

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2010 Legislative Session**

Bill No. _____ CB-69-2010 _____

Chapter No. _____

Proposed and Presented by _____ Council Member Knotts _____

Introduced by _____ Council Member Knotts _____

Co-Sponsors _____

Date of Introduction _____ September 28, 2010 _____

ZONING BILL

1 AN ORDINANCE concerning

2 R-R Zone

3 For the purpose of modifying development requirements for commercial uses, institutional uses,
4 and multifamily dwellings and permitting certain commercial uses, institutional uses and multi-
5 family dwellings in the R-R Zone, subject to Detailed Site Plan under certain circumstances.

6 BY repealing and reenacting with amendments:

7 Section 27-441(b),

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 (2007 Edition, 2008 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 27-441 (b) of the Zoning Ordinance
16 of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County
17 Code, be and the same is hereby repealed and reenacted with the following amendments:

18 **SUBTITLE 27. ZONING.**

19 **PART 5. RESIDENTIAL ZONES.**

20 **DIVISION 3. USES PERMITTED.**

Sec. 27-441. Uses permitted.

(b) TABLE OF USES.

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(1) COMMERCIAL:									
Agritourism	P ⁹⁰	P ⁹⁰	P ⁹⁰	P ⁹⁰	X	X	X	X	X
<u>Ambulance service, private</u>	X	X	X	X	P ⁹²	X	X	X	X
Animal Hospital, veterinary office (CB-76-2003)	SE	SE	SE	SE	SE	X	P ⁷⁴	X	X
Antique shop	X	SE	SE	SE	SE	X	X	X	X
<u>Arts, crafts, and hobby supply store</u>	X	X	X	X	P ⁹²	X	X	X	X
<u>Bakery products, wholesale (may include retail sales)</u>	X	X	X	X	P ⁹²	X	X	X	X
Barber Shop (CB-81-2008)	X	X	X	SE ⁸⁶	SE ⁸⁶	X	X	X	X
Bed-and-Breakfast Inn in accordance with Section 27-445.13 (CB-39-2009)	P	P	P	P	P	P	P	X	X
<u>Bicycle repair shop:</u>									
(i) <u>Non-motorized only</u>	X	X	X	X	P ⁹²	X	X	X	X
<u>Blueprinting, photostating, or other photocopying establishment</u>	X	X	X	X	P ⁹²	X	X	X	X
<u>Book (except adult book store) or camera store</u> (CB-71-1993)	X	X	X	X	P ⁹²	X	X	X	X

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Bus maintenance accessory to a private school, church, or other place of worship (CB-23-1988)	X	SE	SE	SE	SE	SE	SE	SE	SE
Buying of items within guest rooms and pursuant to Section 27-115(a)(2)	X	X	X	X	X	X	X	X	X
<u>Carpet or floor covering store</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P⁹²</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Catering establishment</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P⁹²</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P
Commercial recreational development (CB-35-2000)	X	X	X	X	P ⁶⁶	X	X	X	X
Contractor's office (must include sanitary facilities), construction yard or shed, or storage building (in connection with a construction project) as a temporary use:									
(A) Subject to Sections 27-260 and 27-261	X	P	P	P	P	P	P	P	P
(B) All others	X	SE	SE	SE	SE	SE	SE	SE	SE
Contractor's Office, which may include wholly-enclosed storage, as a permanent use (CB-75-2001)	X	X	X	X	P ⁶⁷	X	X	X	X
<u>Data processing</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P⁹²</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Department or variety store, excluding pawnshops</u>									
(i) <u>Not exceeding 20,000 square feet of gross floor area</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P⁹²</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
<u>Drug store:</u>									
(i) <u>Not exceeding 15,000 square feet of gross floor area</u>	X	X	X	X	P ⁹²	X	X	X	X
Distillery for the production of fuel alcohol	SE	SE	SE	X	X	X	X	X	X
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	X	X	X	X	X	X	X	X
<u>Dry cleaning or laundry pickup station</u> (CB-127-1986)	X	X	X	X	P ⁹²	X	X	X	X
<u>Eating or drinking establishments:</u>									
<u>Fast-food restaurant:</u>									
(i) <u>Within a wholly enclosed shopping mall, or department, variety, or drug store</u>	X	X	X	X	P ⁹²	X	X	X	X
(ii) <u>Within an office building</u>	X	X	X	X	P ⁹²	X	X	X	X
(iii) <u>Within a hotel</u>	X	X	X	X	P ⁹²	X	X	X	X
(iv) <u>All others</u>	X	X	X	X	SE ⁹²	X	X	X	X
<u>Eating or drinking establishment, excluding full drive-through service</u> (CB-49-2010)	X	X	X	X	P ⁹²	X	X	X	X
Farm implement sales or repair; farm supplies sales	X	X	SE ¹⁴	X	X	X	X	X	X
Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-63-1998)	P	P	P	P	P	P	P	P	P

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Farm Winery ⁸⁹ (CB-36-2009)	P	P	P	P	P	X	X	X	X
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P
<u>Florist shop</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P⁹²</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Funeral parlor, undertaking establishment	X	SE	SE	SE	SE	SE	SE	SE	SE
Gas station (CB-36-2004)	X	X	P ⁷⁵	X	X	X	X	X	X
<u>Gift, jewelry, music, souvenir, or other specialty store not specifically listed</u> (CB-71-1993)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P⁹²</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Household appliance or furniture store:</u>									
(i) <u>Not exceeding 20,000 square feet of gross floor area</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P⁹²</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Kennel:</u>									
(A) On a lot having a net area of 20,000 sq. ft. or less	X	SE	SE	SE	SE	X	X	X	X
(B) On a lot having a net area between 20,000 sq. ft. and 80,000 sq. ft.	X	P	P	SE	P	X	X	X	X
(C) On a lot having a net area exceeding 80,000 sq. ft. (CB-37-1991; CB-16-1993)	P	P	P	P	P	X	X	X	X
<u>Laboratory:</u>									
(i) <u>Accessory to an allowed use</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P⁹²</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(ii) <u>Dental laboratory</u>	X	X	X	X	P ⁹²	X	X	X	X
(iii) <u>All other laboratories</u>	X	X	X	X	P ⁹²	X	X	X	X
(iv) <u>(CB-4-1986)</u> Landscaping contractor's business (CB-10-1996)	SE	SE	SE	SE	SE	X	X	X	X
Limited professional uses in multifamily projects	X	X	X	X	X	X	X	X	X
Monument and headstone sales establishment (CB-60-1998)	X	X	X	X	P ⁶¹	X	X	X	X
Offices:									
(A) <u>Bank, savings and loan association, or other savings or lending institution</u>	X	X	X	X	P ⁹²	X	X	X	X
(B) Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	P ⁷	P ⁷	P ⁷	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹	P ^{15,19}	P ^{16,19}
[(B)] (C) <u>Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance of the dwelling or project</u> (CB-36-1987)	X	X	X	X	X	X	X	X	X
[(C)] (D) <u>General business and professional offices</u>	X	X	X	X	[X] P ⁹²	X	X	X	X
[(D)] (E) <u>Insurance sales office as an accessory use in a dwelling</u>	X	X	X	SE	SE	SE	SE	SE	SE
[(E)] (F) <u>Medical practitioner's office in a one-family dwelling</u> (except as provided in (A) above)	X	X	SE	SE	SE	SE	SE	SE ¹⁵	SE ¹⁶

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
<u>(G)</u> Office of a certified massage therapist (CB-44-2000)	X	X	X	X	<u>P⁹²</u>	X	X	X	X
<u>(H)</u> Office of a medical practitioner or medical clinic (which may include an accessory private spa)	X	X	X	X	<u>P⁹²</u>	X	X	X	X
[(F)] <u>(I)</u> Real estate sales office as an accessory use in a dwelling	X	X	X	SE	SE	SE	SE	SE	SE
[(G)] <u>(J)</u> Real estate subdivision sales office as a temporary use:									
(i) Subject to Sections 27-260 and 27-261	X	P	P	P	P	P	P	P	P
(ii) All others	X	SE	SE	SE	SE	SE	SE	SE	SE
[(H)] <u>(K)</u> Multifamily dwelling management company (must manage the project within which it is located)	X	X	X	X	X	X	X	X	X
[(I)] <u>(L)</u> Temporary trailer for office space accessory to an existing group residential facility, which services more than eight (8) persons, in accordance with Sections 27-260 and 27-261 (CB-35-1996)	X	P	X	X	X	X	X	X	X
Parking lot, required, serving adjacent Commercial or Industrial Zone	X	SE	SE	SE	SE	SE	SE	SE	SE
Photography studio and darkroom, as an accessory use solely by the resident of a one-family detached dwelling and located within such dwelling (CB-140-1986)	X	X	X	X	X	X	SE	X	X

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Retail sales and consumer service establishment (CB-140-1986)	X	X	X	X	[X] P ⁹²	X	X	X	X
<u>Retail shop or store (not listed) similar to one permitted in the:</u>									
(i) <u>C-S-C Zone, not exceeding 10,000 square feet of gross floor area per retail shop or store</u>	X	X	X	X	P ⁹²	X	X	X	X
<u>Riding stable:</u>									
(A) On a tract consisting of less than 20,000 sq. ft.	X	SE	SE	X	X	X	X	X	X
(B) On a tract consisting of between 20,000 sq. ft. and 9 contiguous acres	SE	SE	SE	SE	SE	X	X	X	X
(C) All others (CB-117-1991; CB-5-1992; CB-53-2001))	P	P	P	P	SE ⁶⁷	X	X	X	X
<u>Seafood market:</u>									
(i) <u>Not exceeding 15,000 square feet of gross floor area</u>	X	X	X	X	P ⁹²	X	X	X	X
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261 ⁴³ (CB-23-1989)	P	P	P	P	P	P	P	P	P
<u>Sporting goods shop, not exceeding 20,000 square feet of gross floor area</u>	X	X	X	X	P ⁹²	X	X	X	X
<u>Veterinarian's office:</u>									
(i) <u>Outpatient</u>	X	X	X	X	P ⁹²	X	X	X	X
(ii) <u>Inpatient</u> (CB-96-1988)	X	X	X	X	X	X	X	X	X

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
<u>Video game or tape store</u>	X	X	X	X	P ⁹²	X	X	X	X
<u>Watch or jewelry repair shop</u>	X	X	X	X	P ⁹²	X	X	X	X
Waterfront Entertainment/Retail Complex, in accordance with Section 27-445.08 (CB-44-1997)	P	P	P	P	P	P	X	X	X
Wayside stand as a temporary use:									
(A) Subject to Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P
(B) All others	SE	SE	SE ²⁵	SE	SE	SE	SE	SE	SE
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan. (CB-4-2003)	X	X	X	X	X	X	X	X	X

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone, if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan. (CB-4-2003)	X	X	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception). (CB-65-2003; CB-70-2003)	X	X	X	X	P ⁷²	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone. (CB-65-2003; CB-70-2003)	X	X	X	X	SE ⁷²	X	X	X	X
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), may be located within a multi-family development, provided that the multi-family development is the subject of a high-rise condominium regime; the uses are located on the street level of the multi-family building, the property is located in a Transit District Overlay Zone, and the property abuts the District of Columbia. (CB-82-2008)	X	X	X	X	X	X	X	X	X
(2) Institutional/Educational:									

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Adult day care center	X	SE	SE	SE	SE ⁹²	SE	SE	SE	SE
Assisted living facility (CB-110-2004)	X	X	X	X	SE ^{77, 92}	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*	*
Eleemosynary or philanthropic institution:									
(A) An adaptive reuse of a structure last occupied by a Federal postal facility on a lot or parcel not more than 25,000 square feet in area for use by an organization serving the homebound	SE	SE	SE	SE	SE ⁹²	SE	SE	SE	SE
(B) A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services; for a permitted use, any change in occupant or use shall require Detailed Site Plan approval by the District Council	SE	SE	SE	SE	SE	SE	P	SE	SE
(C) All others (CB-78-1997; CB-8-1998)	SE	SE	SE	SE	SE ⁹²	SE	SE	SE	SE
Family day care	P	P	P	P	P ⁹²	P	P	P	P
Health campus	X	X	X	X	SE ⁹²	SE	SE	SE	SE
Hospital	X	SE	SE	SE	SE ⁹²	SE	SE	SE	SE
Medical/residential campus	X	SE	SE	SE	SE ⁹²	SE	SE	SE	SE

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P
* * * * *	*	*	*	*	*	*	*	*	*
(6) Residential/Lodging:									
* * * * *	*	*	*	*	*	*	*	*	*
Dwelling, farm tenant	P	P	P	P	P ³⁶	X	X	X	X
Dwelling, metropolitan, one-family attached (CB-33-2005)	X	X	X	X	[X] P ⁹²	X	X	X	X
Dwelling, multifamily:									
(A) In general (CB-37-2005)	X	X	X	X	P ^{79, 92}	X	X	X	X
(B) Subject to applicable bedroom percentages	X	X	X	X	X	X	X	X	X
(C) In excess of applicable bedroom percentages	X	X	X	X	[X] P ⁹²	X	X	X	X
(D) Restricted to one-bedroom and efficiency apartments	X	X	X	X	X	X	X	X	X
(E) Higher than 110 feet (CB-85-1988)	X	X	X	X	X	X	X	X	X
(F) Up to six dwelling units in a building of no more than two stories, where the first story was previously used for commercial purposes (CB-91-2004)	X	X	X	X	X	X	P	X	X

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
* * * * *	*	*	*	*	*	*	*	*	*
<u>Hotel:</u>									
(A) <u>Not to exceed four (4) floors in height</u>	X	X	X	X	P ⁹²	X	X	X	X
Mobile home used as a dwelling for emergency purposes as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	X	P	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*	*
Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986 (CB-54-1986)	X	X	X	X	X	P ³²	P ³²	X	X
Townhouse, all others (CB-84-1990; CB-47-1996; CB-37-2005)	X	X	X	X	P ⁷⁹	X ⁴⁸	X ⁴⁸	X ⁴⁸	P ²
Townhouse, shown on a preliminary plat of subdivision approved pursuant to part 4A. (CB-47-1996)	X	X	X	X	[X] P ⁹²	P	P	P	P ²
Townhouse, Transit Village (CB-37-2006)	X	X	X	X	[X] P ⁹²	X	X	X	X
Townhouse, if located within a designated Revitalization Tax Credit District (CB-112-2004)	X	X	X	X	X	X	X	X	X
Townhouses or Multi-Family Units (CB-97-2005)	X	X	X	X	[X] P ⁹²	X	X ⁸²	P	P

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
* * * * *	*	*	*	*	*	*	*	*	*
(8) Transportation/Parking/Communications/Utilities:									
* * * * *	*	*	*	*	*	*	*	*	*
Monopoles and related equipment buildings and enclosures:									
(A) In accordance with Section 27-445.04	P	P	P	P	P	P	P	P	P
(B) All others	SE	SE	SE	SE	SE	SE	SE	SE	SE
Parking garage, commercial	X	X	X	X	P ⁶²	X	X	X	X
Parking lot used in accordance with Part 11 to serve a use in an adjacent Commercial, Industrial, or M-X-T Zone (CB-85-1988; CB-88-1999)	X	SE	SE	SE	SE	SE	SE ⁶⁵	SE	SE
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
(1) COMMERCIAL:								
Agritourism (CB-39-2009)	X	X	X	X	X	X	X	X
<u>Ambulance service, private</u>	X	X	X	X	X	X	X	X
Animal Hospital, veterinary office	X	X	X	X	X	X	X	X
Antique shop	X	X	X	X	X	X	X	X
<u>Arts, crafts, and hobby supply store</u>	X	X	X	X	X	X	X	X
<u>Bakery products, wholesale (may include retail sales)</u>	X	X	X	X	X	X	X	X
Barber Shop (CB-81-2008)	X	X	X	X	X	X	X	X
Bed-and-Breakfast Inn in accordance with Section 27-445.13 (CB-39-2009)	X	X	X	X	X	X	X	X
<u>Bicycle repair shop:</u>								
(i) <u>Non-motorized only</u>	X	X	X	X	X	X	X	X
<u>Blueprinting, photostating, or other photocopying establishment</u>	X	X	X	X	X	X	X	X
<u>Book (except adult Book store) or camera store</u> (CB-71-1993)	X	X	X	X	X	X	X	X
Bus maintenance accessory to a private school, church, or other place of worship (CB-23-1988)	SE	SE	SE	SE	SE	SE	X	SE

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
Buying of items within guest rooms and pursuant to Section 27-115(a)(2)	X	X	X	X	X	X	X	X
<u>Catering establishment</u>	X	X	X	X	X	X	X	X
<u>Clothing, dry goods, millinery, or shoe store</u> <u>(CB-58-1985; CB-71-1993)</u>	X	X	X	X	X	X	X	X
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P
Commercial recreational development (CB-35-2000)	X	X	X	X	X	X	X	X
Contractor's office (must include sanitary facilities), construction yard or shed, or storage building (in connection with a construction project) as a temporary use:								
(A) Subject to Sections 27-260 and 27-261	P	P	P	P	P	P	P	P
(B) All others	SE	SE	SE	SE	SE	SE	X	SE
Contractor's Office, which may include wholly-enclosed storage, as a permanent use (CB-75-2001)	X	X	X	X	X	X	X	X
<u>Data processing</u>	X	X	X	X	X	X	X	X
<u>Department or variety store, excluding pawnshops</u>								
(i) <u>Not exceeding 20,000 square feet of gross floor area</u>	X	X	X	X	X	X	X	X
<u>Drug Store, not exceeding 15,000 of gross floor area</u>	X	X	X	X	X	X	X	X
Distillery for the production of fuel alcohol	X	X	X	X	X	X	X	X

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	X	X	X	X	X	X	X
Dry cleaning or laundry pickup station (CB-127-1986)	X	X	X	X	X	X	X	X
<u>Eating or drinking establishments</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Farm implement sales or repair; farm supplies sales	X	X	X	X	X	X	X	X
Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-63-1998)	P	P	P	P	P	P	P	P
Farm Winery ⁸⁹	X	X	X	X	X	X	X	X
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P
<u>Florist shop</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Funeral parlor, undertaking establishment	SE	SE	SE	SE	SE	SE	SE	SE
Gas station (CB-36-2004)	X	X	X	X	X	X	X	X
<u>Gift, jewelry, souvenir, or other specialty store not specifically listed</u> (CB-71-1993)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
<u>Household appliance or furniture store, not exceeding 20,000 square feet of gross floor area</u>	X	X	X	X	X	X	X	X
Kennel:								
(A) On a lot having a net area of 20,000 sq. ft. or less	X	X	X	X	X	X	X	X
(B) On a lot having a net area between 20,000 sq. ft. and 80,000 sq. ft.	X	X	X	X	X	X	X	X
(C) On a lot having a net area exceeding 80,000 sq. ft. (CB-37-1991; CB-16-1993)	X	X	X	X	X	X	X	X
<u>Laboratory</u>	X	X	X	X	X	X	X	X
Landscaping contractor's business (CB-10-1996)	X	X	X	X	X	X	X	X
Limited professional uses in multifamily projects	X	SE ⁸	SE	SE	SE	X	X	X
Monument and headstone sales establishment (CB-60-1998)	X	X	X	X	X	X	X	X
Offices:								
(A) <u>Bank, savings and loan association, or other savings or lending institution</u>	X	X	X	X	X	X	X	X
(B) Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	P ^{16,19}	P ⁹	P ⁹	X	X	X	X	X

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
[(B)](C) Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance of the dwelling or project (CB-36-1987)	X	P ^{10,39}	PB ¹⁰	P ^{10,39}	PB ¹⁰	PB ¹⁰	PB ¹⁰	PB ¹⁰
(C) General business and professional offices (CB-4-2003)	X	X	X	X	X	X	SE ⁷⁰	SE
(D) Insurance sales office as an accessory use in a dwelling	X	X	X	X	X	X	X	X
(E) Medical practitioner's office in a one-family dwelling (except as provided in (A) above)	X	X	X	X	X	X	X	X
<u>Office of a certified massage therapist</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Office of a medical practitioner or medical clinic (which may include an accessory private spa)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
(F) Real estate sales office as an accessory use in a dwelling	X	X	X	X	X	X	X	X
(G) Real estate subdivision sales office as a temporary use:								
(i) Subject to Sections 27-260 and 27-261	P	P	P	P	P	P	P	P
(ii) All others	SE	SE	SE	SE	SE	X	SE	SE
(H) Multifamily dwelling management company (must manage the project within which it is located)	X	P ^{10,38}	P ^{10,38}	X	X	X	X	X
(I) Temporary trailer for office space accessory to an existing group residential facility, which services more than eight (8) persons, in accordance with Sections 27-260 and 27-261 (CB-35-1996)	X	X	X	X	X	X	X	X

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
Parking lot, required, serving adjacent Commercial or Industrial Zone	SE	SE	SE	SE	SE	SE	X	SE
Photography studio and darkroom, as an accessory use solely by the resident of a one-family detached dwelling and located within such dwelling (CB-140-1986)	X	X	X	X	X	X	X	X
Retail sales and consumer service establishment (CB-140-1986)	X	X	X	X	X	P	SE	SE
<u>Retail shop, like that in the C-S-C Zone, not exceeding 10,000 square feet of gross floor area per retail shop or retail or retail store</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Riding stable:								
(A) On a tract consisting of less than 20,000 sq. ft.	X	X	X	X	X	X	X	X
(B) On a tract consisting of between 20,000 sq. ft. and 9 contiguous acres	X	X	X	X	X	X	X	X
(C) All others (CB-117-1991; CB-5-1992)	X	X	X	X	X	X	X	X
<u>Seafood market, not exceeding 15,000 square feet of gross floor area</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261 ⁴³ (CB-23-1989)	P	P	P	P	P	P	P	P
<u>Sporting goods shop not exceeding 20,000 square feet of gross floor area</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
Waterfront Entertainment/Retail Complex, in accordance with Section 27-445.08 (CB-44-1997)	X	X	X	X	X	X	X	X
<u>Veterinarian's office</u>								
(i) <u>Inpatient:</u>	X	X	X	X	X	X	X	X
(ii) <u>Outpatient</u>	X	X	X	X	X	X	X	X
<u>Video Game or Tape Store</u>								
<u>Watch or jewelry repair shop</u>	X	X	X	X	X	X	X	X
Wayside stand as a temporary use:								
(A) Subject to Sections 27-260 and 27-261	P	P	P	P	P	P	P	P
(B) All others	SE	SE	SE	SE	SE	X	SE	SE
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan. (CB-4-2003)	X	X	X	X	X	X	P	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C, if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan. (CB-4-2003)	X	X	X	X	X	X	SE	X

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception). (CB-65-2003; CB-70-2003)	P ⁷³	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone. (CB-65-2003; CB-70-2003)	SE ⁷³	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), may be located within a multi-family development, provided that the multi-family development is the subject of a high-rise condominium regime; the uses are located on the street level of the multi-family building, the property is located in a Transit District Overlay Zone, and the property abuts the District of Columbia. (CB-82-2008)	P ⁸⁷	X	X	X	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*
(8) Transportation/Parking/Communications/Utilities:								
* * * * *	*	*	*	*	*	*	*	*
Monopoles and related equipment buildings and enclosures:								
(A) In accordance with Section 27-445.04	P	P	P	P	P	P	P	P
(B) All others (CB-65-2000)	SE	SE	SE	SE	SE	SE	SE	SE
<u>Parking Garage, Commercial</u>	X	X	X	X	X	X	X	X

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
Parking lot used in accordance with Part 11 to serve a use in an adjacent Commercial, Industrial, or M-X-T Zone (CB-85-1988; CB-4-2003)	SE	SE	SE	SE	SE	X	SE ⁷⁰	SE
* * * * *	*	*	*	*	*	*	*	*

* * * * *

92 Permitted in the R-R Zone permitted that the subject property (which may include contiguous parcels and platted lots) meets the following criteria:

- (A) Has a combined area of least 60 gross acres;
- (B) Has frontage on a public road classified as a collector on the applicable Master Plan;
- (C) Is located adjacent to a hospital;
- (D) Is located adjacent to a Park and Ride facility; and
- (E) Is the subject of a final plat of subdivision.

In accordance with the standards listed below, the applicant shall obtain a new Preliminary Plan of Subdivision as provided in Subtitle 24 of the Prince George’s County Code and a Detailed Site Plan as provided in Part 3, Division 9 of the Zoning Ordinance:

- (A) Residential densities shall not exceed twenty (18) dwelling units per acre;
- (B) A maximum of twenty (20) acres (or the equivalent maximum dwelling unit yield, set forth above) may be developed for residential uses;
- (C) Residential buildings shall be located a minimum distance of two hundred feet from the adjacent collector roadway;
- (D) Multifamily dwelling units must be subject to a condominium regime;
- (E) Interior private roads shall be approved by DPW&T;
- (F) The site plan as approved shall set out the regulations for height of structures, architectural design, lot size and coverage, frontage, setbacks, density (as restricted herein), dwelling unity types, percentage of uses and other dimensional requirements;
- (G) Medically related residential uses (i.e., adult day care, assisted living facility, eleemosynary or philanthropic institutions, family daycare, health campus, hospital, medical/residential campus, and nursing (or care homes) are permitted if located on a property which meets the criteria set forth above.

* * * * *

1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
2 (45) calendar days after its adoption.

Adopted this ____ day of _____, 2010

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: _____
Thomas E. Dernoga
Chairperson

ATTEST:

Redis C. Floyd
Clerk of the Council

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