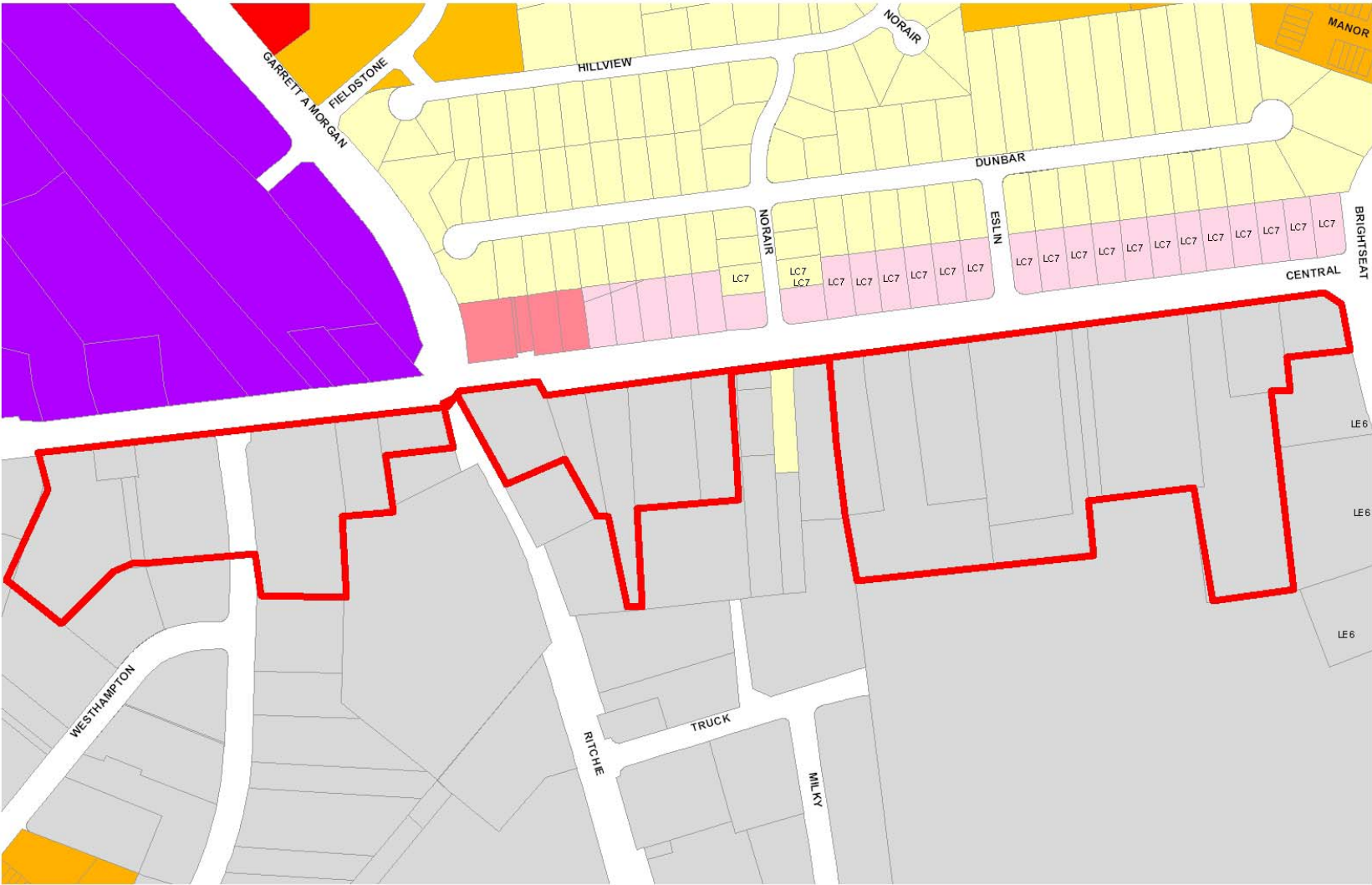


ATTACHMENT A

AMENDMENT 13 CENTRAL AVENUE EAST DEVELOPMENT DISTRICT OVERLAY ZONE (DDOZ) BOUNDARIES



ATTACHMENT B

AMENDMENT 13 CENTRAL AVENUE EAST DEVELOPMENT DISTRICT OVERLAY ZONE (DDOZ) Property Description

Tax Account	NAME	HOUSE	STREET	STREET_TYPE	CITY	ZIP	State
1440916	FRIENDCO RESTAURANTS INC	8715	CENTRAL	AVE	CAPITOL HEIGHTS	20743	MD
1440965	SKYE-TMB INC	8621	CENTRAL	AVE	CAPITOL HEIGHTS	20743	MD
1441120	RA & A LLC	8605	CENTRAL	AVE	CAPITOL HEIGHTS	20743	MD
1441229	COLUMBIA BANK	8703	CENTRAL	AVE	CAPITOL HEIGHTS	20743	MD
1441237	STORAGE EQUITIES/ PSP II-CENTRAL	8701	CENTRAL	AVE	CAPITOL HEIGHTS	20743	MD
1442664	TEAM PROPERTIES LLC	8601	CENTRAL	AVE	CAPITOL HEIGHTS	20743	MD
1442672	TEAM PROPERTIES LLC	0	CENTRAL	AVE	CAPITOL HEIGHTS	20743	MD
1443381	GOLDBERG FAMILY PARTNERSHIP	8505	CENTRAL	AVE	CAPITOL HEIGHTS	20743	MD
1446277	WOOD,SAMUEL T	8411	CENTRAL	AVE	CAPITOL HEIGHTS	20743	MD
1504034	GRAY GRAPHICS CORP	8607	CENTRAL	AVE	CAPITOL HEIGHTS	20743	MD
1507417	REALTY INCOME CORP	8407	CENTRAL	AVE	CAPITOL HEIGHTS	20743	MD
1507425	CAJUN PARTNERS	20	RITCHIE	RD	CAPITOL HEIGHTS	20743	MD
1544121	SKYE-TMB INC	8617	CENTRAL	AVE	CAPITOL HEIGHTS	20743	MD
1554146	UH STORAGE LIMITED PARTNERSHIP	8671	CENTRAL	AVE	CAPITOL HEIGHTS	20743	MD
2004885	C & P TEL CO OF MD	100	WESTHAMPTO	AVE	CAPITOL HEIGHTS	20743	MD
2010460	DAVIS,ALBERT H & JUDITH B ETAL	8301	CENTRAL	AVE	CAPITOL HEIGHTS	20743	MD
2013654	WILLIAMS & HEINTZ MAP	8119	CENTRAL	AVE	CAPITOL HEIGHTS	20743	MD
2016467	SBKFC HOLDINGS LLC	8251	CENTRAL	AVE	CAPITOL HEIGHTS	20743	MD
2040947	WILLIAM & HEINZ MAP CORPORATION	0	CENTRAL	AVE	CAPITOL HEIGHTS	20743	MD
2099075	HOOPER,VERNOY Q	8111	CENTRAL	AVE	CAPITOL HEIGHTS	20743	MD
2750222	REALTY INCOME CORPORATON	8423	CENTRAL	AVE	CAPITOL HEIGHTS	20743	MD
3565587	8101 CENTRAL AVE LLC	8101	CENTRAL	AVE	CAPITOL HEIGHTS	20743	MD

ATTACHMENT C

DDOZ Table of Uses Permitted – Industrial Zones

No use shall be allowed in the Industrial Zones, except as provided for in the Table of Uses or in Subsection (c) of this Section. **The table shows the uses within the commercial zones as allowed by Section 27-641 and as allowed by the DDOZ per Section 27-548.22 of the Zoning Ordinance.** In the table, the following applies:

- (1) The letter "P" indicates that the use is permitted in the zone indicated.
- (2) The letters "SE" indicate that the use is permitted, subject to the approval of a Special Exception in accordance with Part 4 of this Subtitle.
 - (A) The asterisk letter "#P" indicates that the use is permitted but subject to the general special exception standards in Section 27-317 (a)(1), (4), (5) and (6) and conforms to the recommendations of 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 the building;
 - (B) No signs or other evidence indicating the existence of the use shall be visible from outside the building, other than a business identification sign lettered on a window. The sign shall not exceed six (6) square feet in area; and
 - (C) The use is 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 primary use on the premises;
 - (B) The use shall be located on the same record lot as the primary use;
 - (C) The use shall not be located within a building not occupied by the primary use; and
 - (D) The floor area of any building (and the land area occupied by any structure other than a building) devoted to the use shall not exceed an area equal to forty-five percent (45%) of the gross floor area of the building within which the primary use is located, unless otherwise provided.
- (5) The letters "SP" indicate the use is permitted, subject to the approval of a Special Permit, in accordance with Section 27-239.02.
- (6) The letters "NA" indicate that the language is not applicable.
- (7) The letter "X" or a blank (unless otherwise clear from the context) indicates that the use is prohibited.
- (8) All uses not listed are prohibited.
- (9) The word "manufacture" includes the words "fabricate," "assemble," and "repair."

**Subregion 4 Development District Overlay Zones (DDOZ)
TABLE OF USES – INDUSTRIAL ZONES**

USE	I-1 ³³	I-1 in Central Ave. DDOZ
<p>(1) COMMERCIAL: (A) Eating or Drinking Establishments: (i) Accessory to, and within the same building or group of attached buildings as, any permitted use except a hotel or motel (CB-37-1988) (ii) Within a hotel (CB-97-2004) (iii) Within a motel (iv) Within an office building: (aa) Fast-food restaurant (bb) Other than fast-food restaurant (v) Within an industrial park: (aa) Of at least 100 acres, fast food restaurant (bb) Of at least 100 acres, all others (cc) Of between 25 and 100 acres, excluding a fast-food restaurant (CB-10-2003) (dd) Of less than 25 acres, except as provided above (ee) Approved with a hotel component (CB-92-2001) (ff) Of between 25 and 100 acres, including a fast-food restaurant (CB-97-2004) (vi) Other than fast-food restaurant on property abutting a minimum of 20 acres of C-S-C zoned land (vii) Within an existing retail center with net leasable building space of less than 26,000 square feet (CB-93-2001)</p>	<p>P SE^{6, 10} SE⁵ P P SE SE SE SE X SE¹⁰ P</p>	<p>P P P P P P P P X X X P</p>
<p>(vii) Within an existing retail center with net leasable building space of less than 26,000 square feet (CB-93-2001)</p>	<p>P⁴¹</p>	<p>P⁴¹</p>

USE	I-1 ³³	I-1 in Central Ave. DDOZ
(viii) All others (CB-21-1987; CB-34-1987; CB-57-1994; CB-37-1998)	SE	X
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:		
Car wash (CB-92-2001)	P	X
Commercial Fuel Depot (CB-68-2006)	P ⁵¹	X
Gas station (CB-1-1989; CB-57-1994; CB-40-1998; CB-97-2004)	SE ¹⁰	X
Incidental automobile service in parking garage ³	P	X
Mobile or modular home sales lot, which may include the storage of mobile homes or modular home components for sale	P	X
Vehicle, boat, or camping trailer sales, or boat or camping trailer rental lot, including outdoor display of the vehicles (CB-37-1988; CB-58-1993; CB-75-1998; CB-33-2002; CB-39-2004)	P	X
Vehicle, boat, mobile home, or camping trailer repair and service station, and the sales of parts and tires which may include:		
(i) Installation of parts within a wholly enclosed building	P	X
(ii) Incidental retail sales of gasoline, subject to Section 27-358(a)(1),(2), (4),(5),(6),(7),(8), and (10)	PB	X
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)	P	X
Vehicle rental lot, excluding boats or camping trailers, including outdoor display of the vehicles (CB-58-1993)	P	X
Vehicle sales or rental lot, including outdoor display of the vehicles (CB-73-1997)	X	X
Vehicle towing station (CB-12-1991; CB-75-1998; CB-39-2004)	P	X

<p>(C) Offices:</p>		
<p>Bank, savings and loan association, or other savings or lending institution:</p>		
<p>(i) With drive through</p>	P	[P]X
<p>(ii) All others (CB-1-1994)</p>	P	P
<p>Other offices:</p>		
<p>(i) Accessory to a permitted use</p>	P	P
<p>(ii) Medical practitioner's office</p>	P	P
<p>(iii) Medical practitioner's office less than 3 stories in height and not exceeding 33% of net tract area in a development comprising a gross tract area of at least 25 acres</p>	X	X
<p>(iv) Offices less than 3 stories in height and not exceeding 33% of net tract area in a development comprising a gross tract area of at least 25 acres</p>	X	X
<p>(v) Trailer for office space accessory to an existing industrial use in accordance with Sections 27-260 and 27-261 (CB-75-1998; CB-39-2004)</p>	X	X
<p>(vi) All other offices (CB-3-1989; CB-24-1993; CB-75-1998)</p>	P	X
<p>Real estate subdivision sales office:</p>		
<p>(i) As a temporary use, in accordance with Sections 27-260 and 27-261</p>	P	P
<p>(ii) All others</p>	P	P
<p>(D) Services:</p>		
<p>Animal hospital, animal training, kennel</p>	P	P
<p>Barber or beauty shop</p>	P	P
<p>Bicycle repair shop</p>	P	P
<p>Blacksmith shop</p>	P	X
<p>Blueprinting, photostating, or other photocopying establishment (CB-66-1996; CB-75-1998; CB-39-2004)</p>	P ³⁴	P ³⁴
<p>Carpet or rug shampooing establishment</p>	P	P
<p>Catering establishment</p>	P	P

Data processing (CB-66-1996)	P ³⁴	P ³⁴
Dry cleaning or laundry pickup	P	P
Dry cleaning plant	P	X
Electrical or electronic equipment, radio or television, computer repair shop (CB-3-1989; CB-66-1996)	P ³⁴	P ³⁴
Farm implement repair	P	X
Household appliance or furniture repair shop:		
(i) Furniture and small appliances only	P	P
(ii) All others	P	P
Key or locksmith shop	P	P
Laboratory:		
(i) Accessory to allowed use	P ³⁴	P ³⁴
(ii) Medical or dental	P ³⁴	P ³⁴
(iii) Research, development, or testing	P ³⁴	P ³⁴
(iv) All others (CB-3-1989; CB-66-1996)	P	P
Laundromat	P	X
Laundry plant	P	X
Lawn mower repair shop	P	P
Massage establishment	SE	[P] X
Methadone Treatment Center (CB-103-1993)	SE	X
Photographic processing plant (CB-66-1996)	P ³⁴	P ³⁴
Photography studio (may include darkroom)	P	P
Printing shop (CB-66-1996)	P ³⁴	P ³⁴
Research and Development (CB-3-1989)	X	X

Septic tank service		P	X
Shoe repair shop		P	P
Tailor or dressmaking shop (may include incidental dyeing and pressing)		P	P
Taxidermist		P	P
Upholstery shop		P	P
(E) Trade (Generally Retail):			
Adult book store (CB-53-1996; CB-75-1998; CB-39-2004)		X	X
Arts, crafts, and hobby supply store (CB-18-1997)		P	P
Bicycle (sales) shop		P	P
Bottled gas sales (retail)		P	X
Building supply store (CB-3-1989)		P	X
Buying of items within guest rooms and vehicles, pursuant to Section 27-115(a)(2)		X	X
Carpet or floor covering store		P	P
Clothing, dry goods, millinery, or shoe store (CB-89-1986)		SE	P
Department or variety stores (CB-21-1994; CB-97-2004)			
(i) Not exceeding 13,000 square feet		P ¹⁰	P ¹⁰
(ii) All others		X	X
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)		X	X
Drug store (CB-91-1986; CB-97-2004)		SE ¹⁰	P
Electrical supply store (CB-3-1989)		P	X
Farm implement or feed sales		P	X
Farmer's market or flea market, in accordance with Sections 27-260 and 27-261 (CB-63-1998)		P	X

<p>Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-66-1996)</p> <p>Food or beverage store</p> <p>(i) Within an existing retail center with net leasable building space of less than 26,000 square feet</p> <p>(ii) All others (CB-92-2001; CB-93-2001; CB-97-2004)</p> <p>Hardware store (may include electrical or plumbing supplies)</p> <p>Home furnishing store (such as interior decorations, electronics, housewares, household accessories, or textiles) (CB-89-1990)</p> <p>Household appliance or furniture store</p> <p>Lawn mower (sales) store</p> <p>Nursery and garden center (CB-3-1989)</p> <p>Paint or wall covering store (CB-3-1989)</p> <p>Pawnshop (CB-28-1997)</p> <p>Pet feed and supply store (CB-2-1991)</p> <p>Plumbing supply store (CB-3-1989)</p> <p>Retail sales of products:</p> <p>(i) Provided the retail sales are incidental to the manufacturing of the products on the premises and the retail sales area does not exceed 15% of the gross floor area of the building, or 5,000 square feet, whichever is less</p> <p>(ii) Provided the retail sales are incidental to the manufacturing of the products on the premises, except where permitted by (i) above</p> <p>(iii) Provided the retail sales are incidental to the warehousing, wholesaling, or distribution of the products on the premises (CB-122-1986; CB-3-1989)</p> <p>Sales events sponsored by bona fide nonprofit groups or organizations, in accordance with Sections 27-260 and 27-261 (CB-26-1997)</p>	<p>P³⁴</p> <p>P⁴³</p> <p>SE¹⁰</p> <p>P</p> <p>P</p> <p>P</p> <p>P</p> <p>P</p> <p>X</p> <p>P</p> <p>P</p> <p>X</p> <p>PB</p> <p>PB</p> <p>P</p>	<p>X</p> <p>P⁴³</p> <p>P</p> <p>P</p> <p>P</p> <p>P</p> <p>P</p> <p>X</p> <p>P</p> <p>P</p> <p>X</p> <p>PB</p> <p>PB</p> <p>P</p>
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Seafood market (CB-49-1987)	SE	P
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P
Septic tank sales	P	X
Stationery or office supply store, which may include the sale of office furniture and business machines	P	P
Swimming pool or spa sales and service (which may include outdoor display, provided it is enclosed by a 6-foot high fence)	P	X
Wayside stand:		
(i) As a temporary use, subject to Sections 27-260 and 27-261	P	X
(ii) All others	P	X
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception).	P ⁴⁷	X
(CB-65-2003; CB-19-2005)		
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone. (CB-65-2003)	X	X
(2) INDUSTRIAL:		
(A) Chemical and Allied Manufacturing:		
Abrasive and asbestos products	X	X
Acids and caustics	X	X
Carbon black	X	X
Celluloid or pyroxylin	X	X
Cosmetics, medicinal, pharmaceutical, and toilet article products, fabrication (CB-66-1996)	P ³⁴	P ³⁴
Distillery for the production of fuel alcohol, which may include bulk storage (CB-75-1998; CB-39-2004)	SE	X
Drugs, compounding (CB-66-1996)	P ³⁴	P ³⁴
Dyestuffs	X	X
Fertilizers	X	X
Gum and wood chemicals, which may include distilling	X	X

Ink: (i) Paste inks (CB-75-1998; CB-39-2004) (ii) All other inks	P X	P X
Organic and inorganic chemicals (except as specified): (i) Blending and mixing (CB-75-1998; CB-39-2004) (ii) Breaking bulk	X P X	X X X
Paints, varnishes, lacquers, enamels, and shellacs (CB-75-1998; CB-39-2004) Pesticides and insecticides Plastics and synthetic fibers (CB-75-1998; CB-39-2004) Soaps, cleaners, polishes, sanitation preparations, bleaches, and detergents	X X X X	X X X X
(B) Fabrication of Wood, Metal, Paper, Plastic, and Glass Products from Materials Produced Elsewhere:		
Armament control and sighting systems Communications equipment, computers, telephones, electronic equipment, radios, sound systems, or televisions (which may include parts for these items) (CB-66-1996)	P p ³⁴	X p ³⁴
Containers: (i) Paper or plastic (ii) Glass, metal, or wood or other materials (CB-75-1998; CB-39-2004) Electrical lighting fixtures Engines, generators, turbines, or miscellaneous machinery (CB-75-1998; CB-39-2004) Furniture, cabinets, fixtures, or interior decorating components Hardware (except as otherwise specified) Heavy armament (CB-75-1998; CB-39-2004)	SE SE P X P P SE	X X P X P P X

<p>Household appliances:</p> <p>(i) Small electrical household appliances, including televisions but excluding refrigerators and similar large appliances</p> <p>(ii) All others</p> <p>Motorized and nonmotorized vehicles, aircraft, construction, farm, or railroad equipment, ships or boats (which may include the parts for these items)</p>	<p>P</p> <p>P</p> <p>X</p>	<p>P</p> <p>P</p> <p>X</p>
<p>Office supplies and equipment (CB-66-1996)</p>	<p>P³⁴</p>	<p>P</p>
<p>Plumbing, air conditioning, carpentry, electrical heating, and lighting supplies and equipment (except where otherwise specified):</p> <p>(i) Plastic</p> <p>(ii) Other materials</p>	<p>P</p> <p>P</p> <p>P</p>	<p>P</p> <p>P</p> <p>X</p>
<p>Spas and swimming pools</p>	<p>P</p>	<p>P</p>
<p>Structural components of buildings (except as otherwise specified)</p>	<p>P</p>	<p>P</p>
<p>Vending machines</p>	<p>P</p>	<p>P</p>
<p>(C) Manufacturing and Processing of Lumber, Wood, and Related Products:</p>	<p>X</p>	<p>X</p>
<p>Logging camps or contractors (CB-75-1998; CB-39-2004)</p>	<p>X</p>	<p>X</p>
<p>Mobile or manufactured homes (CB-75-1998; CB-39-2004)</p>	<p>X</p>	<p>X</p>
<p>Modular buildings (CB-75-1998; CB-39-2004)</p>	<p>X</p>	<p>X</p>
<p>Sawmills or planing mills (CB-75-1998; CB-39-2004)</p>	<p>X</p>	<p>X</p>
<p>Veneer and plywood (CB-75-1998; CB-39-2004)</p>	<p>X</p>	<p>X</p>
<p>Wood preserving (CB-75-1998; CB-39-2004)</p>	<p>X</p>	<p>X</p>

<p>(D) Manufacturing of Scientific, Specialized, and Technical Instruments and Equipment: Engineering, computer, drafting, laboratory, office, research, and scientific instruments, devices, equipment and supplies (CB-66-1996) Optical, dental, medical, ophthalmic, orthopedic, and prosthetic devices and supplies (CB-66-1996) Photographic equipment and supplies (CB-66-1996) Timing, light, mixing, safety, temperature, or weight control devices (CB-66-1996) Watches, clocks, measuring, or time-keeping devices (CB-66-1996)</p>	<p>P³⁴</p> <p>P³⁴</p> <p>P³⁴</p> <p>P³⁴</p> <p>P³⁴</p>	<p>P³⁴</p> <p>P³⁴</p> <p>P³⁴</p> <p>P³⁴</p> <p>P³⁴</p>
<p>(E) Metal Production: Blast furnace Foundry: (i) Nonferrous metals (CB-75-1998; CB-39-2004) (ii) Nonornamental ferrous (iii) Ornamental metals (CB-75-1998; CB-39-2004) Recycling of nonferrous metals (CB-75-1998; CB-39-2004) Rolling mill Smelting</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>SE</p> <p>X</p> <p>X</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>
<p>(F) Miscellaneous Industrial, Manufacturing, and Related Uses: Brushes, brooms, combs, or lamp shades manufacturing Cigarettes, cigars, or other tobacco products (chewing or smoking) manufacturing (CB-75-1998; CB-39-2004) Consolidated Storage, in accordance with Section 27-475.04 (CB-32-1988; CB-75-1998; CB-45-1999; CB-39-2004)</p>	<p>P</p> <p>X</p> <p>P</p>	<p>P</p> <p>X</p> <p>[P] X</p>

<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:</p> <p>(i) With storage of materials or equipment:</p> <p>(aa) Indoors</p> <p>(bb) Outdoors (CB-75-1998; CB-39-2004)</p> <p>(ii) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry (and the like) parts for installation off site</p> <p>(iii) Including the retail sale of parts and supplies as an accessory use (CB-89-1985; CB-75-1998)</p> <p>Contractors' plant or storage yard:</p> <p>(i) Those involving the operation or storage of heavy equipment over 17,000 pounds gross vehicle weight</p> <p>(ii) All others (CB-89-1985; CB-1-1994)</p> <p>Explosives, fireworks, or gunpowder manufacturing</p> <p>Gelatin manufacturing</p> <p>Glue or size manufacturing</p> <p>Heavy motorized equipment, motor vehicle, truck, boat, camping trailer, or trailer storage yard (CB-90-1992; CB-75-1998; CB-39-2004)</p> <p>Jewelry manufacturing (CB-66-1996)</p> <p>Junk yard</p> <p>Machine shop</p> <p>Matches manufacturing</p> <p>Motion picture or broadcasting equipment manufacturing and production</p> <p>Musical instruments, athletic goods, notions, novelties, sporting goods manufacturing</p> <p>Pens, artist or drafting supplies, clerical equipment, business machines, or pencils manufacturing</p> <p>Plastic products manufacturing, except as otherwise specified</p>	<p>P</p> <p>P</p> <p>P</p> <p>P</p> <p>P</p> <p>P</p> <p>X</p> <p>X</p> <p>X</p> <p>P</p> <p>P³⁴</p> <p>SE</p> <p>P</p> <p>X</p> <p>P</p> <p>P</p> <p>P</p> <p>P</p> <p>P</p>	<p>[P] X</p> <p>X</p> <p>[P] X</p> <p>[P] X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>P³⁴</p> <p>X</p> <p>P</p> <p>X</p> <p>P</p> <p>P</p> <p>P</p> <p>P</p> <p>P</p>
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Precious metalware manufacturing and plating	P	P
Recycling plant, except as otherwise specified (CB-75-1998; CB-39-2004)	SE	X
Storage building accessory to:		
(i) A permitted use	P	[P] X
(ii) A special permit use	NA	NA
(iii) A Special Exception use (CB-90-1992; CB-1-1994)	SE	X
Storage yard, except as otherwise specified (CB-75-1998; CB-39-2004)	P	X
Tobacco packing, processing, and treatment	P	X
Transfer station (CB-71-1994)	X	X
Trash removal services (CB-82-1991; CB-75-1998; CB-39-2004)	p ²²	X
Uses which are noxious or offensive by reason of odor, dust, fumes, smoke, gas, vibration, radiation, glare, or noise, or which constitute a public hazard by fire, explosion, or other means (in the discretion of the District Council)	X	X
Vehicle salvage yard	SE	X
Warehousing:		
(i) Subject to Section 27-471(g)	NA	NA
(ii) All others (CB-90-1992)	P	P
Waste material separation and processing facility, in accordance with Section 27-475.05 (CB-77-1990; CB-75-1998; CB-39-2004)	X	X
(G) Petroleum, Gas, and Related Products:		
Asphalt mixing plant (CB-111-2004)	X	X
Breaking bulk for home consumption of portable appliances (CB-75-1998; CB-39-2004)	P	X
Distribution for home consumption (CB-75-1998; CB-39-2004)	P	X

Gasoline or gasohol bulk storage (other than gas station or vehicle repair and service station) (CB-75-1998)	SE	X
Gasohol fabrication (CB-75-1998; CB-39-2004)	X	X
Liquid gas storage	X	X
Refinery	X	X
Tank farm, except as otherwise specified (CB-75-1998; CB-39-2004)	X	X
(H) Printing, Publishing, Paper, and Related Industries:		
Bookbinder manufacturing	P	P
Bookbinding	P	P
Paper or paper board products (except containers) manufacturing	SE	[P] X
Paper recycling collection center (only for collection, storage, and shipping) (CB-75-1998; CB-39-2004)	P	X
Printing and engraving (which may include all processes) (CB-66-1996)	P ³⁴	P ³⁴
Publishing	P	P
Pulp making	X	X
(I) Processing of Food and Kindred Products for Human Consumption:		
Bakery products manufacturing	P	P
Beverage bottling (all containers):		
(i) Alcoholic	X	X
(ii) Nonalcoholic	P	P
Brewery, distillery, winery	X	X
Cereals, grains, or spice processing	P	P
Coffee roasting	P	P
Confectionery products manufacturing	P	P
Drying and dehydrating of food products	P	P
Freezing of food products	P	P
Oil and fat manufacturing (edible)	P	P

Packaging, packing, and canning of food products		P	P
Pickling		SE	[P] X
Reduction plant		X	X
Sauce, seasoning, and dressing manufacturing		P	P
Slaughterhouse		X	X
Smoking and curing		SE	X
Sugar refinery		X	X
Syrup and flavor extract manufacturing		P	[P] X
(J) Rubber and Synthetic Rubber Products:			
Fabrication of rubber products (CB-75-1998; CB-39-2004)		P	X
Recycling of rubber products		SE	X
Rubber manufacturing		X	X
Rubberizing of wearing apparel or household items		P	P
Synthetic rubber (and similar products) manufacturing		X	X
Tire or tube manufacturing (CB-75-1998; CB-39-2004)		X	X
Tire recapping (CB-75-1998; CB-39-2004)		P	X
(K) Stone, Clay, Glass, and Cement Products:			
Cement manufacturing			X
Concrete batching or cement mixing plant (CB-111-2004)		X	X
Cutting of nonstructural stone (CB-75-1998; CB-39-2004)		P	X
Glass blowing and molding		P	P
Manufacturing of ornamental products made of clay, concrete, glass plaster, porcelain, or stone (excluding the use of a rock crusher) (CB-75-1998; CB-39-2004; CB-78-2004)		P	P
Manufacturing or cutting of structural products made of clay, concrete, glass, stone, or similar materials (CB-75-1998; CB-39-2004)		X	X

(L) Textile Products:		
Fabrication of finished goods	P	P
Felt manufacturing	P	P
Fiber or thread manufacturing	X	X
Finishing of textile goods	P	P
Knitting	P	P
Lace (and similar products) manufacturing	P	P
Recycling of textiles (CB-75-1998; CB-39-2004)	SE	X
Synthetics manufacturing	X	X
Weaving	P	P
(M) Wholesale Trade:⁹		
Apparel, garments, or related products	P	P
Automotive or motorized equipment (parts and accessories only)	P	P
Bakery products, wholesale	P	P
Bulk raw materials	P	X
Chemical and related products (except as otherwise specified)	P	X
Electronic, glass, metal, paper, rubber, or wood products	P	P
Food or kindred products	P	P
Garden supplies or nursery stock	P	P
Livestock (CB-75-1998; CB-39-2004)	X	X
Ornamental products made of china, clay, concrete, glass, or stone	P	P
Petroleum products for home distribution	P	X
Structural products made of clay, concrete, or stone, with:		
(i) Indoor storage, only	P	P
(ii) Outdoor storage (CB-75-1998; CB-39-2004)	X	X
Textile products	P	P

<p>Tobacco and related products</p> <p>Wholesaling or distribution of materials (products) not used or produced on the premise:</p> <p>(i) Subject to Section 27-471(g)</p> <p>(ii) All others (CB-90-1992)</p> <p>Wholesaling or distribution of materials (products) used or produced on the premises (CB-90-1992)</p> <p>Wholesaling or distribution use not listed (CB-90-1992)</p> <p>(3) INSTITUTIONAL/EDUCATIONAL:</p> <p>Adult day care center (CB-44-1987; CB-66-1996)</p> <p>Adult rehabilitation center (CB-108-1987; CB-75-1998; CB-39-2004)</p> <p>Church or similar place of worship, convent, or monastery (CB-23-1988; CB-99-1993; CB-84-1996)</p> <p>Church or similar place of worship, convent, or monastery in the Route 202 Corridor Study Area, unless constructed pursuant to a Conceptual Site Plan approved by the Planning Board prior to June 1, 1997 (CB-72-1997)</p> <p>Community building</p> <p>Day care center for children:</p> <p>(A) In accordance with Section 27-475.02¹⁴</p> <p>(B) All others (CB-23-1988; CB-66-1996)</p> <p>School, private:</p> <p>(A) Business</p> <p>(B) Driving</p> <p>(C) Institution of higher learning (may include a private spa)</p> <p>(D) School or studio for artistic or technical instruction and practice</p> <p>(E) Scientific</p> <p>(F) Trade</p>	<p>P</p> <p>NA</p> <p>P</p> <p>P</p> <p>SE</p> <p>P^{12,34}</p> <p>X</p> <p>P</p> <p>X</p> <p>P</p> <p>P³⁴</p> <p>SE</p> <p>P³⁴</p> <p>P</p> <p>X</p> <p>P³⁴</p> <p>P³⁴</p> <p>P³⁴</p>	<p>[P] X</p> <p>NA</p> <p>[P] X</p> <p>[P] X</p> <p>[P] X</p> <p>P^{12,34}</p> <p>X</p> <p>[X] P</p> <p>NA</p> <p>P</p> <p>P³⁴</p> <p>P</p> <p>P</p> <p>P³⁴</p> <p>P³⁴</p> <p>P³⁴</p>
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<p>(G) Private college or university</p> <p>(H) In accordance with Section 27-475.06.01²⁸</p> <p>(I) All others (CB-26-1985; CB-33-1986; CB-23-1988; CB-14-1994; CB-113-1994; CB-66-1996; CB-93-1996; CB-94-2000)</p> <p>(4) MISCELLANEOUS:</p> <p>Accessory structures and uses (CB-66-1996)</p> <p>Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987)</p> <p>Any use allowed in the C-S-C Zone (except those permitted by Special Exception), when located within an office building or hotel, provided not more than 15% of the gross floor area of the building shall be devoted to such uses and not more than 3,000 square feet shall be allotted to any one use; except hotels may include auditoriums or showrooms unlimited in size</p> <p>Auction house (CB-55-1988)</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) use¹⁵ (CB-55-1988; CB-66-1996)</p> <p>Cemetery, crematory:</p> <p>(A) Cemetery, accessory to a church, convent, or monastery²¹</p> <p>(B) All others (CB-11-1991; CB-27-1995)</p> <p>Collection of recyclable materials:</p> <p>(A) As a temporary use, in accordance with Sections 27-260 and 27-261 (CB-75-1998; CB-39-2004)</p> <p>(B) All others</p> <p>Commercial uses not listed</p> <p>Contractor's office (must include sanitary facilities), construction yard, shed, or storage building (in connection with a construction project) as a temporary use:</p> <p>(A) In accordance with Sections 27-260 and 27-261</p> <p>(B) All others</p> <p>Ice vending machine for block ice</p>	<p>P³⁶</p> <p>P³⁴</p> <p>SE</p> <p>P³⁴</p> <p>SE</p> <p>X</p> <p>P</p> <p>P³⁴</p> <p>P</p> <p>SE</p> <p>P</p> <p>P</p> <p>X</p> <p>P</p> <p>P</p> <p>P</p>	<p>P³⁴</p> <p>P³⁴</p> <p>X</p> <p>P³⁴</p> <p>P</p> <p>X</p> <p>P</p> <p>P³⁴</p> <p>X</p> <p>X</p> <p>X</p> <p>P</p> <p>P</p> <p>P</p>
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MARC Planned Community, in accordance with Section 27-475.06.05 (CB-21-2006)	P	P
Metro Planned Community, in accordance with Section 27-475.06.03 (CB-35-1998)	X	X
Mobile home, with a use for which amusement taxes are collected ²	P	X
Rental business for items permitted to be sold (except as otherwise specified)	P	P
Sign making shop	P	P
Signs, in accordance with Part 12:	X	X
(A) Outdoor advertising sign (billboard)		
(B) All others	P ³⁴	P ³⁴
(CB-45-1988; CB-24-1991; CB-66-1996)		
Welding shop	P	P
Where not otherwise specifically permitted, any use allowed in the I-1 Zone (excluding those permitted by Special Exception)	X	X
(CB-92-2004)		
Where not otherwise specifically permitted, any use allowed by Special Exception in the I-1 Zone	X	X
(CB-92-2004)		
(5) PUBLIC/QUASI PUBLIC:		
Ambulance service, private	P	X
Library	P	P
Post office	P	P
Public buildings and uses	P	P
Sanitary landfill, rubble fill, or Class 3 fill ^{19, 46}	SE	X
(CB-15-1990; CB-8-2003; CB-87-2003)		
Voluntary fire, ambulance, or rescue station ¹	P	X
(6) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:		
Amusement Center	P ⁵²	P ⁵²
(CB-8-2007)		
Amusement park	SE	X
Athletic field, with or without seating for spectators	P	X

Auditorium	P	P
Billiard or pool parlor	P	P
Bowling alley	P	P
Carnival, circus, fair, or similar use, not exceeding 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:		
(A) On a parking lot	P	X
(B) All others	P	X
Club or lodge, private	P	P
Commercial recreational attractions	X	X
Employees recreational facilities (private, nonprofit), accessory to an allowed use (CB-66-1996)	P ³⁴	P ³⁴
Golf course or country club (CB-66-1996)	P ³⁴	X
Golf driving, archery, or baseball batting range (CB-130-1993)	P	X
Miniature golf course	P	X
Museum, aquarium, art gallery, cultural center, or similar facility (CB-66-1996)	P ³⁴	[X]P
Park or playground	P	[X]P
Performance arts center, in accordance with Section 27-475.06.04 (CB-12-2001)	SP	[X]P
Reducing/exercise salon or health club (CB-3-1989; CB-66-1996)	P ³⁴	P ³⁴
Riding stable	P	X
Rifle, pistol, or skeet shooting range:		
(A) Indoor ²⁰	P	X
(B) Outdoor (CB-4-1991)	SE	X
Sauna or steam bath	PA	[X]P
Skating rink:		
(A) Indoor	P	P

	SE	<u>X</u> <u>P</u>
(B) Outdoor Spa, community (CB-66-1996)	P ³⁴	P ³⁴
Spa, private, accessory to an allowed dwelling unit (CB-66-1996)	P ³⁴	X
Spa, public:		
(A) Accessory to a reducing/exercise salon, health club, or summer camp	P	X
(B) Accessory to a commercial swimming pool	P ³⁴	X
(C) Accessory to a hotel or motel (in the I-1 and I-2 Zones, included on the approved Special Exception site plan for the hotel)	SE	X
(D) All others (CB-3-1989; CB-66-1996)	SE	X
Summer camp	P	X
Swimming pool (which may include a community or public spa)	P	X
Tennis, basketball, handball or similar court:		
(A) Enclosed by a wall or fence at least 6 feet high	P	X
(B) All others	P	X
Theater:		
(A) Indoor	P ³⁴	P ³⁴
(B) Outdoor (including drive-in) (CB-66-1996)	SE	X
(7) RESIDENTIAL/LODGING:		
Artists' residential studios, in accordance with Section 27-475.06.04 (CB-12-2001)	SP	<u>X</u> <u>SP</u>
Dwelling:		
(A) If legally erected prior to the date upon which the property was classified in the I-1, I-2, or U-L-I Zone, or legally erected in the I-1, I-2, or U-L-I Zone under prior regulations	P	X
(B) If legally erected prior to the date upon which the property was classified in the I-3 or I-4 Zone	X	X
(C) All others (CB-1-1994)	X	X

<p>Dwelling unit within a building, containing commercial or industrial uses not exceeding 3 units per building, with 1 unit permitted at ground floor level for a resident manager, caretaker, or night watchman (and family) and all other units located above the ground floor</p> <p>Hotel or motel (which may include public spas, swimming pools, or tennis courts, provided they are enclosed by a fence or wall at least 6 feet high):</p> <p>(A) In an industrial park having a gross tract area of at least 25 acres (CB-97-2004)</p> <p>(B) All others</p> <p>Planned retirement community (CB-89-1999)</p> <p>(8) RESOURCE PRODUCTION/RECOVERY:</p> <p>Agricultural uses</p> <p>Concrete recycling facility (CB-78-2004)</p> <p>Sand and gravel wet-processing (CB-75-1998; CB-39-2004)</p> <p>Surface mining</p> <p>(9) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:</p> <p>Airport, airpark, airfield, heliport</p> <p>Airstrip or heli-stop</p>	<p>P</p> <p>SE¹⁰</p> <p>SE</p> <p>X</p> <p>P</p> <p>SE</p> <p>SE</p> <p>SE</p> <p>SE</p> <p>SE</p> <p>SE</p>	<p>X</p> <p>[P] X</p> <p>[P] X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p>
<p>Antennas and related equipment buildings and enclosures, other than satellite dish antennas, in accordance with Section 27-475.06.02 (CB-65-2000)</p> <p>Broadcasting studio (without tower) (CB-66-1996)</p> <p>Bus station or terminal</p> <p>Monopoles and related equipment buildings and enclosures, in accordance with Section 27-475.06.02 (CB-65-2000)</p> <p>Motor freight receiving or shipping (loading) facilities:</p> <p>(A) When accessory to, in conjunction with, as an integral part of, under the same ownership or leasehold interest as, and solely serving another allowed use on the property</p>	<p>P</p> <p>P³⁴</p> <p>P</p> <p>P</p> <p>P³⁴</p>	<p>X</p> <p>P³⁴</p> <p>P</p> <p>X</p> <p>[P] X</p>

<p>(B) All others (CB-90-1992; CB-66-1996) Moving and Storage Operation (CB-70-2004) Parking lot or garage, commercial (CB-43-2002) Parking lot or garage, or loading area, in accordance with Part 11 (CB-66-1996) Parking of mobile home except as otherwise specified Parking of mobile home in a public right-of-way⁴</p>	<p>X²³ P^{26, 48} P P³⁴ X X</p>	<p>X [P] X P P X X</p>
<p>Parking of vehicles accessory to an allowed use (CB-66-1996) 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 (CB-66-1996) (B) Railroad yards, roundhouses, car barns, and freight stations</p>	<p>P³⁴ P³⁴ X</p>	<p>P P³⁴ X</p>
<p>(C) Other public utility uses or structures (including major transmission and distribution lines and structures) (CB-25-1987; CB-61-1988; CB-65-2000) Satellite dish antenna, in accordance with Section 27-468.01: (A) Up to 10 feet in diameter, to serve only 1 dwelling unit (B) Over 10 feet in diameter, to serve only 1 dwelling unit (C) All others</p>	<p>P P SE P X</p>	<p>P X X P X</p>
<p>Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically allowed⁸ (CB-4-1987)</p>	<p>X</p>	<p>X</p>

<p>Taxicab dispatching station:</p> <p>(A) Without cab storage repair, or servicing</p> <p>(B) With cab storage</p> <p>(C) With cab repair or servicing within a wholly enclosed building (CB-50-1987)</p> <p>Taxicab stand</p> <p>Telegraph or messenger service (CB-66-1996)</p> <p>Towers or poles (electronic, radio, or television, transmitting or receiving):</p> <p>(A) Nonprofit, noncommercial purposes, with no height restrictions</p> <p>(B) Freestanding, for commercial purposes, up to 175 feet above ground level</p> <p>(C) Attached to a roof, for commercial purposes, with the total combined height of the building, tower, or monopole and antenna not exceeding 250 feet above ground level</p> <p>(D) All others (CB-8-1990; CB-123-1994; CB-103-1997; CB-65-2000)</p> <p>Trucking operations, except as otherwise specified (CB-90-1992; CB-5-1994; CB-75-1998; CB-13-2000; CB-39-2004)</p>	<p>P</p> <p>P</p> <p>P</p> <p>P</p> <p>P³⁴</p> <p>P</p> <p>P</p> <p>P</p> <p>SE</p> <p>X^{26, 40}</p>	<p>[X] P</p> <p>X</p> <p>X</p> <p>P</p> <p>P³⁴</p> <p>X</p> <p>X</p> <p>X</p> <p>X</p> <p>X^{26, 40}</p>
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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 Environmental Resources), weddings, dinners, community events, organization functions, and private events (with no advance or at the door ticket sales).

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

- 2** Provided:
- (A) The mobile home is located on a lot having property consisting of five (5) acres or more;
 - (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 where 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 shall 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** Approved as an accessory use with approval of the Special Exception for the hotel or motel.
- 6** Not exceeding fifteen percent (15%) of the gross floor area, in combination with allowed C-S-C Zone uses, but not a fast-food restaurant within a hotel. (CB-34-1987)
- 7** Office building requires a Special Exception to be approved, in accordance with Part IV.
- 8** 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.
- 9** In the I-3 Zone, subject to Section 27-471(c) and (g).
- 10** Permitted use without requirement for Special Exception provided:
- (A) The use is located within an industrial park which is adjacent to a Beltway interchange constructed after June, 2002;
 - (B) The parcel(s) is the subject of a Preliminary Plan of Subdivision that was approved pursuant to Subtitle 24 of this Code prior to June 30, 2004;
 - (C) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;
 - (D) The acreage of lots (used for commercial purposes) shall not exceed twenty-five percent (25%) of the acreage of lots used for industrial purposes in the industrial park;
 - (E) No more than two (2) fast-food restaurants shall be allowed in the industrial park;
 - (F) Motels are prohibited; and
 - (G) Hotel amenities shall include at a minimum a swimming pool, fitness center, room service, concierge service, parking, and restaurant(s) located within the building. (CB-97-2004)
- 11** Provided the establishment is not a fast-food restaurant. (CB-21-1987)

- 12** Located only on or abutting a lot or group of lots containing an office building or group of office buildings having a gross floor area of at least fifty thousand (50,000) square feet.
(CB-44-1987)
- 13** This does not provide for accessory antennas or overhead distribution lines.
(CB-25-1987)
- 14** 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)
- 15** Provided the health center is located on a minimum of twenty-five (25) acres.
(CB-55-1988)
- 16** Provided:
- (A) The whip antenna does not extend more than fifteen (15) feet above the height of the structure to which it is attached and does not support lights or signs unless required for aircraft warning or other safety reasons;
 - (B) The equipment building does not exceed five hundred sixty (560) square feet of gross floor area or twelve (12) feet in height;
 - (C) The equipment building matches the construction material and color(s) of an existing building when it is attached thereto; and
 - (D) The equipment building is constructed of brick and designed to coordinate with the design of any existing main building on the same lot or on an adjoining lot when constructed as a freestanding building.
- (CB-61-1988; CB-81-1993)
- 17** Subject to Detailed Site Plan approval, in accordance with Part 3, Division 9, of this Subtitle.
(CB-3-1989)
- 18** Limited to twenty percent (20%) of the gross floor area of the building within which it is located, but not to exceed a maximum of five thousand (5,000) square feet.
(CB-3-1989)
- 19** A sanitary landfill, rubble fill, or Class 3 fill may include a rock crusher only if it is approved as part of the Special Exception.
(CB-15-1990; CB-8-2003; CB-87-2003)
- 20** Provided there is no discernible noise from the exterior of the building.
(CB-4-1991)
- 21** Provided both uses were existing as of January 1, 1991.
(CB-11-1991)
- 22** In accordance with Section 27-475.06.
(CB-82-1991)
- 23** Except as provided for in Section 27-467.01.
(CB-90-1992)

- 24** Provided the vehicle rental lot is located within one-half (1/2) mile of a mass transit facility.
(CB-58-1993)
- 25** The gross floor area shall not exceed 25% of the gross floor area of the building within which this accessory use is located.
(CB-1-1994)
- 26** Moving and storage operations that have less than one hundred thousand (100,000) square feet of gross floor area, have hours of operation between 7:30 A.M. and 5:30 P.M., and are located in a building that was existing on August 31, 1994, are permitted by right.
(CB-5-1994)
- 27** On a lot of no less than ten (10) or more than twenty (20) acres, located within five hundred (500) feet of property in the M-A-C or C-S-C Zones, said lot having frontage on at least two (2) public streets, and a store containing at least one hundred thousand (100,000) square feet of sales and service floor area (excluding mezzanines) under one roof, of which no more than a total of twenty percent (20%) of sales and service floor area may be dedicated to the sale and/or display of building materials, including, among other things, building supplies, plumbing supplies, electrical supplies, and hardware, either individually or in the aggregate; or the use is located on a lot or parcel that is between ten (10) and twenty (20) acres in size; said lot or parcel is located within five hundred (500) feet of property in the M-A-C Zone and has frontage on at least two public streets; the store has no more than twenty-five thousand (25,000) square feet gross floor area; the store fills medical prescriptions and sells medical supplies and nonprescription medicines, in addition to general merchandise; and except for medical prescriptions, medical supplies, and nonprescription medicines, the store has no more than fifty percent (50%) of its gross floor area devoted to the sale of a single type of merchandise, such as food or specialty items.
(CB-21-1994; CB-11-2003)
- 28** The Board of Appeals may grant variances from the requirements of Section 27-475.06.01(a)(1).
(CB-14-1994)
- 29** Provided:
(A) The minimum seating capacity is one hundred (100);
(B) More than fifty percent (50%) of its revenue is derived from the sale of food;
(C) The primary operation is limited to the sale of food and beverages for consumption on the premises; however, ancillary carry out is permitted;
(D) Not more than one such establishment providing cafeteria style service exclusively shall be permitted within the industrial park;
(E) For establishments to be open to the public before 11:00 A.M., the exact time of opening shall be determined at the time of Detailed Site Plan approval; and
(F) The establishment is not a fast food restaurant.
(CB-57-1994)
- 30** A fast food restaurant may be permitted by Special Exception provided the following criteria are met:
(A) Not more than one fast food restaurant shall be permitted within the industrial park;
(B) The design of the fast food restaurant shall be architecturally compatible with surrounding buildings and uses; and
(C) The fast food restaurant is part of an assemblage of at least two (2) other eating and drinking establishments arranged so as to create, in combination, a unified development scheme.
(CB-57-1994)
- 31** Reserved.
- 32** In accordance with the provisions of Part 16.
(CB-53-1996)

- 33** Approval of a Special Exception is required for any use in the I-1 or I-2 Zones if any portion of the lot on which the use is proposed is within the subject area of a pending Transit District Overlay Zoning Map Amendment that has been initiated by resolution of the District Council. This provision does not apply to uses or buildings in existence as of July 1, 1996, or uses set forth in Section 27-473(b)(1)(A)(i),(A)(iv), and (C), and (b)(5). (CB-66-1996)
- 34** Notwithstanding the language in Footnote 33, a Special Exception is not required if any portion of the lot is within the subject area of a pending Transit District Overlay Zoning Map Amendment that has been initiated by resolution of the District Council, and is located at least 2,000 feet from an existing Metrorail station. (CB-66-1996)
- 35** Provided:
- (A) The church is located in an existing freestanding building not exceeding two stories in heights;
 - (B) If the building in which the church is located contains other uses, a separate entry to the church must be provided for its use; and
 - (C) At the time of issuance of the initial use and occupancy permit, the church shall be located within 1,000 feet of another existing church. (CB-84-1996)
- 36** 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)
- 37** Provided:
- (A) The vehicle sales or rental lot is subordinate in area to, and is an expansion of, an existing permitted vehicle sales or rental use located on a contiguous adjacent lot in the I-1, I-2, or I-4 Zones; and
 - (B) The two contiguous adjacent lots are owned by the same individual(s); and
 - (C) The property on which the expansion will be located is adjacent to a public roadway; and
 - (D) No structure may be erected except for paving, and with the exception of one structure not to exceed 6,000 square feet gross floor area which is architecturally compatible with the surrounding neighborhood. (CB-73-1997)
- 38** Reserved.
- 39** Townhouses shall comply with the design guidelines set forth in Section 27-274(a)(1) and the regulations for development set forth in Section 27-433(d). (CB-89-1999)
- 40** A business limited to truck storage, maintenance, and repair only, with associated administrative offices, is permitted by right. Transporting of any items to or from the site is prohibited. (CB-13-2000)
- 41** Permitted as an accessory use to a gas station located within an industrial park. (CB-92-2001)
- 42** Permitted as an accessory use to a gas station located within an industrial park, provided the uses are located within the same building. (CB-92-2001)

- 43** Provided:
- (A) The retail center is built and has one or more approved occupancy permits prior to October 1, 2001;
 - (B) The retail center lies on property that adjoins land in the R-18 Zone and has frontage on a road classified as an arterial on the applicable Master Plan; and
 - (C) No food or beverage store may occupy more than ten thousand (10,000) square feet or one-third (1/3) of the property's net leasable building space, whichever is less. (CB-93-2001)
- 44** Except for new vehicle sales lots, the use shall be located on a tract of land containing a minimum of twenty-five thousand (25,000) square feet. All such uses on property less than twenty-five thousand (25,000) square feet in existence on September 1, 2002, may not be certified as nonconforming uses and must cease operations on or before August 31, 2005. (CB-33-2002)
- 45** The property shall lie within one-quarter (1/4) mile of an existing mass transit rail station operated by the Washington Metropolitan Area Transit Authority (WMATA). Permits may not be issued for the commercial parking structure until the Planning Board approves a Detailed Site Plan, as required in the I-3 Zone. The Planning Board shall find:
- (A) The site plan meets all I-3 Zone requirements;
 - (B) The proposed parking structure will not prevent the achievement of Transit Oriented Development goals in the neighborhood surrounding the WMATA station; and
 - (C) The location and design of the parking structure provide for ample pedestrian ways, landscaping, lighting, and other amenities, to create direct and pleasant connections between the structure and the WMATA station.
- All commercial parking lot or garage operations on the property shall cease by September 1, 2008. (CB-43-2002)
- 46** 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 (2) 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)
- 47** Provided:
- (A) The property is located on and inside the Capital Beltway at an existing interchange with said Beltway;
 - (B) The site contains a minimum of eighty (80) acres that is split-zoned I-3, I-1, and R-R, with not more than twenty percent (20%) zoned R-R;
 - (C) The property is proposed for employment uses in the most recently approved applicable Master Plan;
 - (D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle; and
 - (E) The site plan shall include at least two (2) stores containing one hundred thousand (100,000) square feet or more of gross floor area. (CB-65-2003; CB-19-2005)
- 48** Subject to the approval of a Detailed Site Plan in accordance with Part 3, Division 9, of this Subtitle. (CB-70-2004)

49 Provided:

- (A) The use is located within a development with no less than fifty (50) acres included in the Preliminary Plan.
- (B) The development adjoins properties in the I-1 and I-2 Zones and a railroad right-of-way at the time of Preliminary Plan approval.
- (C) The development shall not be subject to the requirements of Section 27-471(f)(2) or (g).
- (D) The development shall comply with the regulations applicable to the I-1 Zone set forth in Section 27-474, except that the setback from any residentially-zoned property shall be fifty (50) feet.
- (E) The development shall be subject to the approval of a Detailed Site Plan, but not a Conceptual Site Plan. Noise, landscaping, buffering or uses from adjoining residential properties, and preservation and interpretation of any archeological or paleontological resources shall be addressed at the Detailed Site Plan stage.
- (F) Outdoor storage is prohibited unless approved on a Detailed Site Plan and screened from surrounding properties.
(CB-92-2004)

50 Permitted use without the requirement for a Special Exception provided:

- (A) The site on which the use is located is within an existing industrial park containing a minimum of five (5) acres;
- (B) The site is not contiguous to any land used for residential purposes;
- (C) The site abuts a railroad spur; and
- (D) The site is located within the Developed Tier as described in the General Plan.
(CB-111-2004)

51 Provided:

- (A) The use is limited to property that has at least one hundred and fifty (150) feet of frontage on and vehicular access to at least one (1) road classified as a collector or lower classification on the applicable Master Plan and a minimum right-of-way width of sixty (60) feet;
- (B) A Limited Detailed Site Plan shall be approved for the use in accordance with Section 27-286(a). The site plan shall address architecture, landscaping, lighting, and infrastructure which is essential to the development of the site including streets, utilities, and stormwater management facilities;
- (C) The Limited Detailed Site Plan shall demonstrate compliance with Section 27-358(a) (2),(3),(4),(5),(6),(8), and (10); and (b)(1),(2), and (3); and
- (D) Upon the abandonment of a commercial fuel depot, all structures exclusively used in the business (including underground storage tanks), except buildings, shall be removed by the owner of the property. For the purpose of this footnote, the term "abandonment" shall mean non-operation as a commercial fuel depot for a period of fourteen (14) months after the services cease.
(CB-68-2006)

52 Does not include the sale of alcoholic beverages or hours of operation that extend beyond 10:00 P.M.
(CB-8-2007)

(c) Any lawful commercial use shall be allowed on land which was classified in the I-1 or I-2 Zone on or before October 27, 1970, that was developed as an integrated shopping center having a gross floor area of at least one hundred thousand (100,000) square feet as of that date, subject to the following:

- (1) If the use is listed in the Table of Uses (Subsection (b) of this Section) as being permitted (P), or permitted as a (PA) or (PB) use, the use shall be allowed in accordance with the provisions of this Section applicable to that use;

(2) If the use is listed in the Table of Uses for the Commercial Zones (Section 27-461(b)) as a use permitted by Special Exception (SE) in the C-S-C Zone, the use may only be allowed in accordance with all of the provisions of this Subtitle applicable to the C-S-C Zone (including the approval of a Special Exception for the use), even though the property is classified in the I-1 or I-2 Zone, unless the use is otherwise allowed in Subsection (b) of this Section.
(CB-28-1984; CB-33-1984; CB-50-1984; CB-71-1984; CB-84-1984; CB-94-1984; CB-108-1984; CB-19-1985; CB-64-1995)