

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session _____ 1990 _____

Bill No. _____ CB-58-1990 _____

Chapter No. _____ 37 _____

Proposed and Presented by _____ Council Member Casula _____

Introduced by _____ Council Members Casula, Bell, Pemberton,
_____ and Wineland _____

Co-Sponsors _____

Date of Introduction _____ June 12, 1990 _____

ZONING BILL

AN ORDINANCE concerning

Creation of a new C-R-C Zone

FOR the purpose of providing locations for major upscale regional shopping centers and related uses.

BY repealing and reenacting with amendments:

Sections 27-109(a)(2),
27-109(b)(1), and
27-461(b),

BY adding:

Section 27-460.1,

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

SUBTITLE 27. ZONING.

The Prince George's County Code

(1987 Edition,
1988 Supplement,
as amended by

CB-2-1989, CB-44-1989, CB-65-1989,
CB-106-1989, CB-126-1989, CB-8-1990,
and
CB-15-1990).

SECTION 1. BE IT ENACTED by the 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, that Sections 27-109(a)(2), 27-109(b)(1), and 27-461(b) of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, are hereby repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 2. GENERAL.

DIVISION 3. ZONES AND ZONING MAPS.

Sec. 27-109. Classes of zones.

(a) The Regional District is divided into the following classes of zones:

(2) Commercial

* * * * *

C-H Zone (Highway Commercial, Existing)

C-R-C Zone (Commercial Regional Center)

(b) For the purposes of Sections 27-129(i), 27-157(d), 27-176(e), 27-195(e), 27-213(d), and 27-233(d), the order of intensity of zones is listed as follows, beginning with the least intense zone and progressing to the most intense:

(1) O-S, R-A, R-E, R-R, R-S, R-80, R-55, R-M-H, R-35, R-20, R-M, R-T, R-30, R-30C, R-18, R-18C, R-U, R-10A, R-10, R-H, C-A,

C-O, C-R-C, C-S-C, C-1, C-C, C-G, C-2, C-W, C-M, C-H, L-A-C, M-A-C,
I-3, I-4, I-1, I-2, E-I-A, M-X-T, R-P-C.

USE	ZONE					
	C-0	C-A	C-S-C	C-W	C-M	<u>C-R-C</u>
(1) COMMERCIAL:						
(A) Eating or Drinking Establishments:						
Drive-in restaurant		SE	SE		SE	
Fast-food restaurant:						
(i) Within a wholly enclosed shopping mall, or department, variety, or drug store			P			<u>P</u>
(ii) Within an office building	PA		P		PA	
(iii) Within a hotel			PA		PA	
(iv) Accessory to, and as an integral part of, an allowed recreational facility	P	P	P	PB	P	
(v) Within, and sharing the same points of vehicular access as, an integrated shopping center having six individual businesses (including the fast-food restaurant) and a minimum 50,000 square foot gross floor area ¹⁰			P			
(vi) Provided that the fast-food restaurant is part of an integrated shopping center, is not attached to a gas station, is limited to a maximum 2,000 square foot gross floor area, no more than 20 seats, and no drive-in or delivery service ¹⁶			P		P	
(vii) All others		SE	SE	SE	SE	
Other than a drive-in or fast-food restaurant (which may include incidental carry-out ser-						

vice, except where specifically prohibited):

USE	ZONE					
	C-0	C-A	C-S-C	C-W	C-M	<u>C-R-C</u>
(i) Permitting no entertain- ment (of any sort) other than music, and no patron dancing		P				<u>P</u>
(ii) Within an office building	P		P		P	
(iii) Accessory to an allowed use			P	P	P	<u>P</u>
(iv) Freestanding, within an office building complex of at least 20 acres	P ⁹		P		P	
(v) All others	SE		P	SE	P	

**(B) Vehicle, Mobile Home, Camping
Trailer, and Boat Sales and Service:**

Bus maintenance accessory to:

(i) A private school or edu- cational institution	SE		SE		P	
(ii) A church or other place of worship	SE	SE	SE		P	

Boat fuel sales at the waterfront			P	P	P	
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Boat sales, service, and repair,
including outdoor storage of
boats and boat trailers:

(i) Accessory to a marina			P	P	P	
(ii) All others			SE		P	

Boat storage yard				P	P	
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Car wash:

(i) On a parcel of at least 10 acres with any structures located at least 200 feet from any land in any Resi- dential Zone or land pro- posed to be used for resi- dential purposes on an ap- proved Basic Plan for a Com- prehensive Design Zone, ap- proved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan			P		P	
(ii) All others			SE		P	

Gas Station: (In the C-M Zone,
subject to Section 27-358(a)(1),
(2), (4), (5), (6), (7), (8), and (10))

SE SE P

USE	C-0	C-A	ZONE			
			C-S-C	C-W	C-M	<u>C-R-C</u>

Incidental automobile service
in a parking garage³

SE

Vehicle lubrication or tune-up
facility, provided all sales
and installation operations are
conducted in a wholly enclosed
building with no outdoor storage

SE P

Vehicle, mobile home, or camping
trailer sales lot, which may in-
clude dealer servicing and out-
door storage of vehicles awaiting
sale; but shall exclude the stor-
age or sale of wrecked or inoper-
able vehicles, except as accessory
to the dealership for vehicles
which the dealership will repair

SE P

Vehicle or camping trailer
rental (In the C-M Zone,
subject to Section 27-417(a),
(b)(2), and (c))

SE P

Vehicle parts or tire store
without installation facilities

P P P

Vehicle parts or tire store in-
cluding accessory installation
facilities, provided all sales
and installation operations are
conducted in a wholly enclosed
building with no outdoor storage:

- (i) On a parcel of at least 10
acres, with any structures
located at least 200 feet
from any land in any Resi-
dential Zone (or land pro-
posed to be used for resi-
dential purposes on an ap-
proved Basic Plan for a Com-
prehensive Design Zone, ap-
proved Official Plan for an
R-P-C Zone, or any approved

P P

Conceptual or Detailed Site
Plan)
(ii) Accessory to a department SE
store
[(ii)] (iii) All others SE P

	ZONE					
USE	C-0	C-A	C-S-C	C-W	C-M	<u>C-R-C</u>
Vehicle, mobile home or camping trailer repair and service station					P	
Vehicle towing station, provided it is enclosed by a screen wall or fence at least 6 feet high					P	
Vehicle or camping trailer storage yard					P	

(C) Offices:

Where not otherwise specifi- PA
cally permitted, any use allowed
in the C-S-C Zone (excluding
those permitted by Special Ex-
ception), may be located within
an office building, provided that
the uses shall not be located
above the ground floor; not
more than 15% of the gross floor
area of the building shall be
devoted to the uses; and not
more than 3,000 square feet of
gross floor area shall be
allotted to any one shop

Where not otherwise specifi- PA
cally permitted, any use allowed
in the C-R-C Zone (excluding
those permitted by Special Ex-
ception) may be located within
an office building, provided that
the uses shall not be located
above the ground floor; not
more than 15% of the gross floor
area of the building shall be
devoted to the use; and not
more than 3,000 square feet of
gross floor area shall be
allotted to any one shop PA PA

Bank, savings and loan association, or other savings or lending institution:

(i) Automatic teller machine, only	P	P	P	P	P	<u>P</u>
(ii) All others	P	P	P		P	<u>P</u>

USE	C-0	C-A	ZONE C-S-C	C-W	C-M	<u>C-R-C</u>
Contractor's office (see Paragraph (3), Miscellaneous)						
Office (except as otherwise provided):						
(i) Within an integrated shopping center, and not exceeding 10% of the gross floor area of the center		P				<u>P</u>
(ii) All others	P		P		P	<u>P</u>
Office of a medical practitioner or medical clinic (which may include an accessory private spa)	P	P	P		P	<u>P</u>
Office accessory to an allowed use	P	P	P	P	P	<u>P</u>
Real estate subdivision sales office as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	

(D) Services:

Ambulance service, private					P	
Animal hospital, animal training, kennel			SE		SE	
Artist's studio	P		P			<u>P</u>
Barber or beauty shop	P	P	P		P	<u>P</u>
Bicycle repair shop:						
(i) Nonmotorized only			P		P	
(ii) All others			SE		P	
Blacksmith shop					P	

Blueprinting, photostating or other photocopying establishment			P		P	<u>P</u>
Carpet or rug shampooing establishment					P	
Catering establishment:						
(i) Accessory to an allowed use			PA		P	<u>P</u>
USE	C-0	C-A	ZONE C-S-C	C-W	C-M	<u>C-R-C</u>
(ii) All others			SE		P	
Data processing	P		P		P	
Dry cleaning or laundry pickup station		P	P		SE	
Dry cleaning store or plant:						
(i) Retail		P	P			
(ii) Wholesale (may include retail service)					P	
Electric or gas appliance, radio, or television repair shop		P	P	PA	P	
Employment agency	P		P			
Farm implement repair					P	
Fortune telling	P		P		P	
Funeral parlor, undertaking establishment	SE ¹⁵	SE		P		
Household appliance or furniture repair shop		P	P		P	
Key or locksmith shop		P	P	PA	SE	<u>P</u>
Laboratory:						
(i) Accessory to an allowed use	PA	PA	P		P	
(ii) Dental [L]laboratory	P		P		P	
(iii) All other laboratories	SE		P		P	
Laundromat:						
(i) Accessory to an allowed use				P		

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(ii) All others	P	P	P
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Laundry store or plant:

(i) Retail	P	P	P
(ii) Wholesale (may include retail service)			P

Lawnmower repair shop:

(i) Nonmotorized, only	P	P	P
(ii) All others, provided all repairs are performed within a wholly enclosed		SE	P

USE	C-0	C-A	ZONE	C-W	C-M	<u>C-R-C</u>
			C-S-C			

building

Machine shop accessory to an allowed use				P	PB	
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Massage establishment			SE		SE	
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Model studio					SE	
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Newspaper publishing establishment			SE		P	
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Pet grooming shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor			P		P	
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Photographic processing plant					P	
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Photography studio or darkroom	P		P		P	<u>P</u>
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Pizza delivery service, limited to off-premises delivery with no eat-in, drive-in, or carry-out service:

(i) With less than 2,200 sq. ft. of gross floor area			P			
(ii) Unrestricted in size					P	

Printing shop:

(i) Not exceeding 2,000 square feet of gross floor area			P		P	
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(ii) All others			SE		P	
Sauna or steam bath			P		P	
Septic tank service					P	
Sewage dump station for camping trailers or boats				P	P	
Shoe repair shop		P	P		P	<u>P</u>
Tailor or dressmaking shop (may include incidental dyeing and pressing allowed as a "PB" use)			P		P	<u>P</u>
Taxidermy			P		P	
USE	C-0	C-A	C-S-C	C-W	ZONE C-M	<u>C-R-C</u>
Travel bureau	P		P			<u>P</u>
Upholstery shop			PA		P	
Veterinarian's office:						
(i) Outpatient			P		P	
(ii) Inpatient			PB		PB	
Watch or jewelry repair shop		PA	P			<u>P</u>
Welding shop:						
(i) Accessory to an allowed use				P	P	
(ii) All others					P	

(E) Trade (Generally Retail):

Adult book store (CB-65-1989)			SE		SE	
Arts, crafts, and hobby supply store			P	PA	P	<u>P</u>
Bait shop			P	PA		
Bakery products, wholesale (may include retail sales)					P	
Book (except adult bookstore), camera, gift, jewelry, music,			P			<u>P</u>

souvenir, or other specialty
store not specifically listed

Bicycle (sales) shop:

(i) Nonmotorized, only	P		P	<u>P</u>
(ii) All others	SE		P	<u>SE</u>

Bottled gas sales:

(i) Accessory to an allowed use	P	P	P	
(ii) All others	P		P	

Building supply store:

(i) Wholly enclosed, except for nursery stock	P			
(ii) With outdoor storage on not more than 50% of the lot, provided it is en- closed by a slightly opaque wall or fence at least 8			P	

					ZONE	
USE	C-0	C-A	C-S-C	C-W	C-M	<u>C-R-C</u>

feet high

Bulk retailing:

(i) Products allowed to be sold in a C-S-C Zone			P		P	
(ii) Products allowed to be sold in a C-M Zone					P	

Buying of items within guest rooms and vehicles, pursuant to Section 27-115(a) (2)	X	X	X	X	X	<u>X</u>
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Carpet or floor covering store			P		P	<u>P</u>
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Clothing, dry goods, millinery, or shoe store			P		SE	<u>P</u>
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Confectioner (not exceeding 40,000
square feet of gross floor area):

(i) Retail			P			<u>P</u>
(ii) Wholesale (may include accessory retail sales)					P	

Convenience commercial center
(uses located on the same premises
that together provide retail sales
of food, beverages, gasoline, medi-
cines, and sundries in a conve-
nient manner to neighborhood
residents or travelers along a

P ⁵	SE	SE
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highway or waterway

Department or variety store			P			<u>P</u>
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Drug store:

(i) Not exceeding 3,000 square feet of gross floor area		P	P			<u>P</u>
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(ii) Within an office building or complex, and not exceeding 25% of the gross floor area, or 2,000 square feet, whichever is less	P		P		P	
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(iii) All others			P			<u>P</u>
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Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	X	X	X	X	<u>X</u>
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Farm implement sales						P
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			ZONE			
USE	C-0	C-A	C-S-C	C-W	C-M	<u>C-R-C</u>

Feed sales					P	
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Firewood sales as a temporary use in accordance with Sections 27-260 and 27-261	P	P	P		P	
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Flea market as a temporary use in accordance with Sections 27-260 and 27-261					P	
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Florist shop			P		P	<u>P</u>
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Food or beverage store:

(i) Not exceeding 3,000 square feet of gross floor area		P	P	PB	SE	<u>P</u>
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(ii) All others			P		SE	<u>P</u>
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Food or beverage goods preparation on the premises of a food or beverage store, provided the goods are only sold on the premises and at retail		PB	PB	PB	PB	<u>PB</u>
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Garden supplies store, floricultural or horticultural nursery, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees		P	P		P	
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Hardware store	P		P	<u>P</u>
Household appliance or furniture store:				
(i) Not exceeding 25,000 square feet of gross floor area	P		P	<u>P</u>
(ii) Exceeding 25,000 square feet of gross floor area			P	<u>P</u>
Ice vending machine (not exceeding 8 ton capacity)			P	P
Lawnmower (sales) store	P			P
Newspaper, magazine, or tobacco shop	P	P	PA	<u>P</u>

USE	C-0	C-A	ZONE C-S-C	C-W	C-M	<u>C-R-C</u>
Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees		P	P		P	
Outdoor display of merchandise for sale (except as otherwise specified) and excluding merchandise displayed on gasoline pump islands associated with gas stations which is allowed):						
(i) Not more than 6-feet from main building (subject to Section 27-388)		P	P	P	P	
(ii) More than 6-feet from main buildings (subject to Section 27-388)			SE	SE	P	
Paint or wall covering store			P		P	<u>P</u>
Pet (sales) shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor			P			<u>P</u>
Retail shop or store (not listed) similar to one permitted (P) in the:						
(i) C-S-C Zone			P			

(ii) C-M Zone					P	
<u>(iii) C-R-C Zone</u>						<u>P</u>

Sales from guest rooms and vehicles, in accordance with Section 27-115(a)(2)	X	X	X	X	X	<u>X</u>
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Seafood market:

(i) Containing less than 3,000 square feet of gross retail space			P	PB	P	
(ii) Containing less than 7,000 square feet of gross retail space			P		P	
(iii) Unrestricted in size			P		SE	

Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P		P	<u>P</u>
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			ZONE			
USE	C-0	C-A	C-S-C	C-W	C-M	<u>C-R-C</u>

Septic tank sales					P	
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Sporting goods shop, which may include marine equipment and supplies			P	P	P	<u>P</u>
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Stationery or office supply store which may include the sale of furniture or business machines			P		P	<u>P</u>
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Swimming pool or spa sales and service:

(i) Excluding outdoor display			P			
(ii) Including outdoor display, provided it is enclosed by a 6-foot high fence (subject to Section 27-388)					P	

Toy store			P			<u>P</u>
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Video game or tape store			P		P	<u>P</u>
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Wayside stand:

(i) As a temporary use, subject to Sections 27-260 and 27-261	P	P	P		P	
(ii) All others	P	P	P		P	

(2) INSTITUTIONAL/EDUCATIONAL:

Adult day care center	SE	SE	SE		P	<u>SE</u>
Church or similar place of wor- ship, convent, or monastery	P	P	P	P	P	
Day care center for children:						
(A) In accordance with Section 27-464.2 ¹²	P	P	P	P	P	<u>P</u>
(B) All others	SE	SE	SE	SE	SE	<u>SE</u>
Hospital (may include a pri- vate spa)	SE		SE		P	
Modular classroom as a tempo- rary use, in accordance with Sections 27-260 and 27-261	P					
Nursing or care home (may in- clude a private spa)	SE		SE		P	<u>SE</u>
USE	C-0	C-A	ZONE C-S-C	C-W	C-M	<u>C-R-C</u>
School, Private:						
(A) Reserved						
(B) Driving school, automobile only	P		P		P	
(C) For artistic instruction (including a studio)	P		P		P	
(D) Of business or trade, where the business or trade is permitted (P) in the respec- tive zone	P		P	PA	P	<u>P</u>
(E) Of business or trade, where the business or trade is permitted by Special Excep- tion (SE) in the respective zone	SE		SE	SE	SE	
(F) Tutoring establishment	P		P		P	<u>P</u>
(G) Private schools, subject to Section 27-463	P					
(H) All others	SE		SE		SE	<u>SE</u>

(3) MISCELLANEOUS:

Accessory structures and uses, except as otherwise provided	P	P	P	P	P	<u>P</u>
Adaptive reuse of a surplus public school, when not other- wise allowed	SE	SE	SE	SE	SE	<u>SE</u>
Adaptive use of a Historic	SE	SE	SE	SE	SE	

Site, when not otherwise allowed

Auction house			SE	P		<u>SE</u>
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Buildings and uses, serving public health purposes, on land owned by Prince George's County, Maryland, upon which hospitals or health centers are located, except if otherwise allowed as a Permitted (P) use ¹³	P	P	P	P	P	<u>P</u>
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Carpentry, cabinet making, or other woodworking shop:						
(A) Accessory to an allowed use				P	P	
(B) All others					P	

Cemetery or crematory						SE
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USE	C-0	C-A	ZONE C-S-C	C-W	C-M	<u>C-R-C</u>
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Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	
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Contractor's office, (must include sanitary facilities), construction yard or shed, or storage building (in connection with a construction project) as a temporary use:						
(A) In accordance with Sections 27-260 and 27-261	P	P	P	P	P	<u>P</u>
(B) All others	SE	SE	SE		SE	

Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping and the like, with buildings, and uses accessory to the business (as well as the office) use:						
(A) With no outdoor storage of materials or equipment	P		P		P	
(B) With outdoor storage of materials, located only in a side or rear yard; enclosed by a slightly, opaque wall or					P	

fence at least 8 feet high;
with no storing of material
higher than the fence; but
excluding the use or outdoor
storage of earthmoving or
other heavy equipment, or
outdoor storage of machinery

(C) Including the fabrication
(only within a wholly en-
closed building) of plumbing,
air conditioning, heating,
carpentry and lighting (and
the like) parts for instal-
lation off the site

Mini-warehouse

Mobile home, with use for which P P P P
amusement taxes collected²

USE	ZONE					
	C-0	C-A	C-S-C	C-W	C-M	<u>C-R-C</u>

Recycling collection center,
paper only (limited to collec-
tion, storage, and shipping):

(A) On a lot contiguous to a
railroad siding and not
abutting land in any Resi-
dential Zone, (or land
proposed to be used for
residential purposes on an
approved Basic Plan for a
Comprehensive Design Zone,
approved Official Plan for
an R-P-C Zone, or any ap-
proved Conceptual or Detailed
Site Plan), subject to Sec-
tion 27-391(a)(2) and (3)

(B) All others

Recycling collection center as P P P P P
a temporary use, in accordance
with Sections 27-260 and 27-261

Rental business:

(A) Rental of motor vehicles or
camping trailers (in the C-M
Zone subject to the require-
ments of Section 27-417)

(B) Rental of boats

(C) Rental of any other mer-
chandise allowed to be sold

in the respective zone

Sanitary landfill, rubble fill SE SE SE SE

Sign shop PA P

Sign, in accordance with Part 12:

(A) Outdoor advertising (bill-board) SE SE

(B) All others P P P P P P

Stationery or office supply SE
corporate headquarters includ-
ing office, showroom, and dis-
tribution (no retail sales)
also including office furniture
as an accessory use, within an
office building complex of at
least twenty acres

USE	ZONE					
	C-0	C-A	C-S-C	C-W	C-M	<u>C-R-C</u>
Storage, wholly enclosed, ac- cessory to an allowed use	P	P	P	P	P	<u>P</u>
Temporary shelter for commer- cial display, sale, or service use permitted (P) in the respec- tive zones, as a temporary use, in accordance with Sections 27-260 and 27-261			P	P	P	<u>P</u>
Wholesaling of products inci- dental to the retail sales of the products on the premises			PA	PA	PA	<u>PA</u>
Wholesaling, distribution, and related storage incidental to any use allowed in an office building, but limited to a floor area ratio of 0.1					PA and PB	

(4) PUBLIC/QUASI PUBLIC:

Ambulance service, private P

Community building, except as
otherwise provided SE P P P P P

Library, private P P P P P P

Post Office P P P P P P

Public building and use, except as otherwise prohibited	P	P	P	P	P	<u>P</u>
Sanitary landfill or rubble fill ¹⁷	SE	SE	SE		SE	
Voluntary fire, ambulance, or rescue ¹ station	P	P	P	P	P	

(5) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:

Amusement arcade:

(A) Not exceeding 2,500 square feet of gross floor area, with adult supervision on the premises during all hours of operation; provided the use is located either within a wholly en-			P		SE	<u>SE</u>
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USE	C-0	C-A	ZONE C-S-C	C-W	C-M	<u>C-R-C</u>
closed shopping mall, or within the main group of stores of an integrated shopping center having a minimum gross floor area of 150,000 square feet						
(B) All others			SE	SE	SE	
Amusement park:						
(A) Within a wholly enclosed shopping mall			SE		SE	
(B) All others					SE	
Archery or baseball batting range			SE		P	
Arena or stadium (which may include a private spa)					SE	
Athletic field:						
(A) With no seating or nonpermanent bleacher-type seating for not more than 100 spectators	P	P	P		P	
(B) With permanent bleacher-type seating for more than 100 spectators	SE	SE	SE		P	
Auditorium			P		P	

Beach	P	P	P
Billiard or pool parlor	SE		P
Boat ramp	P	P	P
Bowling alley:			
(A) On a parcel of at least 10 acres, provided all structures are located at least 200 feet from any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan)	P		P
(B) All others	SE		P

USE	C-0	C-A	SE ZONE C-S-C	C-W	C-M	<u>C-R-C</u>
Carnival, circus, fair or similar use, not exceeding seventeen (17) days duration and located at least 250 feet from any dwelling, as a temporary use in accordance with Sections 27-260 and 27-261	P	P	P		P	
Club or lodge (private) except as otherwise provided	SE		P	SE	P	
Employees' recreational facilities (private, nonprofit) accessory to an allowed use	P	P	P		P	
Fishing [P]pier			P	P	P	
Go-cart track					SE	
Golf course or country club:						
(A) Accessory to a commercial use	P		P	P	P	
(B) All others	SE		SE	P	P	
Golf driving range	SE		SE	P	P	
Marina			SE	SE	SE	
Miniature golf course	SE		P	P	P	

Museum, aquarium, art gallery, cultural center, or similar facility	P		P	P	P	<u>P</u>
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Park or playground	P	P	P	P	P	<u>P</u>
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Race track					SE	
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Recreational campground (In the C-M Zone subject to Para- graphs (1) thru (7) of Section 27-400(a))				SE	P	
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Reducing/exercise salon or health club			P		P	
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Riding stable					P	
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Rifle, pistol, or skeet shoot-
ing range:

USE	C-0	C-A	ZONE C-S-C	C-W	C-M	<u>C-R-C</u>
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(A) Indoor			SE		P	
(B) Outdoor					SE	

Skating rink			SE		P	
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Spa (community)	P	P	P	P	P	
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Spa (private), accessory to an allowed dwelling unit	P	P	P	P	P	
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Spa (public):						
(A) Accessory to a hotel or motel			P	SE ⁷	P	
(B) Accessory to a reducing/ exercise salon or health club			P		P	
(C) Accessory to a commercial swimming pool			P	P	P	
(D) Accessory to a recreational campground				SE ⁸	P	
(E) Accessory to a summer camp				P	P	
(F) Unrestricted			SE		SE	

Summer camp				P	P	
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Swimming pool:						
(A) Accessory to a hotel or motel			P	SE ⁷	P	
(B) Accessory to a recreational campground				SE ⁸	P	
(C) Community	P	P	P	P	P	

(D) Indoor			P	P	P
(E) Private, accessory to an allowed one-family detached dwelling	P	P	P	P	P
(F) All others				P	P

Tennis, basketball, handball, or similar court:

(A) Indoor (within a permanent wholly enclosed building)	P		P		P
(B) Outdoor	P	P	P	P	P
(C) With a temporary removable cover (bubble)	SE	SE	P	P	P

Theatre:

(A) Indoor	SE		P		P	<u>P</u>
(B) Outdoor (including drive-in)					P	

Zoo, not publicly owned					SE
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USE	C-0	C-A	ZONE C-S-C	C-W	C-M	<u>C-R-C</u>
Recreational or entertainment establishment of a commercial nature, if not otherwise specified			SE	SE	P	

(6) RESIDENTIAL/LODGING:

Apartment housing for the elderly or physically handicapped			SE			
Country Inn			P	SE	P	
Dwelling unit within a building containing commercial uses:						
(A) Not exceeding 3 units per building, to be located above the ground floor, except where otherwise allowed	P	P	P	P	P	
(B) Not exceeding 3 units per building, with 1 unit at ground level for a resident manager, caretaker, or night watchman (and family)				P	P	
(C) In a building containing 4 or more stories, provided the units are located above the third story	SE		SE		SE	
Dwelling, provided that it was	P	P	P	P	P	

legally erected prior to the date upon which the property was classified in a Commercial Zone, or was legally erected in a Commercial Zone under prior regulations

Hotel or motel:

- (A) Hotel or motel in general SE P SE P P
(B) Including any use allowed in the C-S-C Zone (but not generally allowed in the C-M[] Zone, [()]excluding those permitted by Special Exception), when located within a hotel, provided the uses shall not be located above the ground floor; not more than fifteen (15) percent of the gross floor

USE	ZONE					
	C-0	C-A	C-S-C	C-W	C-M	<u>C-R-C</u>
area of the building shall be devoted to the uses; and not more than 3,000 square feet shall be allotted to any one use						

Tourist cabin camp				SE	SE	
Tourist Home			P		P	

(7) RESOURCE PRODUCTION/RECOVERY:

Agricultural use	P	P	P	P	P	
Sand and gravel wet-processing	SE	SE	SE		SE	
Surface mining	SE	SE	SE		SE	

(8) TRANSPORTATION/PARKING/COMMUNICATIONS/UTILITIES:

Airport, airpark, airfield, airstrip, heliport, helistop	SE		SE		SE	
Broadcasting studio (without tower)	P		P		P	
Bus station or terminal			SE		P	
Parking garage, commercial	P		P		P	<u>P</u>

Parking garage or lot or loading area, used in accordance with Part 11	P	P	P	P	P	<u>P</u>
Parking lot, commercial:						
(A) With shuttle service to Metro and within two (2) miles of a Metro station	SE	SE	P		P	<u>P</u>
(B) All others	SE		SE		P	
Parking of a mobile home in a public right-of-way ⁴	X	X	X	X	X	<u>X</u>
Parking of mobile home except as otherwise specified	X	X	X	X	X	<u>X</u>
Parking of vehicles accessory to an allowed use	P	P	P	P	P	<u>P</u>

USE	ZONE					
	C-0	C-A	C-S-C	C-W	C-M	<u>C-R-C</u>
Public utility use or structure:						
(A) Underground pipelines and electric power and telephone lines; structures commonly known as "telephone poles"; and railroad tracks (but not yards) and passenger stations	P	P	P	P	P	<u>P</u>
(B) Unmanned, self-contained telecommunications electronic equipment enclosures not more than 350 square feet in area, not more than 12 feet in height, having parking and access easements for one (1) vehicle where necessary, with minimum on-site visits of personnel, provided the enclosure is entirely surrounded with screening material. These structures must be used exclusively for the purpose of providing advanced communications services ¹¹	P	P	P	P	P	<u>P</u>
(C) Whip antenna and related equipment building for mobile telephone transmission, excluding supporting towers and poles	P ¹⁴	P ¹⁴	P	P ¹⁴	P	<u>P</u>

(D) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding railroad yards, roundhouses, car barns, and freight stations)	SE	SE	P	SE	P	<u>P</u>
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Satellite dish antenna, in accordance with Section 27-451.1:

(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P	P	P	P	<u>P</u>
(B) More than 10 feet in diameter to serve only 1 dwelling	SE	SE	SE	SE	SE	<u>SE</u>
(C) All others	P	P	P	P	P	<u>P</u>

USE	C-0	C-A	ZONE C-S-C	C-W	C-M	<u>C-R-C</u>
Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically allowed ⁶	X	X	X	X	X	<u>X</u>
Taxicab stand	P	P	P	P	P	<u>P</u>
Taxicab dispatching station:						
(A) Without cab storage, repair, or servicing	P		P		P	
(B) With cab storage			SE		P	
(C) With cab repair or servicing within a wholly enclosed building					P	
Telegraph or messenger service	P		P		P	<u>P</u>
Tower, pole, whip, or antenna (electronic, radio, or television, transmitting or receiving), except a satellite dish antenna:						
(A) Nonprofit, noncommercial purposes, with no height restrictions	P	P	P	P	P	<u>P</u>
(B) Freestanding for commercial purposes, not exceeding 50 feet above ground level	P		P	P	P	<u>P</u>
(C) Freestanding for commercial purposes, exceeding 50 feet	SE		SE	SE	SE	<u>SE</u>

- | | | | | | |
|--|----|----|----|----|-----------|
| above ground level | | | | | |
| (D) Attached to a roof for commercial purposes, not exceeding 15 feet above the height of the building | P | P | P | P | <u>P</u> |
| (E) Attached to a roof for commercial purposes, exceeding 15 feet above the height of the building | SE | SE | SE | SE | <u>SE</u> |

^1 Provided the site is either:

(A) In the proximity of an area designated as a fire or rescue station on an approved Functional Master Plan of Fire and Rescue Stations;

(B) In a location which the Fire Chief has indicated (in writing) is appropriate; or

(C) Occupied by a station that was in use immediately prior to July 1, 1982.

^2 Provided:

(A) The mobile home is located on a lot having a net area of at least five (5) acres;

(B) The use of the mobile home is in connection with another use on the property for which the County levies or collects an amusement tax;

(C) The occupants of the mobile home are employed by or reasonably connected with the other use; and

(D) The mobile home shall not be located on the property for more than one hundred twenty (120) cumulative days per calendar year, except mobile homes used in connection with pari-mutuel racetracks when the use shall not exceed two hundred eighteen (218) cumulative days per calendar year.

^3 Provided:

(A) The service shall be limited to supplying gasoline, oil, water, tire pressure, and washing;

(B) Only automobiles parking in the parking garage may be served;

(C) No signs visible from outside the structure shall indicate the presence of the service facilities; and

(D) The garage shall be wholly enclosed.

^{^4} Except in an emergency. In this case, the parking shall be subject to the traffic and parking regulations applicable to the right-of-way.

^{^5} A Special Exception in accordance with Part IV is required for the gas station component.

^{^6} This shall not apply to:

(A) Storage accessory (and related) to an allowed use; or

(B) One (1) such vehicle stored in a wholly enclosed garage.

^{^7} Approval as an accessory use with approval of the Special Exception for the hotel or motel.

^{^8} Approval as an accessory use with approval of the Special Exception for the recreational campground.

^{^9} Provided:

(A) The minimum seating capacity is one hundred fifty (150);

(B) More than fifty percent (50%) of its revenue is derived from the sale of food;

(C) The operation is limited to the sale of food and beverages for consumption on the premises;

(D) Customer service is at table side. No counter service and no cafeteria-style service is provided; and

(E) The restaurant is not open to the public before 11:00 a.m.

^{^10} The requirement for at least 6 businesses and a 50,000 square feet minimum gross floor area does not apply to a fast-food restaurant which is legally existing or which is subsequently constructed pursuant to a building permit filed prior to May 6, 1986.

^{^11} This does not provide for accessory antennas or overhead distribution lines.

^{^12} In a publicly-owned recreational facility, a school, a church, or a public building, a day care center shall only be permitted as an accessory use. A church must provide its tax-exempt identification number when applying for a Detailed Site Plan or a building or use and occupancy permit for an accessory day care center for children.

^{^13} Provided the health center is located on a minimum of twenty-five (25) acres.

¹⁴ Provided:

(A) The whip antenna does not extend more than fifteen (15) feet above the height of the structure to which it is attached and does not support lights or signs unless required for aircraft warning or other safety reasons;

(B) The equipment building does not exceed five hundred (500) square feet of gross floor area or twelve (12) feet in height;

(C) The equipment building matches the construction material and color(s) of an existing building when it is attached thereto; and

(D) The equipment building is constructed of brick and designed to coordinate with the design of any existing main building on the same lot or on an adjoining lot when constructed as a freestanding building.

¹⁵ May include an accessory crematory.

¹⁶ Delivery service is permitted provided an additional parking space, over and above the required number of parking spaces, is provided for each vehicle used for delivery. No more than six (6) vehicles shall be permitted for the delivery service.

¹⁷ A sanitary landfill or rubble fill may include a rock crusher only if it is approved as part of the Special Exception.

SECTION 2. BE IT FURTHER ENACTED that Section 27-460.1 be and the same is hereby added to the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, as follows:

SUBTITLE 27. ZONING.

PART 6. COMMERCIAL ZONES.

DIVISION 2. SPECIFIC COMMERCIAL ZONES.

Sec. 27-460.1. C-R-C Zone (Commercial Regional Center).

(a) Purposes

(1) The purposes of the C-R-C Zone are:

(A) To provide locations for major regional shopping

centers and related uses;

(B) To assure, through the site plan review and approval process, the compatibility of the regional shopping center with existing and proposed surrounding land uses, as well as existing and proposed public facilities and services; and

(C) To assure, particularly at the Detailed Site Plan phase, that the anchor tenant mix, architectural features, landscaping, and other site amenities of the regional shopping center are consistent with the concept of an upscale mall.

(b) Landscaping and screening

(1) The landscaping and screening plan shall constitute an enhancement of the minimum standards required in accordance with Section 27-450. Special attention shall be given to landscaping, berming, or other buffering of the parking compound from adjacent roads.

(c) Uses

(1) The uses allowed in the C-R-C Zone are as provided for in Table of Uses I (Division 3 of this Part).

(d) Regulations

(1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the C-R-C Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Table (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(2) The minimum area for development in the C-R-C Zone shall be one hundred (100) gross contiguous acres.

(3) Proposed development in the C-R-C Zone shall have direct vehicular access to at least one (1) arterial-grade or greater street.

(4) The maximum floor area ratio (FAR) shall be .75 for any development in the C-R-C Zone. Commercial intensity determinations shall be based on a gross-building-area-to-gross-commercial-land-area ratio. In computing the FAR, the provisions of Section 27-481(a) in Part 8, Division 1, of this Subtitle shall apply.

(5) The maximum height of any building in the C-R-C Zone shall be seventy-five (75) feet, measured from finished grade.

(6) The maximum building coverage of the net tract area of the entire development proposed in any C-R-C Zone shall not exceed fifty percent (50%), excluding structured or decked parking.

(7) All development in the C-R-C Zone shall be subject to Conceptual and Detailed Site Plan review and approval as provided in accordance with Part 3, Division 9, of this Subtitle. Any Conceptual Site Plan submission shall encompass at least all of that property originally placed in the C-R-C Zone. In addition to the provisions of Part 3, Division 9, of this Subtitle, the following guidelines shall apply:

(i) All department stores shall contain a minimum gross floor area of eighty-five thousand (85,000) square feet, and at least one-third (1/3) of the department stores shall be one hundred thousand (100,000) square feet or greater.

(ii) All department stores and the main shopping center building shall be a minimum of two (2) stories in height.

(iii) The department stores and the main shopping center building shall contain a minimum total of seven hundred fifty thousand (750,000) square feet of gross floor area.

(iv) No freestanding uses, other than the main shopping center building, department stores attached to it, and parking decks or structures, may be occupied prior to the occupancy of the main shopping center building. All such freestanding exterior uses shall have direct access only from a road providing internal circulation for the regional shopping center. No more than an additional thirty percent (30%) of the total main shopping center's and anchor tenants' gross commercial land area may be devoted to external, freestanding uses. Of the total square footage devoted to external, freestanding uses, no more than one-half (1/2) may be office uses as permitted uses. Proposed office uses in excess of one-half (1/2) of the total square footage devoted to external, freestanding uses may be allowed only with the approval of a special exception. The following uses are the only ones permitted to be in any external, freestanding structures: offices (as limited above), hotels, restaurants (excluding drive-in or fast food), banks or financial institutions (excluding freestanding teller machines), adult day care, day care for children, public uses, and movie theatres. No freestanding, external use may be established on a lot or area committed to support its use of less than one (1) acre.

(v) Minor revisions to an approved Conceptual or Detailed Site Plan may be approved by the Planning Board where such revisions involve a five percent (5%) or less change in the allowed gross floor area of the regional shopping center or minor changes in

the layout of the parking lot, internal and external roads, landscaping, building height, or building wall locations which do not change the intent of previous Planning Board approvals. Any other proposed revision shall be treated as in the case of a new site plan with an evidentiary hearing before the Planning Board and District Council review.

(vi) The applicant shall submit with its Conceptual Site Plan an economic analysis justifying that any proposed retail sales area will support a regional shopping center with an environment of continuing quality. At the time of Detailed Site Plan submission, the applicant shall submit a refined economic analysis as provided before or evidence of executed letters of intent from at least two (2) anchor department stores.

(vii) At the time of submission of any Detailed Site Plan, the applicant shall include signed letters of intent from any proposed anchor department store tenant. At least thirty-three and one-third percent (33 1/3%) of all such proposed tenants shall be department stores such as: Bloomingdale's, Bullock's, Carson-Pirie-Scott, Gump's, I-Magnin, Lord & Taylor, Macy's, Marshall Field, Nieman Marcus, Nordstrom, Saks 5th Avenue, Parisian, or the equivalent. In no event shall any of the anchor department store tenants be of the type characterized as discount, off-price, rack or close-out operations.

(viii) Design guidelines applicable to all upscale regional centers shall be approved by the District Council and used by the Planning Board during review of Detailed Site Plans.

(e) Reversion.

(1) All property in the C-R-C Zone which has not received approval of a Detailed Site Plan by the date which is seven (7) years subsequent to the date that the property was placed in the C-R-C Zone shall automatically revert back to the classification to which it was zoned prior to being placed in the C-R-C Zone.

(2) The District Council may grant extensions of the seven (7) year requirement for approval of a Detailed Site Plan upon application by the property owner or his designee filed and determined by the District Council prior to the expiration of the seven (7) year period. Prior to granting any such extension the District Council shall conduct an evidentiary hearing with notice of the public hearing to be (A) advertised in the County newspapers of record at least thirty (30) days before the scheduled hearing date, (B) mailed to the owners of all land lying within one (1) mile of the boundaries of the subject C-R-C Zone as listed in the records of the Office of Assessments and Taxation, (C) mailed to all municipalities and civic associations within a two (2) mile distance of all boundaries of the C-R-C Zone, and (D) posted on the subject property.

(3) Prior to granting an extension, the District Council shall find that: (A) development of the property has been pursued with appropriate diligence; (B) factors beyond the control of the property owner or the developer have precluded approval of a Detailed Site Plan with the five (5) year period; and (C) the length of extension requested is reasonably necessary to complete the Detailed Site Plan process. The length of any extension shall be limited to the period of time the District Council determines is

reasonably necessary for completion of the process leading to approval of a Detailed Site Plan, based on the record evidence presented.

(4) Vested rights to the continuation of any C-R-C Zone shall not arise by virtue of the mere approval of a Detailed Site Plan. Development rights shall be vested only after issuance of a building permit for the main shopping center building and the completion of substantial work thereunder.

____SECTION 3. BE IT FURTHER ENACTED THAT the Planning Board is requested to transmit to the District Council proposed design guidelines which, upon approval by the District Council, shall be applicable to all such upscale regional centers. Design guidelines may address such subjects as the use of interior and exterior finish materials; the number of stories within the mall; installation of public art, water features and interior and exterior landscaping; screening of storage and loading areas; the creation of interior open spaces, atriums, and courts, and linkages between such spaces; the linkage between other free-standing buildings and the mall; retention of existing stands of woodlands (if any); exterior pedestrian and vehicular circulation (including bike trail linkage); etc.

SECTION 4. BE IT FURTHER ENACTED, that the provisions of this Act are hereby declared to be severable, and, in the event that any section, subsection, paragraph, sub-paragraph, sentence, clause, phrase, or word of this Act is declared invalid, illegal, or unconstitutional by a Court of competent jurisdiction, saving and excepting subsections 27-460.1(d) (7) (vi), (vii), and (viii), and

Section 27-460.1(e), such illegality, invalidity, or unconstitutionality, shall not affect or impair any of the remaining sections, subsections, paragraphs, subparagraphs, sentences, clauses, phrases or words of this Act. It is hereby declared to be the legislative intent that the Act would not have been adopted if such illegal, invalid or unconstitutional section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word had not been included herein. As to the saved and excepted matter identified above, should it be declared illegal, invalid, or unconstitutional by a court of competent jurisdiction, it is declared to be the legislative intent of this Act that the District Council will conduct a public hearing to determine whether the entire Act should be declared null and void because of the absence of the stricken language or whether curative action could or should be taken to remedy such illegality, invalidity or unconstitutionality as declared by the court.

SECTION 5. BE IT FURTHER ENACTED that this Ordinance shall take effect on on the date of its adoption.

Adopted this 24th day of July, 1990.

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: _____
Jo Ann T. Bell
Chairman

ATTEST:

Jean M. Schmuhl, CMC
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.