

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2025 Legislative Session

Bill No. _____ CB-105-2025
Chapter No. _____
Proposed and Presented by _____ Council Member Burroughs
Introduced by _____
Co-Sponsors _____
Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Flagship Project Overlay Zone

3 For the purpose of creating a Flagship Project Overlay Zone to facilitate transformative
4 redevelopment of signature sites in Prince George's County.

5 BY repealing and reenacting with amendments:

6 Sections 27-3406, 27-3605, 27-3610, 27-3613, 27-3614, 27-4204, 27-
7 4205, 27-4305, 27-4403, 27-5101, 27-5102, and 27-6206

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

10 SUBTITLE 27. ZONING.

11 The Prince George's County Code
12 (2023 Edition; 2024 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
14 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
15 District in Prince George's County, Maryland, that Sections 27-3406, 27-3605, 27-3610, 27-
16 3613, 27-3614, 27-4204, 27-4205, 27-4305, 27-4403, 27-5101, 27-5102, and 27-6206 of the
17 Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince
18 George's County Code, be and the same are hereby repealed and reenacted with the following
19 amendments:
20

SUBTITLE 27. ZONING.

PART 27-3. ADMINISTRATION

SECTION 27-3400 STANDARD REVIEW PROCEDURES

Section 27-3406. Staff Review and Action

(a) Staff Review and Opportunity to Revise Application

(2) If the development application is a detailed site plan, or a building permit in the Flagship Project Overlay (FPO) Zone, the application shall be referred to the Prince George’s County Police Department for review and comment. The Police Department may comment on issues relevant to their mission, including opportunities to implement crime-prevention measures, and to enhance the safety and security of residents, employees, and other users of a project through implementation of the principles of Crime Prevention Through Environmental Design (CPTED).

* * * * *

SUBTITLE 27. ZONING.

PART 27-3. ADMINISTRATION

**SECTION 27-3600 APPLICATION-SPECIFIC REVIEW PROCEDURES AND
DECISION STANDARDS**

27-3605. Detailed Site Plan

(a) Applicability

* * * * *

(3) Notwithstanding any other provision of Section 27-3605(a) above, any development in the Flagship Project Overlay (FPO) Zone is exempt from the requirements of detailed site plan review but shall be required to file for all other appropriate permits and demonstrate compliance with the regulations of this Zoning Ordinance at the issuance of permits.

* * * * *

27-3610. Grading Permit

* * * * *

(c) Notwithstanding any other requirement of this Ordinance, a grading permit may be issued by DPIE authorizing commencement of rough grading activities on land in the FPO Zone, (including removal of utilities and structures, basic excavation, and

installation of temporary stormwater, erosion, and sediment controls) under the following conditions:

- (1) The grading permit is limited to an area upon which development will occur within six (6) months of the initial disturbance of land; and
- (2) One or more of the following has occurred:
 - (A) The County Council has approved a PD ZMA for the subject property;
 - (B) The property owner has indicated, in writing, its intent to terminate its Basic Plan under Section 27-4205(c)(5) of this Ordinance; and/or
 - (C) A Pre-Application Neighborhood Meeting pursuant to Section 24-3402 of the Subdivision Regulations (if required) has been conducted, at which the applicant has notified the community of their intent to grade the site; and
- (3) The proposed site modifications do not impact any regulated environmental features or historic resources; and
- (4) The proposed site modifications conform to the requirements of Section 24-4105(b)(1) of the Subdivision Regulations.

27-3613. Variance

* * * * *

(b) Applicability

* * * * *

(2) Variances are not allowed for requests to:

* * * * *

(Z) Grant a variance to any specific standards or requirements applicable to the FPO zone or any underlying zone within the FPO zone.

27-3614. Departure (Minor and Major)

* * * * *

(b) Applicability

* * * * *

(1) Minor Departures

* * * * *

Table 27-3614(b)(1): Minor Departures

Standard	Maximum Departure (percentage departure from standard)							
	Transit-Oriented/Activity Center Base and Planned Development Zones; <u>Flagship Project Overlay Zone</u> ; and All Other Base and Planned Development Zones Inside the Capital Beltway					All Other Zones		

* * * * *

(2) Major Departures

* * * * *

Table 27-3614(b)(2): Major Departures

Standard	Maximum Departure (percentage departure from standard)							
	Transit-Oriented/Activity Center Base and Planned Development Zones; <u>Flagship Project Overlay Zone</u> ; and All Other Base and Planned Development Zones Inside the Capital Beltway					All Other Zones		

* * * * *

SUBTITLE 27. ZONING.

PART 27-4. ZONES AND ZONE REGULATIONS

SECTION 27-4200. BASE ZONES

Sec. 27-4204. Transit-Oriented/Activity Center Base Zones

* * * * *

(b) Standards Applicable to all Transit-Oriented/Activity Center Base Zones

* * * * *

(2) Location Standards

* * * * *

Table 27-4204(b)(2)(A): Transit-Oriented/Activity Center Zone Location Standards							
Zone				Locations Permitted			
TAC Zone				The TAC Zone may only be located on lands within: * [a] A Town Center as designated on the Growth Policy Map in the General Plan or the applicable Area Master Plan or Sector Plan, as may be amended from time to time; * An area subject to Section 27-4403(b) of this Ordinance.			

* * * * *

(d) Town Activity Center (TAC) Zone

* * * * *

(1) Purposes

The purposes of the Town Activity Center (TAC) Zone are:

(A) To facilitate well integrated, mixed-use redevelopment of signature flagship sites in the County that may not be immediately served by fixed-guideway transit;

[(A)](B) To provide lands for moderate-intensity, auto-accessible, mixed-use centers that serve larger areas of surrounding neighborhoods;

[(B)](C) To provide a mix of uses that serve community-wide needs; and

[(C)](D) To encourage development that is well integrated in terms of complementary uses, access and circulation and compatible design.

Section 27-4205. Other Base Zones

* * * * *

(c) Legacy Comprehensive Design (LCD) Zone

* * * * *

(6) Transition Upon Termination of Approved Plans in the Flagship Project Overlay (FPO) Zone

(A) Notwithstanding the termination provisions in Section 27-4205(c)(4) of this Part, a property owner in the FPO/LCD Zone may elect to terminate their approved Basic Plan, under certain conditions.

(B) The property owner shall notify, in writing, the Clerk of the County Council, the County Executive, the Planning Board, and the DPIE Director of their intent to terminate their approved Basic Plan.

(C) Any comprehensive design plans, specific design plans, and other permits for construction of any new site improvements associated with the use for which the use and occupancy permits were issued shall terminate within sixty (60) days of receipt of the property owner’s written notice to terminate their approved Basic Plan, and may terminate sooner at the property owner’s request.

(D) Existing use and occupancy permits pursuant to prior approvals under the subject Basic Plan may be renewed for up to six (6) years, to allow for a transition of uses during redevelopment of the site.

(E) The property owner shall enter into a Memorandum of Understanding with Prince George’s County to ensure maintenance, security, and other public safety considerations upon termination of permits.

(F) Upon termination of the approved Basic Plan, the land developed pursuant to that Basic Plan shall immediately be placed into the Flagship Project Overlay/Town Activity Center-Edge (FPO/TAC-E) Zone until the County Council approves a Zoning Map Amendment for the property or a Sectional Map Amendment that includes the property. Until such an amendment occurs, the property owner may develop the property in accordance with the requirements for development in the FPO/TAC-E Zone.

* * * * *

SUBTITLE 27. ZONING.

PART 27-4. ZONES AND ZONE REGULATIONS

SECTION 27-4400. OVERLAY ZONES

Sec. 27-4403. Other Overlay Zones

* * * * *

(b) Flagship Project Overlay (FPO) Zone

(1) Purpose

The Flagship Project Overlay (FPO) Zone is established and intended to create an alternative process for review and approval of applications to comprehensively redevelop long-standing, regional attractions and key Metrorail station locations with signature destination projects that attract a regional or national market.

(2) Goals

The goals of the FPO Zone are to:

(A) Attract and incentivize new investment at signature redevelopment sites in Prince George's County by permitting transformative, generational projects through an alternative, streamlined approval process.

(B) Ensure that development on such sites consists of high-quality, environmentally sensitive, sustainable, and regional-serving mixed-use development.

(C) Facilitate phased, comprehensive redevelopment of sites previously used for regional and national scale attractions or key Metrorail stations.

(3) Applicability and Minimum Standards for Designation of the FPO Zone

(A) The boundaries of the FPO Zone are identified on the Official Zoning Map.

(B) The District Council establishes the FPO Zone on all land in Prince George's County that meets one or more of the following criteria:

(i) A tract of contiguous land in common ownership at least 200 acres in size within one or more of the Town Activity Center (TAC) Zone, Legacy Comprehensive Design (LCD) Zone, or the Agricultural-Residential Zone that permitted one or more of the following uses: commercial recreational attraction, amusement park, or arena, stadium, or amphitheater, on January 1, 2025; and/or

(ii) At least 50 contiguous acres classified in the Local Transit-Oriented, Core (LTO-C) Zone or Local Transit-Oriented Edge (LTO-E) Zone within one mile of a tract of land that meets the

requirements of (i) above.

(C) Except where explicitly described in this Section, the provisions of the FPO Zone supersede all provisions of the underlying base zone(s).

(D) Upon approval of a PD Zoning Map Amendment, the FPO Zone shall cease to exist on the property subject to the amendment. Uses permitted subject to the property's prior FPO Zone classification are permitted and not nonconforming for the remainder of the applicable validity period.

(4) Modified Use Standards for FPO Zones

(A) The proposed development shall consist of a cohesive, integrated, vertical and/or horizontal mix of permitted Principal Uses. A use and occupancy permit shall not be issued for a single Principal Use in the FPO Zone unless one or more of the following exists:

(i) A valid use and occupancy permit for a different Principal Use exists for development on an abutting lot within the FPO Zone;

and/or

(ii) A valid use and occupancy permit for a different Principal Use exists for development on the same lot; and/or

(iii) A use and occupancy permit for a different Principal Use application has been submitted concurrently for an additional Principal Use on the same lot or an abutting lot within the FPO Zone.

(B) Notwithstanding any other provision of this Ordinance, within the FPO Zone, no use is permitted to provide drive-through services or sales.

(C) Special Exception Requirements

(i) Commercial recreational attractions in the FPO Zone are permitted by Special Exception pursuant to the provisions of Sections 27-3604(d)(11)(C)(iii) and 27-5402(p) and are not nonconforming. New commercial recreational attractions are not permitted in the FPO Zone except on a site previously occupied by a commercial recreational attraction.

(ii) All other uses permitted in the FPO Zone pursuant to Section

27-5101(f) of this Ordinance are permitted by right and are not subject to any Special Exception Standards or Additional Requirements for Specific Special Exceptions within Section 27-5400 of this Ordinance.

(D) Use-Specific Standards for Development in the FPO Zones

(i) The following uses, where permitted in the FPO Zone, are subject to all Requirements for Permitted Principal Uses in accordance with Section 27-5102 of this Ordinance:

(aa) Artist's Residential Studio

(bb) Dwelling, Live-Work

(cc) Day Care Center for Children

(dd) Antenna

(ee) Veterinary Hospital or Clinic

(ff) Qualified Data Center

(gg) Alcohol Production Facility, Small Scale

(hh) Recreation/Entertainment Uses (except Skating Facility)

(ii) Retail Sales/Service Uses

(jj) Hotel or Motel

(ii) Urban Agriculture

Urban Agriculture uses in the FPO Zones are subject to all requirements of Section 27-5102(b)(1)(D)(i), (ii), and (iii).

(iii) Household Living Uses

(aa) The only Household Living Uses permitted to abut the following road and street classifications in the FPO Zones are multifamily dwellings:

(1) Expressway

(2) Arterial

(3) Mixed-Use Boulevard (Any)

(bb) All other Household Living Uses permitted in the FPO Zones shall front on and abut other road or street

classifications.

(vi) Parking Facility

Parking of motor vehicles shall be the primary use of the facility.

Except as otherwise expressly provided in this Ordinance, no other business shall be conducted in the parking facility—including, but not limited to, repair, servicing, washing, or display of vehicles, or storage of goods.

(i) All other uses permitted in the FPO Zone pursuant to Section 27-5101(f) of this Ordinance are exempt from any Requirements for Permitted Principal Uses within Section 27-5102.

(E) Notwithstanding any other provision of this Ordinance, the following uses are prohibited in the Core of any underlying Transit-Oriented/Activity Center base zone within the FPO Zone:

(i) Dwelling, Three-Family

(ii) Dwelling, Townhouse

(iii) Dwelling, Two Family

(5) General Development Standards for the FPO Zone

(A) These standards supplement the applicable development and zone-specific standards applicable in the underlying base zone.

(B) Conflict with Other Standards

(1) In the case of conflict between the FPO Zone standards and the MIO Zone standards, the MIO Zone standards shall control.

(2) In the case of conflict between the FPO Zone standards and any other standards of this Ordinance, the FPO Zone development standards shall control.

(C) All development within the FPO Zone shall be subject to the provisions of Section 27-4204(b) of the Zoning Ordinance as follows:

(i) Any property within the FPO Zone and a Transit-Oriented/Activity Center base zone shall be subject to the requirements applicable to the underlying base zone; or

(ii) Any property within the FPO Zone but not within a Transit-

Oriented/Activity Center base zone shall be subject to the requirements applicable to the TAC-Edge (TAC-E) Zone.

(D) Intensity and Dimensional Standards

(i) Notwithstanding the requirements of Section 27-4403(b)(5)(D)(ii) and (iii) below, the proposed development shall consist of at least one building that includes two (2) or more stories with habitable or leasable space above grade.

(ii) All development within the FPO Zone with a Transit-Oriented/Activity Center base zone shall be subject to the Intensity and Dimensional Standards of their underlying base zone.

(iii) All other development within the FPO Zone shall be subject to the Intensity and Dimensional Standards of the TAC-Edge Zone.

(E) Off-Street Parking Space Standards

(i) All development within the FPO Zone with a Transit-Oriented/Activity Center base zone shall be subject to the Off-Street Parking and Loading requirements of their underlying base zone in accordance with the requirements of Section 27-6300.

(ii) All other development within the FPO Zone shall be subject to the Off-Street Parking and Loading requirements of the TAC-Edge Zone in accordance with the requirements of Section 27-6300.

(iii) An alternative parking plan that proposes alternatives to providing the minimum number of off-street parking spaces required by Table 27-6305(a): Minimum Number of Off-Street Parking Spaces, may be submitted with a development application in the FPO Zone, in accordance with Section 27-6307 of this Ordinance.

(E) Public Facility Mitigation Agreement Required

(i) No building or use and occupancy permit shall be issued for any development in the FPO Zone without a signed Public Facility Mitigation Agreement in accordance with Section 24-4800 of the Subdivision Regulations.

1 (ii) The provisions of a signed Public Facility Mitigation
 2 Agreement applicable to an applicant and/or property owner shall
 3 be appended as conditions of approval of any use and occupancy
 4 permit in the FPO Zone.

5 (F) Review of Development Applications in the FPO Zone

6 (i) Any application submitted for a project in the FPO Zone must
 7 clearly indicate:

8 (aa) The project is within the FPO Zone; and

9 (bb) The applicant wishes to proceed through the
 10 expedited review process available in this Zone.

11 (ii) An applicant may request for their application to be reviewed
 12 through the standard review processes applicable to their
 13 underlying zone. They must resubmit the current application for
 14 acceptance through the regular application review procedures.

15 (iii) In addition to the information required by Subtitle 4, Sections
 16 27-3608, 27-3610 and 27-3611 of this Ordinance, and/or Subtitle
 17 32, all applications for use and occupancy and building permits
 18 within the FPO Zone shall include a current plan of the site
 19 showing existing and planned site improvements, including, but
 20 not limited to, all streets, sidewalks, buildings, landscaping,
 21 environmental features, and any other improvements and
 22 information to demonstrate conformance with the requirements of
 23 all applicable County Codes. The level of detail may necessarily
 24 vary depending on the current status of planning for ultimate
 25 buildout of a comprehensive, integrated project.

26 (iv) If the building permit involves a commercial use within the
 27 FPO Zone located within the boundaries of a municipality, notice
 28 that the application has been accepted for filing shall be provided
 29 to the municipal government.

SUBTITLE 27. ZONING.
PART 27-5. USE REGULATIONS
SECTION 27-5100. PRINCIPAL USES

Sec. 27-5101. Principal Use Tables

* * * * *

(f) Principal Use Table for Overlay Zones

Table 27-5101(f): Principal Use Table for Overlay Zones																
A blank cell means the use is allowed only if allowed in underlying base zone X = Prohibited, irrespective of treatment by underlying base zone SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone P* = Permitted by right, irrespective of treatment by underlying base zone																
Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones						MIO Zones (2)			Use Specific Standards	
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
			Rural and Agricultural Uses													
Agriculture/Forestry Uses	Agriculture	X														
	Cannabis grower															27-5102(b)(1)(B)
	Cannabis micro-grower															27-5102(b)(1)(C)
	Community garden	P*														27-5102(b)(1)(A)
	Forestry	X														

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone
 X = Prohibited, irrespective of treatment by underlying base zone
 SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone
 P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones							MIO Zones (2)			Use Specific Standards
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	HINA	
	Keeping of horses or ponies	<u>X</u>														
	Nursery and garden center	<u>X</u>	X	X	X	X	X	X	X	X	X	X	X	X	X	Refer to special exception standards
	Urban agriculture	<u>P*</u>														27-5102(b)(1)(D)
Agriculture/Forestry Related Uses	Agriculture research facility	<u>X</u>														Refer to special exception standards
	Equestrian center	<u>X</u>											X	X		Refer to special exception standards
	Farm-based alcohol production	<u>X</u>														27-5102(b)(2)(A)
	Farm market	<u>X</u>														
	Farm supply sales or farm machinery/implement sales, rental, or repair	<u>X</u>														Refer to special exception standards
	Food hub															Refer to special exception standards
	Riding stable	<u>X</u>														

Table 27-5101(f): Principal Use Table for Overlay Zones																
A blank cell means the use is allowed only if allowed in underlying base zone X = Prohibited, irrespective of treatment by underlying base zone SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone P* = Permitted by right, irrespective of treatment by underlying base zone																
Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones						MIO Zones (2)			Use Specific Standards	
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	Sawmill	X														27-5102(b)(2)(B) and refer to special exception standards
Open Space Uses	Arboretum or botanical garden, park or greenway, or public water-oriented recreational and educational area															27-5102(b)(3)(A)
	Residential Uses															
Household Living Uses	Artists’ residential studios					X	X				X					27-5102(c)(1)(A) and refer to special exception standards
	Conversion of a single-family detached dwelling to add a maximum of two (2) additional dwelling units	X														Refer to special exception standards
	Dwelling, live-work					X	X				X					27-5102(c)(1)(B) and refer to special exception standards

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone
 X = Prohibited, irrespective of treatment by underlying base zone
 SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone
 P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type		FPO	CBCAO Zones (1)			APAO Zones						MIO Zones (2)			Use Specific Standards	
				RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	Dwelling, multifamily		<u>P*</u>				X	X				X		X	X	27-5102(c)(1)(D) and refer to special exception standards	
	Dwelling, single-family detached		<u>X</u>				X	X				X					
	Dwelling, three-family						X	X				X					
	Dwelling, townhouse						X					X				27-5102(c)(1)(D)	
	Dwelling, two-family						X	X				X				27-5102(c)(1)(D)	
	Manufactured home park		<u>X</u>					X	X				X				27-5102(c)(1)(F)
	Mobile home		<u>X</u>					X	X				X				27-5102(c)(1)(C) and refer to special exception standards
Group Living Uses	Apartment housing for elderly or physically disabled families		<u>X</u>											X	X	Refer to special exception standards	
	Assisted living facility	≤ 8 elderly or handicapped residents	<u>X</u>					X	X	X	X		X		X	27-5102(c)(2)(A) and refer to special exception standards	

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone
 X = Prohibited, irrespective of treatment by underlying base zone
 SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone
 P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type		FPO	CBCAO Zones (1)			APAO Zones						MIO Zones (2)			Use Specific Standards	
				RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
		> 8 elderly or handicapped residents	X				X	X	X	X		X		X	X		
	Boarding or rooming house		X				X	X				X		X	X		27-5102(c)(2)(D) and refer to special exception standards
	Convent or monastery		X				X	X				X		X	X		
	Fraternity or sorority house		X				X	X				X		X	X		Refer to special exception standards
	Group residential facility		X				X	X				X		X	X		27-5102(c)(2)(B)
	Planned retirement community		X											X	X		Refer to special exception standards
	Private dormitory		X				X	X				X		X	X		27-5102(c)(2)(C)
	Public, Civic, and Institutional Uses																
Communication Uses	Antenna																27-5102(d)(1)(A)

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone
 X = Prohibited, irrespective of treatment by underlying base zone
 SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone
 P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones						MIO Zones (2)			Use Specific Standards
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	
	Broadcasting studio and Newspaper/periodical publishing establishment														
	Tower, pole, or monopole	X													27-5102(d)(1)(B) and refer to special exception standards
Community Service Uses	Adaptive use of a Historic Site	P*													Refer to special exception standards
	Adult day care center	X				X	X	X	X		X		X	X	27-5102(d)(2)(D) and refer to special exception standards
	Cultural facility											X	X		Refer to special exception standards
	Day care center for children	P*				X	X	X	X		X		X	X	27-5102(d)(2)(A) and refer to special exception standards
	Eleemosynary or philanthropic institution	X										X	X		Refer to special exception standards
	Emergency services facility											X	X		Refer to special exception standards

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone

X = Prohibited, irrespective of treatment by underlying base zone

SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone

P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones						MIO Zones (2)			Use Specific Standards	
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	Place of worship located on a lot less than 1 acre in size	X												X		27-5102(d)(2)(C) and refer to special exception standards
	Place of worship located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size.	X												X		
	Place of worship located on a lot between 1 and 2 acres in size	X												X		
	Place of worship located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size	X												X		
	Place of worship, all others													X		
Educational Uses	Adaptive reuse of a surplus public school	X														Refer to special exception standards

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone
 X = Prohibited, irrespective of treatment by underlying base zone
 SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone
 P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones							MIO Zones (2)			Use Specific Standards
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	HINA	
	College or university	<u>P*</u>				X	X	X	X		X		X	X		27-5102(d)(3)(A) and refer to special exception standards
	Driving school	<u>X</u>											X	X		27-5102(d)(3)(B)
	Private school	<u>X</u>				X	X	X	X		X		X	X	X	27-5102(d)(3)(C) and refer to special exception standards
	Vocational or trade school	<u>X</u>				X	X	X	X		X		X	X		
	Water-dependent research facility or activity operated by a government or educational institution	<u>X</u>	P*	P*	P*								X	X		27-5102(d)(3)(D) and refer to special exception standards
Health Care Uses	Hospital	<u>X</u>				X	X	X	X		X		X	X		Refer to special exception standards
	Health campus	<u>X</u>														Refer to special exception standards
	Medical or dental office or lab	<u>P*</u>														

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone
 X = Prohibited, irrespective of treatment by underlying base zone
 SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone
 P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones						MIO Zones (2)			Use Specific Standards	
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	Medical/residential campus	X														Refer to special exception standards
	Methadone treatment center	X										X	X			Refer to special exception standards
	Nursing or care home	X										X	X			27-5102(d)(4)(A) and refer to special exception standards
Transportation Uses	Airfield, Airpark, Airport or Airstrip	X														Refer to special exception standards
	Park and ride facility															Refer to special exception standards
	Parking facility	P*														27-5102(d)(5)(A) and refer to special exception standards
	Parking of commercial vehicles	X														Refer to special exception standards
	Transit station or terminal	P*										X	X			Refer to special exception standards
Utility Uses	Solar energy systems, large-scale	X														27-5102(d)(6)(A) and refer to special exception standards

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone
 X = Prohibited, irrespective of treatment by underlying base zone
 SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone
 P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones							MIO Zones (2)			Use Specific Standards
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	HINA	
	Public utility uses or structures, major	<u>X</u>														27-5102(d)(6)(B) and refer to special exception standards
	Public utility uses or structures, minor	<u>P*</u>														
	Wind energy conversion system, large-scale	<u>X</u>				X	X	X	X	X	X	X	X	X	X	27-5102(d)(6)(C) and refer to special exception standards
	Commercial Uses															
Adult Uses	Adult book or video store	<u>X</u>	X													27-5102(e)(2)
	Adult entertainment	<u>X</u>	X													27-5102(e)(2)
Animal Care Uses	Animal shelter	<u>X</u>	X													27-5102(e)(3)(A) and refer to special exception standards
	Kennel of a lot having a net area of 20,000 sq. ft. or less	<u>X</u>	X													27-5102(e)(3)(D) and refer to special exception standards

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone
 X = Prohibited, irrespective of treatment by underlying base zone
 SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone
 P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones							MIO Zones (2)			Use Specific Standards
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	HINA	
	Kennel on a lot having a net area of more than 20,000 sq. ft.	<u>X</u>	X													27-5102(e)(3)(E) and refer to special exception standards
	Pet grooming establishment	<u>X</u>	X													27-5102(e)(3)(B)
	Veterinary hospital or clinic	<u>P*</u>	X													27-5102(e)(3)(C) and refer to special exception standards
	Art gallery	<u>P*</u>														
Arts and Artisanal Production Uses	Art, photography, music, dance, yoga, pilates, or martial arts studio or schools	<u>P*</u>														Refer to special exception standards
	Manufacturing, artisan or maker	<u>P*</u>														Refer to special exception standards
	Tattoo or body piercing establishment															
Business Support Service Uses	Qualified data center	<u>X</u>														27-5102(e)(4)(B)
	All business support services		X													27-5102(e)(4)

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone
 X = Prohibited, irrespective of treatment by underlying base zone
 SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone
 P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones						MIO Zones (2)			Use Specific Standards	
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
Eating or Drinking Establishment Uses	Alcohol production facility, small-scale; shared commercial kitchen; Restaurant; and Restaurant, quick-service (without drive-through)	<u>P*</u>	X											X		27-5102(e)(5)
	Cannabis on-site consumption establishment	<u>X</u>	X													
	Catering establishment		X										X			
	Catering or food processing for off-site consumption	<u>X</u>														27-5102(e)(5)(C)
	Restaurant, quick-service (with drive-through)	<u>X</u>	X											X		27-5102(e)(5)(A)
Funeral and Mortuary Service Uses	Cemetery or crematory	<u>X</u>														Refer to special exception standards
	Funeral parlor or undertaking establishment	<u>X</u>														27-5102(e)(6)(A) and refer to special exception standards

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone
 X = Prohibited, irrespective of treatment by underlying base zone
 SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone
 P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones							MIO Zones (2)			Use Specific Standards
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	HINA	
	All other funeral and mortuary uses	<u>X</u>	X										X	X		Refer to special exception standards
Office Uses	Contractor’s office	<u>X</u>	X													
	Office, general business and professional	<u>P*</u>	X													
	Office park	<u>X</u>	X													
Personal Service Uses	Massage establishment	<u>X</u>	X													Refer to special exception standards
	Model Studio	<u>X</u>	X													Refer to special exception standards
	All other personal service uses	<u>P*</u>	X													27-5102(e)(7)
Recreation/ Entertainment Uses	Amusement park	<u>X</u>	X													Refer to special exception standards
	Arena, stadium, or amphitheater	<u>P*</u>	X										X	X		27-5102(e)(8)(A) and refer to special exception standards
	Cigar club/lounge	<u>P*</u>	X										X	X		27-5102(e)(8)(B)

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone
 X = Prohibited, irrespective of treatment by underlying base zone
 SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone
 P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones							MIO Zones (2)			Use Specific Standards
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	HINA	
	Cinema	<u>P*</u>	X										X	X		
	Club or lodge, private	<u>X</u>											X	X		Refer to special exception standards
	Commercial recreation attraction															Refer to special exception standards
	Commercial recreational facilities (privately owned) on land leased from a public agency	<u>X</u>														Refer to special exception standards
	Country club	<u>X</u>	X										X	X		Refer to special exception standards
	Entertainment establishment	<u>P*</u>	X													27-5102(e)(8)(C)
	Golf course	<u>X</u>	X													Refer to special exception standards
	Golf driving range	<u>X</u>	X													Refer to special exception standards
	Nightclub	<u>P*</u>	X										X	X		27-5102(e)(8)(C) and refer to special exception standards

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone
 X = Prohibited, irrespective of treatment by underlying base zone
 SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone
 P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones						MIO Zones (2)			Use Specific Standards	
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	Nonprofit recreational use	<u>X</u>														Refer to special exception standards
	Performance arts center	<u>P*</u>	X										X	X		Refer to special exception standards
	Racetrack, pari-mutuel	<u>X</u>														Refer to special exception standards
	Recreation facility, indoor	<u>P*</u>	X										X	X		27-5102(e)(8) and refer to special exception standards
	Recreation facility, outdoor	<u>P*</u>	X										X	X	X	27-5102(e)(8) and refer to special exception standards
	Recreational or entertainment establishment of a commercial nature	<u>P*</u>	X										X	X		27-5102(e)(8)(D) and refer to special exception standards
	Rifle, pistol, or skeet shooting range: indoor	<u>X</u>	X													27-5102(e)(8)(E) and refer to special exception standards
	Rifle, pistol, or skeet shooting range: outdoor; lot area ≤ 20 acres	<u>X</u>	X													Refer to special exception standards

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone
 X = Prohibited, irrespective of treatment by underlying base zone
 SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone
 P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones						MIO Zones (2)			Use Specific Standards	
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	Rifle, pistol, or skeet shooting range: outdoor; lot area > 20 acres	<u>X</u>	X													Refer to special exception standards
	Skating facility	<u>P*</u>	X													27-5102(e)(8)(F) and refer to special exception standards
	Waterfront entertainment/retail complex	<u>X</u>	X										X	X		
Retail Sales and Service Uses	Automated teller machine (ATM), freestanding	<u>P*</u>	X													27-5102(e)(9)(A)
	Bank or other financial institution	<u>P*</u>	X											X		27-5102(e)(9)(B)
	Cannabis dispensary	<u>P*</u>	X													27-5102(e)(9)(C)
	Cannabis micro-dispensary	<u>P*</u>	X													27-5102(e)(9)(D)
	Check cashing business	<u>X</u>	X													Refer to special exception standards

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone

X = Prohibited, irrespective of treatment by underlying base zone

SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone

P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones							MIO Zones (2)			Use Specific Standards
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	HINA	
	Combination retail		X											X		27-5102(e)(9)(E) and refer to special exception standards
	Consumer goods establishment	<u>P*</u>	X											X		
	Convenience store	<u>P*</u>	X													27-5102(e)(9)(F)
	Drug store or pharmacy	<u>P*</u>	X													27-5102(e)(9)(G)
	Farmers’ market	<u>P*</u>	X											X		27-5102(e)(9)(H)
	Food and market hall	<u>P*</u>	X											X		
	Grocery store or food market	<u>P*</u>	X											X		
	Manufactured or modular home sales	<u>X</u>	X													
	Pawnshop	<u>X</u>	X													Refer to special exception standards
	Tobacco shop, electronic cigarette shop or retail tobacco business	<u>X</u>	X													Refer to special exception standards

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone

X = Prohibited, irrespective of treatment by underlying base zone

SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone

P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones							MIO Zones (2)			Use Specific Standards
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	HINA	
Vehicle Sales and Service Uses	Commercial fuel depot	<u>X</u>	X													27-5102(e)(10)(A) and refer to special exception standards
	Commercial vehicle repair and maintenance	<u>X</u>	X													Refer to special exception standards
	Commercial vehicle sales and rental and Personal vehicle sales and rental	<u>X</u>	X													27-5102(e)(10)(D) and refer to special exception standards
	Gas station	<u>X</u>	X													Refer to special exception standards
	Personal vehicle repair and maintenance	<u>X</u>	X													27-5102(e)(10)(C) and refer to special exception standards
	Taxi or limousine service facility	<u>X</u>	X													27-5102(e)(10)(E)
	Vehicle parts or tire store	<u>X</u>	X													27-5102(e)(10)(F)
	Vehicle paint finishing shop and vehicle or trailer storage yard	<u>X</u>	X													

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone
 X = Prohibited, irrespective of treatment by underlying base zone
 SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone
 P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones						MIO Zones (2)			Use Specific Standards
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	
	Vehicle towing and wrecker service	<u>X</u>	X												27-5102(e)(10)(G) and refer to special exception standards
Visitor accommodation Uses	Bed and breakfast (as accessory to single-family dwelling)	<u>X</u>													27-5102(e)(11)(A)
	Country Inn	<u>X</u>	X												Refer to special exception standards
	Hotel or motel	<u>P*</u>	X									X	X		27-5102(e)(11)(B) and refer to special exception standards
	Recreational campground	<u>X</u>	X												27-5102(e)(11)(C) and refer to special exception standards
Water-Related Uses	Boat sales, rental, service, or repair	<u>X</u>	X												27-5102(e)(12)(A) and refer to special exception standards
	Boat storage yard	<u>X</u>	X	SE*	SE*										27-5102(e)(12)(B) and refer to special exception standards
	Marinas and marina expansions	<u>X</u>	SE*	SE*	SE*										Refer to special exception standards

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone
 X = Prohibited, irrespective of treatment by underlying base zone
 SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone
 P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones							MIO Zones (2)			Use Specific Standards
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	HINA	
	Waterfront boat fuel sales	X	X										X	X		Refer to special exception standards
	Industrial Uses															
Extraction Uses	Sand and gravel wet-processing	X	X	SE*	SE*								X	X		27-5102(f)(2)(A) and refer to special exception standards
	Surface mining	X	X	SE*	SE*								X	X		Refer to special exception standards
Industrial Service Uses	Bulk storage of gasoline	X	X	X												Refer to special exception standards
	Contractor's yard, photographic processing plant	X	X	X												
	Dry-cleaning, laundry, or carpet-cleaning plant	X	X	X												
	Fuel oil or bottled gas distribution	X	X	X									X	X		
	Landscaping contractor's business	X	X	X												Refer to special exception standards

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone
 X = Prohibited, irrespective of treatment by underlying base zone
 SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone
 P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones							MIO Zones (2)			Use Specific Standards
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ	HINA	
	Printing or similar reproduction facility, small engine repair shop	<u>X</u>	X	X												Refer to special exception standards
	Liquid gas storage	<u>X</u>	X	X												Refer to special exception standards
	Research and development	<u>X</u>	X	X												
	Slaughterhouse	<u>X</u>	X	X												
Manufacturing Uses	Abrasives and asbestos products manufacturing	<u>X</u>	X	X												Refer to special exception standards
	Alcohol production facility, large-scale	<u>X</u>	X	X												Refer to special exception standards
	Asphalt mixing plant	<u>X</u>	X	X												Refer to special exception standards
	Beverage bottling	<u>X</u>	X	X												Refer to special exception standards
	Cannabis processor	<u>X</u>														27-5102(f)(3)(A)

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone
 X = Prohibited, irrespective of treatment by underlying base zone
 SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone
 P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones						MIO Zones (2)			Use Specific Standards	
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	Cannabis micro-processor	<u>X</u>														27-5102(f)(3)(B)
	Cement manufacturing	<u>X</u>	X	X												Refer to special exception standards
	Concrete batching plant	<u>X</u>	X	X								X	X			Refer to special exception standards
	Concrete or brick products manufacturing	<u>X</u>	X	X								X	X			27-5102(f)(3)(C)
	Food processing	<u>X</u>	X	X												Refer to special exception standards
	Heavy armament fabrication	<u>X</u>	X	X												Refer to special exception standards
	Manufacturing, assembly, or fabrication, light	<u>X</u>	X	X												Refer to special exception standards
	Manufacturing, assembly, or fabrication, heavy	<u>X</u>	X	X												27-5102(f)(3)(E) and refer to special exception standards

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone
 X = Prohibited, irrespective of treatment by underlying base zone
 SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone
 P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones						MIO Zones (2)			Use Specific Standards	
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	Paper and paperboard products	<u>X</u>	X	X												27-5102(f)(3)(F) and refer to special exception standards
Warehouse and Freight Movement Uses	Cold storage plant or distribution warehouse	<u>X</u>	X	X												Refer to special exception standards
	Consolidated storage	<u>X</u>	X	X												27-5102(f)(4)(A) and refer to special exception standards
	Motor freight facility	<u>X</u>	X	X												Refer to special exception standards
	Outdoor storage (as a principal use)	<u>X</u>	X	X												27-5102(f)(4)(B) and refer to special exception standards
	Storage warehouse	<u>X</u>	X	X												Refer to special exception standards
	Warehouse showroom	<u>X</u>	X	X												27-5102(f)(4)(C) and refer to special exception standards
Resource Recovery and Waste Management Uses	Class 3 fill	<u>X</u>	X	X									X	X		Refer to special exception standards
	Composting facility	<u>X</u>	X	X									X	X		

Table 27-5101(f): Principal Use Table for Overlay Zones

A blank cell means the use is allowed only if allowed in underlying base zone
 X = Prohibited, irrespective of treatment by underlying base zone
 SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone
 P* = Permitted by right, irrespective of treatment by underlying base zone

Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones						MIO Zones (2)			Use Specific Standards	
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	Concrete recycling facility	<u>X</u>	X	X									X	X		Refer to special exception standards
	Electronic recycling facility	<u>X</u>	X	X												Refer to special exception standards
	Junkyard	<u>X</u>	X	X												Refer to special exception standards
	Paper recycling collection center	<u>X</u>	X	X												Refer to special exception standards
	Recycling collection center	<u>X</u>	X	X									X	X		27-5102(f)(5)(A) and refer to special exception standards
	Recycling of non-ferrous metals	<u>X</u>	X	X												Refer to special exception standards
	Recycling plant	<u>X</u>	X	X												27-5102(f)(5)(B) and refer to special exception standards
	Sanitary landfill; rubble fill	<u>X</u>	X	X	X								X	X		Refer to special exception standards
	Solid waste processing facility	<u>X</u>	X	X									X	X		27-5102(f)(5)(C) and refer to special exception standards

Table 27-5101(f): Principal Use Table for Overlay Zones																
A blank cell means the use is allowed only if allowed in underlying base zone X = Prohibited, irrespective of treatment by underlying base zone SE* = Allowed only with approval of a Special Exception, irrespective of treatment by underlying base zone P* = Permitted by right, irrespective of treatment by underlying base zone																
Principal Use Category	Principal Use Type	FPO	CBCAO Zones (1)			APAO Zones						MIO Zones (2)			Use Specific Standards	
			RCO	LDO	IDO	APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6	APZ	CZ		HINA
	Solid waste transfer station	X	X	X									X	X		27-5102(f)(5)(D) and refer to special exception standards
	Vehicle salvage yard	X	X	X												Refer to special exception standards
Wholesale Uses	Food or beverage distribution at wholesale	X	X	X												Refer to special exception standards
	All other wholesale uses	X	X	X												
NOTES: (1) Section 27-5102(e)(1), General CBAO Zone Use Standard Modifications, contains additional standards for uses in the CBCAO Zone. (2) Section 27-4402(c)(4), Modified Use Standards for MIO Zone, contains additional standards for uses in the MIO Zone. (3) Section 27-4403(b)(4), Modified Use Standards for the FPO Zone, contains additional standards for uses in the FPO Zone.																

* * * * *

1
2

SUBTITLE 27. ZONING.**PART 27-6. DEVELOPMENT STANDARDS****SECTION 27-6200. ROADWAY ACCESS, MOBILITY, AND CIRCULATION****Sec. 27-6206. Vehicular Access and Circulation****(a) Definition of Street Functional Classification**

All public streets will be classified by the County according to the system of functional classification defined in the Approved Countywide Master Plan of Transportation (as may be amended from time to time) and shall be designed and constructed to the County's adopted street design standards as authorized by Subtitle 23, Roads and Sidewalks, of the County Code. Within the Regional Transit Districts and Local Centers as designated by the General Plan (as may be amended from time to time) and in all Transit-Oriented/Activity Center and Base Zones, the Prince George's County Urban Street Design Standards shall apply.

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect on the date of its adoption.

Adopted this ____ day of _____, 2025.

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

BY: _____
Edward P. Burroughs III
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

KEY:

Underscoring indicates language added to existing law.

[Brackets] indicate language deleted from existing law.

Asterisks *** indicate intervening existing Code provisions that remain unchanged.

* * * * *