portion of the property. (CB-39-1996)
27	Provided the property on which the use is located is abutting an existing vehicle storage yard with a valid use and occupancy permit. (CB-80-1996)
28	If not conducted in an existing office building, a Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. (CB-93-1996)
29	Reserved.
30	Except when located on a tract of land which is less than 1.5 acres in size and surrounded on all sides by land in any residential zone in order to ensure safety on contiguous parcels and to minimize negative aesthetic impact on neighboring areas. A maximum of one (1) monopole and antennas for four (4) carriers are permitted. For any use for which the original permit was applied for prior to November 25, 1997, and legally issued, telecommunications-related equipment may be moved inside an existing structure without obtaining a special exception for the alteration of a nonconforming use. (CB-102-1997; CB-38-1998; CB-29-2003)
31	Provided:
	(A) The store shall be no less than 10,000 square feet nor more than 15,000 square feet;
	(B) The use involves the demolition and redevelopment of a commercial use that has been vacant for a minimum of five years; and

	(C) The site contains a minimum of three (3) acres and is adjacent to, or across from, an enclosed mall of at least 500,000 square feet. (CB-4-1999)
32	If located outside a Revitalization Tax Credit Area in a commercial center with less than thirty (30) acres, a bulk retailing store may not have gross floor area greater than 50,000 square feet. But if the store was in use and had necessary permits issued on or before September 1, 1998, then the restriction in this note does not apply and the store is not subject to nonconforming use requirements in Part 3, Division 6, unless the store discontinues bulk retailing operations for 180 or more consecutive calendar days. In this note, a commercial center is one or more contiguous, commercially-zoned lots separated from other commercially-zoned lots by public streets or rights-of-way. (CB-25-1999)
33	Provided the use does not exceed 5,000 square feet. (CB-34-1999)
34	Limited to the adaptive re-use of vacant or partially vacant property in former or existing shopping centers which are limited in their ability to modify or expand. The C-S-C parcels in the shopping center shall:
	(A) Lie adjacent to federal government property;
	(B) Include not less than 10 or more than 15 acres;
	(C) Be confined by road networks which limit access changes to the parcels; and
	(D) Lie contiguous to and below the grade of a multilane limited-access highway.
	All such consolidated storage units shall meet the requirements of Sections 27-375(a)(5), (6) and (7), and 27-281 through 27-290. (CB-45-1999)
35	Reserved.
36	Special Exception applications filed prior to January 1, 2000, may continue through the review and hearing procedures in Part 4. Uses which are approved may continue in effect, may be revised or amended under procedures in Part 4, and shall not be considered nonconforming. The maximum height of structures not approved by January 1, 2000, shall be thirty-six (36) feet. (CB-29-2000)
37	Except for new vehicle sales lots, the use shall be located on a tract of land containing a minimum of 25,000 square feet. All such uses on property less than 25,000 square feet in existence on September 1, 2000, may not be certified as nonconforming uses and must cease operations on or before August 31, 2003. (CB-87-2000)
38	All such uses in existence on September 1, 2001, may not be certified as nonconforming uses and must cease operations, with removal of all animal or poultry facilities, by February 1, 2002. (CB-71-2001)
39	(A) The subject C-M Zone property shall have at least seventy-five (75) feet of frontage on a street shown on the Master Plan as a collector or higher classification, be at least twenty-five thousand (25,000) square feet in area, and be the subject of a use and occupancy permit for commercial

	vehicle storage issued prior to January 1, 1990.
	(B) In addition, the use may be placed on a C-M Zone property contiguous to property meeting the requirements in paragraph (A), but only if both properties are in the same ownership and the paragraph (A) property has a valid use and occupancy permit for trash removal services. (CB-17-2002)
40	Permits for a store approved before January 15, 2002, without a special exception may continue in effect and be revised or amended, and such a store shall not be considered a nonconforming use. No permits for new food or beverage operations in such a store may be approved without a Special Exception. (CB-2-2002)
41	Provided:
	(A) The property in the C-O Zone is within a Special Taxing District and adjoins or lies across a public right-of-way from land in the R-H Zone with an existing planned retirement community.
	(B) The Planning Board approves a Detailed Site Plan, in accordance with Part 3, Division 9, and makes the following findings:
	(1) The site plan meets all Special Exception requirements in Section 27-395; and
	(2) The proposed project will serve, in a high quality, well-designed retirement community, the needs of a retirement-aged population while not adversely affecting the character of the surrounding neighborhood. (CB-22-2002)
42	Provided the use is an expansion of an existing vehicle sales lot onto surplus land owned by a State agency, but is not in use as a street or right-of-way. The subsequent conveyance of the State land shall not result in the use becoming nonconforming. (CB-29-2002)
43	All such uses with permits validly issued or applied for as of July 1, 2002, including those on properties rezoned from C-S-C to M-U-I, are deemed permitted uses, are not nonconforming, and may be altered, enlarged, or extended. (CB-55-2002)
44	Permitted use without requirement for a Special Exception provided:
	(A) The property is located within one thousand (1,000) feet of an existing mass transit rail station operated by the Washington Metropolitan Area Transit Authority (WMATA) and within the boundaries of a TDOZ approved prior to 1990;
	(B) Permits may not be issued for the commercial parking lot until the Planning Board approves a Detailed Site Plan in accordance with Part 3, Division 9, of this Subtitle;
	(C) The Planning Board shall find that the site plan meets the requirements of any applicable TDOZ Development Plan; and
	(D) All commercial parking lot operations on the property shall cease by September 1, 2008. (CB-14-2003)
45	A Class 3 fill in existence as of October 7, 2003 that is operating pursuant to any validly issued grading permit, and is not in violation, shall be permitted to continue in operation as a matter of

	right, but is limited to the fill area established by any previously issued grading permit, not to exceed two renewals of the permit. Those fill operations that are in violation on October 7, 2003 have until December 31, 2003 to comply, or their permit is void. (CB-8-2003; CB-87-2003)
46	Multifamily condominium or rental units are permitted provided:
	(A) The use is located on one or more lots of less than twelve (12) acres in size;
	(B) The property is located within a Center or a Corridor designated by the General Plan;
	(C) The adjoining properties are developed with institutional, commercial office, and residential uses;
	(D) Development of the site is subject to the regulations of the R-18 Zone for this use; and
	(E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. The site plan shall include architectural review in order to ensure compatibility with the existing neighborhood. (CB-75-2003; CB-69-2004)
47	Provided:
	(A) The community is located on a minimum of five (5) acres and a maximum of eleven (11) acres;
	(B) The property is located within a Center or a Corridor designated by the General Plan;
	(C) The property upon which the community is located shall be located adjacent to property, also zoned C-O, which includes medical offices, an assisted living facility, adult day care center, and/or other facility designed for senior citizens, but in no event shall the use be deemed nonconforming if the adjacent C-O property is no longer occupied by one of the aforementioned uses;
	(D) Each multifamily building shall consist of at least three (3) stories, and shall be served by an elevator;
	(E) The community shall include a clubhouse consisting of at least five thousand (5,000) square feet;
	(F) At least one (1) resident of each household shall be at least fifty-five (55) years old and no permanent resident of the retirement community shall be under eighteen (18) years old;
	(G) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9 of this Subtitle;
	(H) Covenants setting forth the minimum age of the residents shall be submitted with the Detailed Site Plan application. The covenants shall run to the benefit of the Maryland-National Capital Park and Planning Commission; and
	(I) Development of the community is subject to the regulations of the R-18C Zone for multifamily dwellings. (CB-85-2003)
48	Provided:
	(A) The use is an adaptive reuse of a furniture warehouse store, which has or had a valid use and occupancy permit prior to January 1, 2004, and is in an existing shopping center that is located on a parcel(s) containing not less than five (5) or more than eleven (11) acres;
	(B) The use is located in a building of at least sixty-five thousand (65,000) square feet and was

	constructed after 1980 with a minimum of 16-foot ceilings; and
	(C) A Detailed Site Plan must be approved in accordance with Part 3, Division 9, of this Subtitle. The site plan should address, but not be limited to, ingress and egress, truck traffic and parking on the site, and screening for any on-site truck storage. (CB-5-2004)
49	Provided the use is located on a lot or parcel with not more than one-half (1/2) acre and is located within one-half (1/2) mile of an existing cemetery. (CB-22-2004)
50	Multifamily condominium units are permitted provided:
	(A) The multifamily dwellings shall be located on a parcel(s) containing at least six (6) acres;
	(B) The property is contiguous to an existing mass transit rail station operated by Washington Metropolitan Area Transit Authority (WMATA);
	(C) The bedroom percentages for multifamily dwellings as set forth in Section 27-419 shall not be applicable;
	(D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;
	(E) Regulations concerning the height of structure, lot size and coverage, frontage, setbacks, density, and other requirements of the C-S-C Zone shall not apply. All such requirements shall be established and shown on the Detailed Site Plan;
	(F) Density regulations shall be in accordance with the R-10 Zone for multifamily dwellings;
	(G) The Detailed Site Plan shall include architectural review in order to ensure high quality design and construction materials; and
	(H) Covenants setting forth that appropriate condominium fees are necessary to provide adequate maintenance of required landscaping to ensure the aesthetics of the property shall be submitted with the Detailed Site Plan application. The covenants shall run to the benefit of the local citizens' association. (CB-28-2004)
51	Reserved.
52	This limitation shall not apply to property which is located within the Developed Tier for which any portion of same:
	(A) Has an approved Preliminary Plan of subdivision for property which is or was at the time of subdivision split-zoned I-3 and R-R, and is located on and inside the Capital Beltway at an existing interchange with said Beltway, or
	(B) Is or was the subject of a Preliminary Plan of subdivision or Detailed Site Plan for an integrated shopping center developed pursuant to CB-65-2003; or
	(C) Is the subject of a building permit issued for said use prior to September 1, 2005 pursuant to CB-65-2003. All such uses on property meeting the above criteria shall be deemed permitted uses and shall not be considered nonconforming. (CB-19-2005; CB-13-2012)
53	Condominium residential dwellings may be permitted in the C-S-C Zone within the Developed Tier on property that is the location of an existing hotel, if located along the Capital Beltway and within

	one (1) mile of a WMATA station, subject to an approved Detailed Site Plan as provided in Part 3, Division 9. The use is permitted only if:
	(A) The units are part of a mixed-use development of commercial and retail/commercial;
	(B) The minimum percentage of any single use is ten percent (10%) for either residential, commercial, or retail of the gross square footage of floor area; and
	(C) The density, bulk, height, and other regulations are as required for townhouses in the R-T Zone and for multi-family units in the R-18 Zone. (CB-97-2005)
54	Provided:
	(A) The use does not exceed 3,000 square feet of gross floor area;
	(B) Outdoor storage and outdoor fabrication of signs are prohibited;
	(C) The occupant of the premises shall be allowed to park no more than two (2) commercial vehicles each of which does not exceed a manufacturer's gross vehicle weight of 8,500 pounds; and
	(D) The use employs digital, graphic design, or other technological equipment to produce the signage. (CB-14-2008)
55	Businesses with a valid state license for check cashing issued prior to September 1, 2009 may continue as a matter of right and shall not be deemed nonconforming, regardless of a change in tenancy or ownership of the check cashing business. (CB-23-2009; CB-106-2012)
56	Businesses with a valid use and occupancy permit issued prior to May 1, 2010, may continue as a matter of right and shall not be deemed nonconforming if the use does not include any form of adult entertainment. (CB-46-2010)
57	Any private automobile and other vehicle auction operating in the C-M Zone prior to January 1, 2011, shall not be certified as a nonconforming use and shall meet the requirements of Section 27-464.06 (c), (d) and (f). If the use is not brought into conformance within the prescribed two-year time period, the property owner shall cease all auction operations on the property. (CB-59-2010)
58	Any existing establishment in the C-S-C Zone or C-M Zone with a valid use and occupancy permit for an auditorium, private club or lodge that included activity that meets the definition of "adult entertainment" may continue upon approval of a Special Exception. Applications for adult entertainment must be filed and accepted by June 1, 2012. The hours of operation shall be limited to 5:00 P.M. to 3:00 A.M. (CB-56-2011)
59	Provided:
	(A) The townhouses shall be located on a lot(s) or parcel(s) of less than twelve (12) acres in size;
	(B) The property is located within a Center or a Corridor as designated by the 2002 General Plan;
	(C) The adjacent properties are developed with institutional, commercial office, and multi-family residential uses;

	(D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;
	(E) Regulations concerning the net lot area, lot coverage and green area, lot/width frontage, yards, building height, distance between unattached townhouses, density, accessory buildings and other requirements of the C-O or R-T Zones shall not apply. All such requirements shall be established and shown on the Detailed Site Plan; and
	(F) The Detailed Site Plan shall include architectural review in order to ensure compatibility with the existing neighborhood. (CB-80-2013)
60	A special exception shall not be required and shall be a permitted use for:
	(A) Existing shopping centers in the C-S-C Zone. The C-S-C parcels in the shopping center shall:
	(1) Have an approved Preliminary Plan of Subdivision for property which is located inside the Capital Beltway (I-495) and within 1/2 mile of an existing interchange with the Capital Beltway (I-495); and
	(2) Is or was the subject of a Preliminary Plan of Subdivision or Detailed Site Plan for an integrated shopping center developed pursuant to CB-65-2003.
	(B) A parcel of four (4) acres or less in size that is adjacent to two (2) existing vehicle, mobile home, or camping trailer sales lots or a car wash or vehicle repair use operated in conjunction with a vehicle, mobile home, or camping trailer sales lot. Development regulations contained in an approved sector plan and sectional map amendment Development District Overlay Zone shall not be applicable. Development shall be subject to the Landscape Manual, parking and loading requirements of Part 11, and regulations for building setbacks in accordance with Part 6, Division 4 (Regulations). (CB-25-2015; CB-29-2016)
61	Permitted use subject to a detailed site plan approval process, provided the property is within a Mixed-Use Activity Center designated within the applicable Master Plan for the area of the subject property approved prior to March 1, 2006. (CB-60-2015)
62	Subject to conformance with Section 27-464.08 of this Subtitle. (CB-5-2016)
63	A special exception shall not be required and the use shall be permitted provided:.
	(A) The property is or was the subject of a Preliminary Plan of Subdivision approved after January 1, 2012;
	(B) The gross floor area of the building does not exceed 85,000 square feet;
	(C) The site has frontage on a roadway with a transportation functional classification as an arterial or higher on the applicable Master Plan; and
	(D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. (CB-23-2016)
64	A special exception shall not be required for an eating or drinking establishment with a gross floor area of at least 2,500 square feet in size, has a valid Dance Hall license issued before July 1, 2016, and has a valid Class BLX license issued by the Board of License Commissioners for Prince George's

County pursuant to Title 26, Alcoholic Beverages Article, Annotated Code of Maryland, and shall be a permitted use, subject to conformance with the hours of operation established pursuant to the Class BLX license issued for the use. (CB-60-2016)