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	
Date of Introduction	
	ZONING BILL
AN ORDINANCE concern	
	Flagship Project Overlay Zone
For the purpose of creating	a Flagship Project Overlay Zone to facilitate transformative
redevelopment of signature	e sites in Prince George's County.
BY repealing and reenacting	ng with amendments:
S	ections 27-3406, 27-3605, 27-3610, 27-3613, 27-3614, 27-4204, 27-
4	205, 27-4305, 27-4403, 27-5101, 27-5102, and 27-6206
T	The Zoning Ordinance of Prince George's County, Maryland,
b	eing also
S	UBTITLE 27. ZONING.
T	he Prince George's County Code
(2	2023 Edition; 2024 Supplement).
SECTION 1. BE IT I	ENACTED by the County Council of Prince George's County,
Maryland, sitting as the Dis	strict Council for that part of the Maryland-Washington Regional
District in Prince George's	County, Maryland, that 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 of the
Zoning Ordinance of Prince	e George's County, Maryland, being also Subtitle 27 of the Prince
George's County Code, be	and the same are hereby repealed and reenacted with the following
amendments:	

1				S	UBTITLE	27. ZONI	NG.		
2				PART	Г 27-3. АІ	MINISTR	ATION		
3			SECTIO	ON 27-3400) STANDA	ARD REVI	EW PROC	EDURES	
4	Sec	etion 27-3406.	Staff Revi	ew and Ac	tion				
5		(a) Staff Rev	view and O	pportunity t	o Revise A	application			
6		(2) If the	developme	ent applicati	ion is a det	ailed site pla	an, <u>or a bui</u>	lding permi	t in the
7		Flagship	Project Ov	erlay (FPO)	<u>Zone,</u> the	application	shall be re	ferred to the	e Prince
8		George's	County Po	olice Depart	ment for re	eview and co	omment. Tl	ne Police D	epartment
9		may com	ment on iss	sues relevar	nt to their n	nission, incl	uding oppo	ortunities to	implement
10		crime-pro	evention me	easures, and	d to enhanc	e the safety	and securit	ty of resider	nts,
11		employee	es, and othe	er users of a	project the	ough imple	mentation o	of the princ	iples of
12		Crime Pr	evention T	hrough Env	rironmental	Design (Cl	PTED).		
13	*	*	*	*	*	*	*	*	*
14				SUBT	TITLE 27.	ZONING.			
15				PART 27	-3. ADMI	NISTRAT	ION		
16		SECTION	27-3600 Al	PPLICATI	ON-SPEC	CIFIC REV	IEW PRO	CEDURES	SAND
17				DEC	ISION ST	ANDARDS			
18	27-	3605. Detailed	l Site Plan						
19		(a) Applical	oility						
20	*	*	*	*	*	*	*	*	*
21		(3) Noty	vithstandin	g any other	provision of	of Section 2	7-3605(a) a	above, any	
22		develop	ment in the	Flagship P	roject Over	lay (FPO) Z	Zone is exe	mpt from th	<u>ne</u>
23		<u>requiren</u>	nents of det	ailed site pl	lan review	<u>but shall be</u>	required to	file for all	other
24		<u>appropri</u>	ate permits	and demor	nstrate com	pliance with	n the regula	tions of thi	s Zoning
25		Ordinan	ce at the iss	suance of pe	ermits.				
26	*	*	*	*	*	*	*	*	*
27	27-	3610. Gradin	g Permit						
28	*	*	*	*	*	*	*	*	*
29		(c) Notwi	thstanding	any other re	equirement	of this Ordi	nance, a gr	ading perm	it may be
30		issued by l	OPIE autho	rizing com	mencemen	t of rough g	rading activ	ities on lar	nd in the
31		FPO Zone	<u>, (including</u>	removal of	f utilities a	nd structure	s, basic exc	avation, an	<u>d</u>

1		<u>mstanat</u>	<u>ion of tempor</u>	ary storinw	ater, erosio	n, and sedii	ment contro	is) under in	e following
2		condition	ons:						
3		<u>!</u>	(1) The gradin	ng permit is	limited to	an area upo	n which dev	zelopment v	will occur
4		<u>, </u>	within six (6)	months of t	the initial d	isturbance o	of land; and		
5		<u>!</u>	(2) One or mo	ore of the fo	llowing has	s occurred:			
6			(A) Th	ne County C	Council has	approved a	PD ZMA f	or the subje	ect property;
7			(B) Th	ne property	owner has i	ndicated, ir	n writing, its	s intent to to	erminate its
8			Basic	Plan under	Section 27-	4205(c)(5)	of this Ordi	nance; and	<u>/or</u>
9			(C) A	Pre-Applica	ation Neigh	borhood M	eeting purs	uant to Sect	tion 24-
10			<u>3402 c</u>	of the Subdi	vision Regi	ulations (if	required) ha	as been con	ducted, at
11			which	the applica	nt has notif	ied the com	munity of t	heir intent	to grade the
12			site; a	<u>nd</u>					
13		<u>!</u>	(3) The propo	sed site mo	difications	do not impa	act any regu	lated envir	<u>onmental</u>
14		:	features or his	storic resour	rces; and				
15		<u>!</u>	(4) The propo	sed site mo	difications	conform to	the require	ments of Se	ection 24-
16		<u>.</u>	4105(b)(1) of	the Subdivi	ision Regul	ations.			
17	27-3	3613. Vari	ance						
18	*	*	*	*	*	*	*	*	*
19		(b) Applic	ability						
20	*	*	*	*	*	*	*	*	*
21		(2) V	ariances are n	ot allowed	for requests	to:			
22	*	*	*	*	*	*	*	*	*
23		<u>.</u>	(Z) Grant a v	ariance to a	ny specific	standards o	or requireme	ents applica	ble to the
24			FPO zone or a	any underly	ing zone wi	ithin the FP	O zone.		

47-3014.	Deb	arture (Mino	i anu majo)1)				
*	*	*	*	*	*	*	*	*
(b)	Ap	plicability						
*	*	*	*	*	*	*	*	*
		(1) Minor De	partures					
*	*	*	*	*	*	*	*	*
Table 27-	-361	4(b)(1): Mino	r Departui	res				
		Maximum D	eparture (pe	ercentage de	eparture fr	om standard)	
		Transit-Orie	nted/Activit	y Center Ba	ase and			
G. 1 1		Planned Dev	elopment Z	ones; Flags	<u>hip</u>			
Standard		Project Over	lay Zone; aı	nd All Othe	r Base	All Other Z	Cones	
		and Planned	Developme	ent Zones In	side the			
		Capital Belty	vay					
*	*	*	*	*	*	*	*	*
		(2) Major Dej	partures					
*	*	*	*	*	*	*	*	*
-1.	••							
		4(b)(2): Majo	or Departui					
				res	eparture fr	rom standard)	
		4(b)(2): Majo	eparture (pe	res ercentage de	-	om standard)	
Table 27-		4(b)(2): Majo Maximum D Transit-Orien	eparture (pented/Activit	res ercentage de ry Center Ba	ase and	om standard)	
		4(b)(2): Majo	eparture (pented/Activit	res ercentage de y Center Ba ones; <u>Flags</u>	ase and	om standard		
Table 27-		4(b)(2): Majo Maximum D Transit-Orien Planned Dev	eparture (pented/Activitelopment Zang Zone; and	res ercentage de ry Center Ba fones; Flags and All Othe	ase and hip r Base			
Table 27-		4(b)(2): Majo Maximum D Transit-Orien Planned Dev Project Over	eparture (pented/Activitelopment Zane; and Developme	res ercentage de ry Center Ba fones; Flags and All Othe	ase and hip r Base			
Table 27-		4(b)(2): Majo Maximum D Transit-Orien Planned Dev Project Over and Planned	eparture (pented/Activitelopment Zane; and Developme	res ercentage de ry Center Ba fones; Flags and All Othe	ase and hip r Base			*
Table 27- Standard	-361	4(b)(2): Majo Maximum D Transit-Orien Planned Dev Project Over and Planned Capital Belty	eparture (pented/Activitelopment Zalay Zone; and Development avay	res ercentage de ey Center Ba ones; <u>Flags</u> and All Othe ent Zones In	hip r Base side the	All Other Z	ones	*
Table 27- Standard	-361	4(b)(2): Majo Maximum D Transit-Orien Planned Dev Project Over and Planned Capital Belty	eparture (pented/Activit elopment Z lay Zone; and Development Z way	res ercentage de ty Center Ba fones; Flagsi and All Othe ent Zones In * FITLE 27.	nse and hip r Base side the * ZONING	All Other Z	ones*	*
Table 27- Standard	-361	4(b)(2): Majo Maximum D Transit-Orien Planned Dev Project Over and Planned Capital Belty	eparture (pented/Activit elopment Z lay Zone; and Development Z SUBTATE SUBTAT	res ercentage de ty Center Ba fones; Flagsi and All Othe ent Zones In * FITLE 27.	nse and hip r Base side the * ZONING	All Other Z * G. GULATION	ones*	*
Table 27- Standard *	*	4(b)(2): Majo Maximum D Transit-Orien Planned Dev Project Over and Planned Capital Belty	eparture (pented/Activit elopment Z lay Zone; and Development Z SUBTATE SECTION	res ercentage de ty Center Ba fones; Flags and All Othe ent Zones In * FITLE 27. HES AND Z	nse and hip r Base side the * ZONING CONE RE BASE ZO	* G. GULATION ONES	ones*	*

1	*	*	*	*	*	*	*	*	*
2		(2)	Locatio	n Standards					
3	*	*	*	*	*	*	*	*	*
	<u>T</u>	able 27-4204(b)	(2)(A):	Transit-Orie	nted/Activ	vity Center	Zone Loca	ation_	
		tandards_	_	T D					
	*	<u>Zone</u> *	*	Locations Pe	*	*	*	*	
				The TAC 7ee	no mou on	ly be legate	d on lands y	within	
	Т	AC Zone		* [a] A Town Map in the G Plan or Secto time; * An area sul Ordinance.	n Center as Seneral Pla or Plan, as	designated n or the app may be ame	on the Gro licable Are inded from	wth Policy a Master time to	
	*	*	*	*	*	*	*	*	
4	*	*	*	*	*	*	*	*	*
5		(d) Town A	activity	Center (TAC Z	Zone)				
6	*	*	*	*	*	*	*	*	*
7		(1)	Purpose	es					
8		The	purpose	es of the Town	Activity (Center (TAC	C) Zone are	:	
9			(A)	To facilitate w	vell integra	ated, mixed-	use redeve	lopment of si	<u>ignature</u>
10			flags	ship sites in the	e County t	hat may not	be immedi	ately served	by fixed-
11			guid	eway transit;					
12			- ' '](B) To provi			•		
13				centers that ser	Č		C	· ·	
14			- ' '] <u>(C) </u> To provi				•	
15](D)_To encou	•	-		_	
16			•	plementary us	es, access	and circulat	ion and cor	npatible desi	gn.
17	Sec	ction 27-4205. (Other B	Base Zones					
18	*	*	*	*	*	*	*	*	*
19		(c) Legacy Co	ompreh	ensive Design	(LCD) Zo	ne			
20	*	*	*	*	*	*	*	*	*
21		(6) <u>T</u>	<u> Fransitio</u>	on Upon Term	ination of	Approved P	lans in the	Flagship Pro	<u>ject</u>
22		Ove	rlay (FP	O) Zone					

1	(A) Notwithstanding the termination provisions in Section 27-4205(c)(4) of
2	this Part, a property owner in the FPO/LCD Zone may elect to terminate
3	their approved Basic Plan, under certain conditions.
4	(B) The property owner shall notify, in writing, the Clerk of the County
5	Council, the County Executive, the Planning Board, and the DPIE Director
6	of their intent to terminate their approved Basic Plan.
7	(C) Any comprehensive design plans, specific design plans, and other
8	permits for construction of any new site improvements associated with the
9	use for which the use and occupancy permits were issued shall terminate
10	within sixty (60) days of receipt of the property owner's written notice to
11	terminate their approved Basic Plan, and may terminate sooner at the
12	property owner's request.
13	(D) Existing use and occupancy permits pursuant to prior approvals under
14	the subject Basic Plan may be renewed for up to six (6) years, to allow for a
15	transition of uses during redevelopment of the site.
16	(E) The property owner shall enter into a Memorandum of Understanding
17	with Prince George's County to ensure maintenance, security, and other
18	public safety considerations upon termination of permits.
19	(F) Upon termination of the approved Basic Plan, the land developed
20	pursuant to that Basic Plan shall immediately be placed into the Flagship
21	Project Overlay/Town Activity Center-Edge (FPO/TAC-E) Zone until the
22	County Council approves a Zoning Map Amendment for the property or a
23	Sectional Map Amendment that includes the property. Until such an
24	amendment occurs, the property owner may develop the property in
25	accordance with the requirements for development in the FPO/TAC-E Zone
26	* * * * * * * * *
27	SUBTITLE 27. ZONING.
28	PART 27-4. ZONES AND ZONE REGULATIONS
29	SECTION 27-4400. OVERLAY ZONES
30	Sec. 27-4403. Other Overlay Zones
31	* * * * * * * * *

1	(b) Flagship Project Overlay (FPO) Zone
2	(1) Purpose
3	The Flagship Project Overlay (FPO) Zone is established and intended to create an
4	alternative process for review and approval of applications to comprehensively
5	redevelop long-standing, regional attractions and key Metrorail station locations
6	with signature destination projects that attract a regional or national market.
7	(2) Goals
8	The goals of the FPO Zone are to:
9	(A) Attract and incentivize new investment at signature redevelopment
10	sites in Prince George's County by permitting transformative, generational
11	projects through an alternative, streamlined approval process.
12	(B) Ensure that development on such sites consists of high-quality,
13	environmentally sensitive, sustainable, and regional-serving mixed-use
14	development.
15	(C) Facilitate phased, comprehensive redevelopment of sites previously
16	used for regional and national scale attractions or key Metrorail stations.
17	(3) Applicability and Minimum Standards for Designation of the FPO Zone
18	(A) The boundaries of the FPO Zone are identified on the Official Zoning
19	<u>Map.</u>
20	(B) The District Council establishes the FPO Zone on all land in Prince
21	George's County that meets one or more of the following criteria:
22	(i) A tract of contiguous land in common ownership at least 200
23	acres in size within one or more of the Town Activity Center
24	(TAC) Zone, Legacy Comprehensive Design (LCD) Zone, or the
25	Agricultural-Residential Zone that permitted one or more of the
26	following uses: commercial recreational attraction, amusement
27	park, or arena, stadium, or amphitheater, on January 1, 2025;
28	<u>and/or</u>
29	(ii) At least 50 contiguous acres classified in the Local Transit-
30	Oriented, Core (LTO-C) Zone or Local Transit-Oriented Edge
31	(LTO-E) Zone within one mile of a tract of land that meets the

1	requirements of (i) above.
2	(C) Except where explicitly described in this Section, the provisions of
3	the FPO Zone supersede all provisions of the underlying base zone(s).
4	(D) Upon approval of a PD Zoning Map Amendment, the FPO Zone shall
5	cease to exist on the property subject to the amendment. Uses permitted
6	subject to the property's prior FPO Zone classification are permitted and
7	not nonconforming for the remainder of the applicable validity period.
8	(4) Modified Use Standards for FPO Zones
9	(A) The proposed development shall consist of a cohesive, integrated,
10	vertical and/or horizontal mix of permitted Principal Uses. A use and
11	occupancy permit shall not be issued for a single Principal Use in the FPO
12	Zone unless one or more of the following exists:
13	(i) A valid use and occupancy permit for a different Principal Use
14	exists for development on an abutting lot within the FPO Zone;
15	and/or
16	(ii) A valid use and occupancy permit for a different Principal Use
17	exists for development on the same lot; and/or
18	(iii) A use and occupancy permit for a different Principal Use
19	application has been submitted concurrently for an additional
20	Principal Use on the same lot or an abutting lot within the FPO
21	Zone.
22	(B) Notwithstanding any other provision of this Ordinance, within the
23	FPO Zone, no use is permitted to provide drive-through services or sales.
24	(C) Special Exception Requirements
25	(i) Commercial recreational attractions in the FPO Zone are
26	permitted by Special Exception pursuant to the provisions of
27	Sections 27-3604(d)(11)(C)(iii) and 27-5402(p) and are not
28	nonconforming. New commercial recreational attractions are not
29	permitted in the FPO Zone except on a site previously occupied by
30	a commercial recreational attraction.
31	(ii) All other uses permitted in the FPO Zone pursuant to Section

1	27-5101(f) of this Ordinance are permitted by right and are not
2	subject to any Special Exception Standards or Additional
3	Requirements for Specific Special Exceptions within Section 27-
4	5400 of this Ordinance.
5	(D) Use-Specific Standards for Development in the FPO Zones
6	(i) The following uses, where permitted in the FPO Zone, are
7	subject to all Requirements for Permitted Principal Uses in
8	accordance with Section 27-5102 of this Ordinance:
9	(aa) Artist's Residential Studio
10	(bb) Dwelling, Live-Work
11	(cc) Day Care Center for Children
12	(dd) Antenna
13	(ee) Veterinary Hospital or Clinic
14	(ff) Qualified Data Center
15	(gg) Alcohol Production Facility, Small Scale
16	(hh) Recreation/Entertainment Uses (except Skating
17	<u>Facility)</u>
18	(ii) Retail Sales/Service Uses
19	(jj) Hotel or Motel
20	(ii) Urban Agriculture
21	Urban Agriculture uses in the FPO Zones are subject to all
22	requirements of Section 27-5102(b)(1)(D)(i), (ii), and (iii).
23	(iii) Household Living Uses
24	(aa) The only Household Living Uses permitted to abut the
25	following road and street classifications in the FPO Zones
26	are multifamily dwellings:
27	(1) Expressway
28	(2) Arterial
29	(3) Mixed-Use Boulevard (Any)
30	(bb) All other Household Living Uses permitted in the
31	FPO Zones shall front on and abut other road or street

1	classifications.
2	(vi) Parking Facility
3	Parking of motor vehicles shall be the primary use of the facility.
4	Except as otherwise expressly provided in this Ordinance, no other
5	business shall be conducted in the parking facility—including, but
6	not limited to, repair, servicing, washing, or display of vehicles, or
7	storage of goods.
8	(i) All other uses permitted in the FPO Zone pursuant to Section
9	27-5101(f) of this Ordinance are exempt from any Requirements
10	for Permitted Principal Uses within Section 27-5102.
11	(E) Notwithstanding any other provision of this Ordinance, the following
12	uses are prohibited in the Core of any underlying Transit-
13	Oriented/Activity Center base zone within the FPO Zone:
14	(i) Dwelling, Three-Family
15	(ii) Dwelling, Townhouse
16	(iii) Dwelling, Two Family
17	(5) General Development Standards for the FPO Zone
18	(A) These standards supplement the applicable development and zone-
19	specific standards applicable in the underlying base zone.
20	(B) Conflict with Other Standards
21	(1) In the case of conflict between the FPO Zone standards and the
22	MIO Zone standards, the MIO Zone standards shall control.
23	(2) In the case of conflict between the FPO Zone standards and
24	any other standards of this Ordinance, the FPO Zone development
25	standards shall control.
26	(C) All development within the FPO Zone shall be subject to the
27	provisions of Section 27-4204(b) of the Zoning Ordinance as follows:
28	(i) Any property within the FPO Zone and a Transit-
29	Oriented/Activity Center base zone shall be subject to the
30	requirements applicable to the underlying base zone; or
31	(ii) Any property within the FPO Zone but not within a Transit-

1	Oriented/Activity Center base zone shall be subject to the
2	requirements applicable to the TAC-Edge (TAC-E) Zone.
3	(D) Intensity and Dimensional Standards
4	(i) Notwithstanding the requirements of Section 27-
5	4403(b)(5)(D)(ii) and (iii) below, the proposed development shall
6	consist of at least one building that includes two (2) or more stories
7	with habitable or leasable space above grade.
8	(ii) All development within the FPO Zone with a Transit-
9	Oriented/Activity Center base zone shall be subject to the Intensity
10	and Dimensional Standards of their underlying base zone.
11	(iii) All other development within the FPO Zone shall be subject
12	to the Intensity and Dimensional Standards of the TAC-Edge Zone
13	(E) Off-Street Parking Space Standards
14	(i) All development within the FPO Zone with a Transit-
15	Oriented/Activity Center base zone shall be subject to the Off-
16	Street Parking and Loading requirements of their underlying base
17	zone in accordance with the requirements of Section 27-6300.
18	(ii) All other development within the FPO Zone shall be subject to
19	the Off-Street Parking and Loading requirements of the TAC-Edge
20	Zone in accordance with the requirements of Section 27-6300.
21	(iii) An alternative parking plan that proposes alternatives to
22	providing the minimum number of off-street parking spaces
23	required by Table 27-6305(a): Minimum Number of Off-Street
24	Parking Spaces, may be submitted with a development application
25	in the FPO Zone, in accordance with Section 27-6307 of this
26	Ordinance.
27	(E) Public Facility Mitigation Agreement Required
28	(i) No building or use and occupancy permit shall be issued for
29	any development in the FPO Zone without a signed Public Facility
30	Mitigation Agreement in accordance with Section 24-4800 of the
31	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.

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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 **CBCAO Zones APAO Zones** MIO Zones (2) (1) **Use Specific Principal Use Category Principal Use Type FPO Standards** RCO LDO IDO APZ CZ HINA **Rural and Agricultural Uses** Agriculture X Cannabis grower 27-5102(b)(1)(B) Cannabis micro-Agriculture/Forestry Uses 27-5102(b)(1)(C) grower Community garden 27-5102(b)(1)(A) <u>P*</u> Forestry <u>X</u>

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

Principal Use Category	Principal Use Type	FPO_	СВС	(1)	nes			АР	AO Zo	nes			MIC) Zon	es (2)	Use Specific
, , , , , , , , , , , , , , , , , , , ,			RCO	LDO	IDO	APA- 1	APA- 2	APA- 3S	APA- 3M	APA- 4	APA- 5	APA- 6	APZ	cz	HINA	Standards
	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)
						Resid	ential (Uses								
	Artists' residential studios					Х	х				x					27- 5102(c)(1)(A) and refer to special exception standards
Household Living Uses	Conversion of a single- family detached dwelling to add a maximum of two (2) additional dwelling units	<u>x</u>														Refer to special exception standards
	Dwelling, live-work					х	Х				Х					27- 5102(c)(1)(B) and refer to special exception standards

Principal Use Category	Principal Use Type	FPO	СВС	(1)	nes			АР	AO Zoi	nes			МІС	Zon	ies (2)	Use Specific
,			RCO	LDO	IDO	APA- 1	APA- 2	APA- 3S	APA- 3M	APA- 4	APA- 5	APA- 6	APZ	cz	HINA	Standards
	Dwelling, multifamily	<u>p*</u>				х	Х				X		х	х		27- 5102(c)(1)(D) and refer to special exception standards
	Dwelling, single-family detached	<u>x</u>				Х	Х				х					
	Dwelling, three-family					Х	Х				х					
	Dwelling, townhouse					Х					х					27-5102(c)(1)(D)
	Dwelling, two-family					х	Х				Х					27-5102(c)(1)(D)
	Manufactured home park	<u>x</u>				х	Х				х					27-5102(c)(1)(F)
	Mobile home	<u>x</u>				х	х				х					27-5102(c)(1)(C) and refer to special exception standards
	Apartment housing for elderly or physically disabled families	<u>x</u>											x	х		Refer to special exception standards
Group Living Uses	Assisted living facility See 8 elderly or handicapped residents	<u>x</u>				х	х	Х	Х		Х		х	х		27- 5102(c)(2)(A) and refer to special exception standards

Principal Use Category	Principal Use Type	<u>FPO</u>	СВС	AO Zo (1)	nes			АР	AO Zoi	nes			МІС	Zon	nes (2)	Use Specific
Timopul osc category	Timelput ose Type	<u>c</u>	RCO	LDO	IDO	APA- 1	APA- 2	APA- 3S	APA- 3M	APA- 4	APA- 5	APA- 6	APZ	cz	HINA	Standards
	> 8 elderly or handicapped residents	X				х	Х	х	Х		Х		х	х		
	Boarding or rooming house	X				x	x				x		х	х		27- 5102(c)(2)(D) and refer to special exception standards
	Convent or monastery	<u>X</u>				х	Х				х		х	х		
	Fraternity or sorority house	<u>X</u>				х	Х				х		х	х		Refer to special exception standards
	Group residential facility	<u>X</u>				х	Х				Х		х	х		27-5102(c)(2)(B)
	Planned retirement community	<u>X</u>											х	х		Refer to special exception standards
	Private dormitory	<u>X</u>				х	х				х		Х	х		27-5102(c)(2)(C)
				Pu	blic, (Civic, ar	nd Insti	itution	al Uses						-	
Communication Uses	Antenna															27-5102(d)(1)(A)

Principal Use Category	Principal Use Type	FPO	СВС	AO Zo (1)	nes			АР	AO Zoi	nes			МІС	Zon	ies (2)	Use Specific
Timolphi Osc Category	r meipur ese rype	<u>c</u>	RCO	LDO	IDO	APA- 1	APA- 2	APA- 3S	APA- 3M	APA- 4	APA- 5	APA- 6	APZ	cz	HINA	Standards
	Broadcasting studio and Newspaper/periodical publishing establishment															
	Tower, pole, or monopole	X														27-5102(d)(1)(B) and refer to special exception standards
	Adaptive use of a Historic Site	<u>P*</u>														Refer to special exception standards
'	Adult day care center	X				х	х	Х	Х		х		х	х		27-5102(d)(2)(D) and refer to special exception standards
	Cultural facility												х	х		Refer to special exception standards
Community Service Uses	Day care center for children	<u>p*</u>				х	Х	Х	Х		х		х	х	х	27-5102(d)(2)(A) and refer to special exception standards
	Eleemosynary or philanthropic institution	X											х	х		Refer to special exception standards
	Emergency services facility												х	х		Refer to special exception standards

Principal Use Category	Principal Use Type	FPO	СВС	(1)	nes			АР	AO Zoi	nes			МІО	Zon	ies (2)	Use Specific
,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		RCO	LDO	IDO	APA- 1	APA- 2	APA- 3S	APA- 3M	APA- 4	APA- 5	APA- 6	APZ	cz	HINA	Standards
	Place of worship located on a lot less than 1 acre in size	<u>x</u>												Х		
	Place of worship located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size.	<u>x</u>												х		
	Place of worship located on a lot between 1 and 2 acres in size	X												х		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 between 1 and 2 acres in size	<u>x</u>												х		
	Place of worship, all others													х		
Educational Uses	Adaptive reuse of a surplus public school	<u>X</u>														Refer to special exception standards

Principal Use Category	Principal Use Type	FPO	СВС	AO Zo (1)	nes			АР	AO Zoi	nes			МІО	Zon	es (2)	Use Specific
,	7,000	_	RCO	LDO	IDO	APA- 1	APA- 2	APA- 3S	APA- 3M	APA- 4	APA- 5	APA- 6	APZ	cz	HINA	Standards
	College or university	<u>P*</u>				х	Х	Х	x		x		х	х		27- 5102(d)(3)(A) and refer to special exception standards
	Driving school	X											Х	Х		27-5102(d)(3)(B)
	Private school	X				х	Х	Х	х		х		х	х	х	27-5102(d)(3)(C) and refer to special exception standards
	Vocational or trade school	X				х	Х	Х	х		х		х	х		
	Water-dependent research facility or activity operated by a government or educational institution	<u>x</u>	P*	P*	P*								x	х		27- 5102(d)(3)(D) and refer to special exception standards
	Hospital	X				х	Х	Х	х		х		х	х		Refer to special exception standards
Health Care Uses	Health campus	X														Refer to special exception standards
	Medical or dental office or lab	<u>P*</u>														

Principal Use Category	Principal Use Type	FPO	СВС	(1)	nes			AP	'AO Zoi	nes			МІО	Zon	ies (2)	Use Specific
,	7,000	_	RCO	LDO	IDO	APA- 1	APA- 2	APA- 3S	APA- 3M	APA- 4	APA- 5	APA- 6	APZ	cz	HINA	Standards
	Medical/residential campus	<u>X</u>														Refer to special exception standards
	Methadone treatment center	X											х	Х		Refer to special exception standards
	Nursing or care home	<u>X</u>											х	х		27-5102(d)(4)(A) and refer to special exception standards
	Airfield, Airpark, Airport or Airstrip	X														Refer to special exception standards
	Park and ride facility															Refer to special exception standards
Transportation Uses	Parking facility	<u>P*</u>														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	<u>P*</u>											х	Х		Refer to special exception standards
Utility Uses	Solar energy systems, large-scale	<u>x</u>														27-5102(d)(6)(A) and refer to special exception standards

Principal Use Category	Principal Use Type	FPO	СВС	(1)	nes			АР	AO Zoi	nes			MIC) Zon	nes (2)	Use Specific
	7 morphi 656 1 ypc	<u></u>	RCO	LDO	IDO	APA- 1	APA- 2	APA- 3S	APA- 3M	APA- 4	APA- 5	APA- 6	APZ	cz	HINA	Standards
	Public utility uses or structures, major	X														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	X				х	Х	Х	Х	Х	Х	Х	х	х	x	27- 5102(d)(6)(C) and refer to special exception standards
						Comn	nercial	Uses								
Adult Uses	Adult book or video store	X	х													27-5102(e)(2)
	Adult entertainment	<u>X</u>	х													27-5102(e)(2)
Animal Care Uses	Animal shelter	<u>X</u>	х													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	X	х													27-5102(e)(3)(D) and refer to special exception standards

Principal Use Category	Principal Use Type	FPO	СВС	(1)	nes			АР	AO Zo	nes			МІО	Zon	ies (2)	Use Specific
			RCO	LDO	IDO	APA- 1	APA- 2	APA- 3S	APA- 3M	APA- 4	APA- 5	APA- 6	APZ	cz	HINA	Standards
	Kennel on a lot having a net area of more than 20,000 sq. ft.	<u>X</u>	х													27-5102(e)(3)(E) and refer to special exception standards
	Pet grooming establishment	X	Х													27-5102(e)(3)(B)
	Veterinary hospital or clinic	<u>p*</u>	х													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	Qualified data center	X														27-5102(e)(4)(B)
Uses	All business support services		Х													27-5102(e)(4)

Principal Use Category	Principal Use Type	<u>FPO</u>	СВС	AO Zo (1)	nes			АР	'AO Zoi	nes			МІО	Zon	es (2)	Use Specific
,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	_	RCO	LDO	IDO	APA- 1	APA- 2	APA- 3S	APA- 3M	APA- 4	APA- 5	APA- 6	APZ	cz	HINA	Standards
	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)
Eating or Drinking Establishment Uses	Cannabis on-site consumption establishment	X	х													
	Catering establishment		х											х		
	Catering or food processing for off-site consumption	X														27-5102(e)(5)(C)
	Restaurant, quick- service (with drive- through)	X	х											Х		27-5102(e)(5)(A)
Funeral and Mortuary	Cemetery or crematory	X														Refer to special exception standards
Funeral and Mortuary Service Uses	Funeral parlor or undertaking establishment	X														27-5102(e)(6)(A) and refer to special exception standards

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

Principal Use Category	Principal Use Type	FPO_	СВС	(1)	nes			АР	AO Zoi	nes			МІС	Zon	nes (2)	Use Specific
,	,,,,		RCO	LDO	IDO	APA- 1	APA- 2	APA- 3S	APA- 3M	APA- 4	APA- 5	APA- 6	APZ	cz	HINA	Standards
	Cinema	<u>p*</u>	Х										х	х		
	Club or lodge, private	X											Х	х		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	X														Refer to special exception standards
	Country club	X	х										х	х		Refer to special exception standards
	Entertainment establishment	<u>P*</u>	Х													27-5102(e)(8)(C)
	Golf course	X	Х													Refer to special exception standards
	Golf driving range	X	Х													Refer to special exception standards
	Nightclub	<u>p*</u>	x										х	х		27- 5102(e)(8)(C) and refer to special exception standards

Principal Use Category	Principal Use Type	FPO	СВС	AO Zo (1)	nes			АР	AO Zoi	nes			МІО	Zon	ies (2)	Use Specific
,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		RCO	LDO	IDO	APA- 1	APA- 2	APA- 3S	APA- 3M	APA- 4	APA- 5	APA- 6	APZ	cz	HINA	Standards
	Nonprofit recreational use	<u>x</u>														Refer to special exception standards
	Performance arts center	<u>P*</u>	Х										Х	Х		Refer to special exception standards
	Racetrack, pari-mutuel	<u>x</u>														Refer to special exception standards
	Recreation facility, indoor	<u>P*</u>	х										х	х		27-5102(e)(8) and refer to special exception standards
	Recreation facility, outdoor	<u>p*</u>	х										х	Х	х	27-5102(e)(8) and refer to special exception standards
	Recreational or entertainment establishment of a commercial nature	<u>p*</u>	х										х	х		27- 5102(e)(8)(D) and refer to special exception standards
	Rifle, pistol, or skeet shooting range: indoor	<u>X</u>	х													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

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

Principal Use Category	Principal Use Type	FPO	СВС	AO Zo (1)	nes			AF	PAO Zo	nes			МІС) Zon	nes (2)	Use Specific
, , , , , , , , , , , , , , , , , , , ,	, , , , , , , , , , , , , , , , , , ,		RCO	LDO	IDO	APA- 1	APA- 2	APA- 3S	APA- 3M	APA- 4	APA- 5	APA- 6	APZ	cz	HINA	Standards
	Combination retail		х											х		27-5102(e)(9)(E) and refer to special exception standards
	Consumer goods establishment	<u>P*</u>	Х											х		
	Convenience store	<u>P*</u>	Х													27-5102(e)(9)(F)
	Drug store or pharmacy	<u>P*</u>	Х													27-5102(e)(9)(G)
	Farmers' market	<u>P*</u>	Х											х		27-5102(e)(9)(H)
	Food and market hall	<u>P*</u>	Х											х		
	Grocery store or food market	<u>P*</u>	Х											х		
	Manufactured or modular home sales	<u>x</u>	Х													
	Pawnshop	<u>x</u>	х													Refer to special exception standards
	Tobacco shop, electronic cigarette shop or retail tobacco business	<u>x</u>	х													Refer to special exception standards

Principal Use Category	Principal Use Type	FPO_	СВС	(1)	nes			AP	'AO Zo	nes			MIO	Zon	es (2)	Use Specific
,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		RCO	LDO	IDO	APA- 1	APA- 2	APA- 3S	APA- 3M	APA- 4	APA- 5	APA- 6	APZ	cz	HINA	Standards
	Commercial fuel depot	X	Х													27- 5102(e)(10)(A) and refer to special exception standards
	Commercial vehicle repair and maintenance	X	х													Refer to special exception standards
	Commercial vehicle sales and rental and Personal vehicle sales and rental	X	х													27- 5102(e)(10)(D) and refer to special exception standards
Vehicle Sales and Service Uses	Gas station	X	Х													Refer to special exception standards
	Personal vehicle repair and maintenance	X	х													27- 5102(e)(10)(C) and refer to special exception standards
	Taxi or limousine service facility	X	х													27-5102(e)(10)(E)
	Vehicle parts or tire store	X	Х													27-5102(e)(10)(F)
	Vehicle paint finishing shop and vehicle or trailer storage yard	X	х													

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

Principal Use Category	Principal Use Type	FPO_	СВС	AO Zo (1)	nes			АР	'AO Zoi	nes			МІС	Zon	nes (2)	Use Specific
			RCO	LDO	IDO	APA- 1	APA- 2	APA- 3S	APA- 3M	APA- 4	APA- 5	APA- 6	APZ	cz	HINA	Standards
	Waterfront boat fuel sales	<u>X</u>	х										Х	Х		Refer to special exception standards
						Indu	strial U	ses								
Extraction Uses	Sand and gravel wet- processing	X	х	SE*	SE*								x	х		27-5102(f)(2)(A) and refer to special exception standards
	Surface mining	<u>X</u>	х	SE*	SE*								х	х		Refer to special exception standards
	Bulk storage of gasoline	<u>X</u>	х	х												Refer to special exception standards
	Contractor's yard, photographic processing plant	X	х	х												
Industrial Service Uses	Dry-cleaning, laundry, or carpet-cleaning plant	X	х	х												
	Fuel oil or bottled gas distribution	X	Х	х									х	Х		
	Landscaping contractor's business	<u>X</u>	Х	х												Refer to special exception standards

Principal Use Category	Principal Use Type	FPO	СВС	AO Zo (1)	nes			АР	'AO Zoi	nes			МІО	Zon	ies (2)	Use Specific
, , , , , , , , , , , , , , , , , , , ,	,,,,		RCO	LDO	IDO	APA- 1	APA- 2	APA- 3S	APA- 3M	APA- 4	APA- 5	APA- 6	APZ	cz	HINA	Standards
	Printing or similar reproduction facility, small engine repair shop	X	x	x												Refer to special exception standards
	Liquid gas storage	X	х	Х												Refer to special exception standards
	Research and development	X	х	х												
	Slaughterhouse	X	х	х												
	Abrasives and asbestos products manufacturing	X	х	х												Refer to special exception standards
1	Alcohol production facility, large-scale	X	Х	х												Refer to special exception standards
Manufacturing Uses	Asphalt mixing plant	<u>X</u>	х	х												Refer to special exception standards
	Beverage bottling	X	х	х												Refer to special exception standards
	Cannabis processor	X														27-5102(f)(3)(A)

Principal Use Category	Principal Use Type	FPO	СВС	AO Zo (1)	nes			АР	AO Zoi	nes			МІС	Zon	es (2)	Use Specific
r micipal osc category	Timelpul ose Type	<u></u>	RCO	LDO	IDO	APA- 1	APA- 2	APA- 3S	APA- 3M	APA- 4	APA- 5	APA-	APZ	CZ	HINA	Standards
	Cannabis micro- processor	<u>X</u>														27-5102(f)(3)(B)
	Cement manufacturing	<u>x</u>	х	Х												Refer to special exception standards
	Concrete batching plant	<u>X</u>	Х	Х									х	х		Refer to special exception standards
	Concrete or brick products manufacturing	<u>x</u>	х	х									х	х		27-5102(f)(3)(C)
	Food processing	<u>x</u>	Х	Х												Refer to special exception standards
	Heavy armament fabrication	X	X	х												Refer to special exception standards
	Manufacturing, assembly, or fabrication, light	<u>X</u>	х	х												Refer to special exception standards
	Manufacturing, assembly, or fabrication, heavy	X	х	Х												27-5102(f)(3)(E) and refer to special exception standards

Principal Use Category	Principal Use Type	FPO	СВС	AO Zo (1)	nes			AP	'AO Zoi	nes			MIC	Zon	ies (2)	Use Specific
, , , , , , , , , , , , , , , , , , ,	7, %	_	RCO	LDO	IDO	APA- 1	APA- 2	APA- 3S	APA- 3M	APA- 4	APA- 5	APA- 6	APZ	CZ	HINA	Standards
	Paper and paperboard products	X	х	х												27-5102(f)(3)(F) and refer to special exception standards
	Cold storage plant or distribution warehouse	X	х	х												Refer to special exception standards
	Consolidated storage	X	x	x												27-5102(f)(4)(A) and refer to special exception standards
Warehouse and Freight	Motor freight facility	<u>X</u>	X	X												Refer to special exception standards
Movement Uses	Outdoor storage (as a principal use)	X	x	x												27-5102(f)(4)(B) and refer to special exception standards
	Storage warehouse	<u>x</u>	Х	Х												Refer to special exception standards
	Warehouse showroom	X	х	х												27-5102(f)(4)(C) and refer to special exception standards
Resource Recovery and Waste Management Uses	Class 3 fill	<u>X</u>	х	х									Х	Х		Refer to special exception standards
3	Composting facility	X	Х	Х									Х	Х		

Principal Use Category	Principal Use Type	FPO	СВС	AO Zo (1)	nes			АР	PAO Zo	nes			МІС) Zon	nes (2)	Use Specific
· ·····apar osc category			RCO	LDO	IDO	APA- 1	APA- 2	APA- 3S	APA- 3M	APA- 4	APA- 5	APA- 6	APZ	cz	HINA	Standards
	Concrete recycling facility	<u>x</u>	х	х									Х	Х		Refer to special exception standards
	Electronic recycling facility	<u>x</u>	х	Х												Refer to special exception standards
	Junkyard	<u>x</u>	х	Х												Refer to special exception standards
	Paper recycling collection center	<u>X</u>	Х	Х												Refer to special exception standards
	Recycling collection center	X	X	х									x	x		27- 5102(f)(5)(A) and refer to special exception standards
	Recycling of non- ferrous metals	<u>x</u>	х	Х												Refer to special exception standards
	Recycling plant	X	х	х												27-5102(f)(5)(B) and refer to special exception standards
	Sanitary landfill; rubble fill	<u>x</u>	х	Х	Х								х	х		Refer to special exception standards
	Solid waste processing facility	<u>x</u>	х	х									х	х		27-5102(f)(5)(C) and refer to special exception standards

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	СВС	AO Zo (1)	nes			АР	AO Zo	nes			МІО	Zon	ies (2)	Use Specific
,			RCO	LDO	IDO	APA- 1	APA- 2	APA- 3S	APA- 3M	APA- 4	APA- 5	APA- 6	APZ	cz	HINA	Standards
	Solid waste transfer station	<u>x</u>	х	x									х	х		27-5102(f)(5)(D) and refer to special exception standards
	Vehicle salvage yard	<u>x</u>	х	х												Refer to special exception standards
	Food or beverage distribution at wholesale	X	х	х												Refer to special exception standards
	All other wholesale uses	<u>X</u>	Х	Х												

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.

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1 **SUBTITLE 27. ZONING.** 2 PART 27-6. DEVELOPMENT STANDARDS 3 SECTION 27-6200. ROADWAY ACCESS, MOBILITY, AND CIRCULATION Sec. 27-6206. Vehicular Access and Circulation 4 5 (a) Definition of Street Functional Classification All public streets will be classified by the County according to the system of functional 6 7 classification defined in the Approved Countywide Master Plan of Transportation (as may be 8 amended from time to time) and shall be designed and constructed to the County's adopted street 9 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 10 amended from time to time) and in all Transit-Oriented/Activity Center and Base Zones, the 11 12 Prince George's County Urban Street Design Standards shall apply. 13 14

date of its ac		TI FORTILE	ENAC	TED that this Ordinance shall take effect on the	
Adopted this	s da	y of	, 2	025.	
				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	ΔI
ATTEST:			BY:	Edward P. Burroughs III Chair	
Donna J. Br Clerk of the					
[Brackets] in	ndicate lan	s language adde guage deleted f intervening exi	rom ex		
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