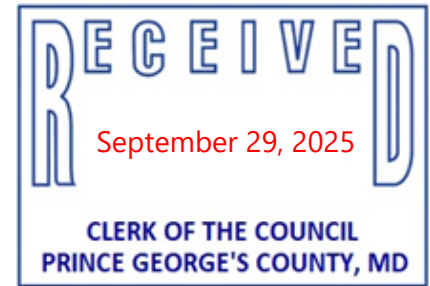


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September 29, 2025

Ms. Donna J. Brown
Clerk of the County Council
For Prince George's County
Wayne K. Curry Administration Bldg.
1301 McCormick Drive, 2nd Fl.
Largo, Maryland 20774

Re: McDonald's/Ager Road/DSP-22001

Dear Ms. Brown:

I represent McDonald's USA LLC ("McDonald's"). My client is the Applicant in the referenced Detailed Site Plan application. This correspondence further addresses the Planning Board's reapproval of DSP-22001 in response to the Remand Order issued by the District Council.

McDonald's has entered into a lease agreement to construct a McDonald's eating and drinking establishment with drive thru service within the Green Meadows Shopping Center. This shopping center was constructed in the late 1940's. It consists of a total of 4.16 acres situated in the northwest quadrant of the intersection of East-West Highway and Ager Road. The property has frontage on East-West Highway, Ager Road and Van Buren Street. It is located on a single parcel designated Parcel 23. The center consists of a single large inline retail building which contains a number of commercial retail uses. North of the inline building is a freestanding building which includes a restaurant. A third retail building is located toward the southern end of Parcel 23. That building is also currently a restaurant. There are presently three driveways providing access into the shopping center from East-West Highway. Access is also gained from a driveway off of Van Buren Street. (Applicant's Statement of Justification, page 1-2. See also Detailed Site Plan). The McDonald's lease includes only 1.16 acres. McDonald's proposes to raze the southernmost freestanding building and to construct its eating and drinking establishment on that site within the shopping center. (Applicant's Statement of Justification, p. 1-2).

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The proposed McDonald's restaurant will consist of 3,683 square feet. Parking will generally be provided along the north and south sides of the restaurant. The drive-thru lane will commence on the east side of the building and will proceed in a northerly direction before turning left to allow cars to order and pick up along the north side of the building. Access is proposed primarily to be gained from the southernmost driveway along East-West Highway. However, both vehicles and pedestrians will be able to access the restaurant from within the shopping center parking compound. (See Detailed Site Plan).

When McDonald's began preparing this application, the new Zoning Ordinance was not yet in effect. The property was previously zoned C-S-C. In the C-S-C Zone, an eating and drinking establishment with drive through service was permitted as a matter of right subject to the approval of a Detailed Site Plan. Pursuant to Section 27-1700 et al. of the new Zoning Ordinance, McDonald's has elected to process this application using the prior Zoning Ordinance.

Planning Board Hearings

The applications were ultimately opposed by a number of individuals and entities. Opposition parties introduced hundreds of pages of written documents in addition to oral testimony, focusing on issues such as opposition to removing trees at the rear of the shopping center, offsite traffic, concerns with stormwater management, the applicant's Natural Resources Inventory, the County's Climate Action Plan, healthy food choices, and the possibility that the Green Meadows shopping center could have gravesites or relics of enslaved persons.

The Planning Board met to consider the McDonald's applications on the following dates:

September 26, 2024 - Evidence was received, and the case was continued.

October 3, 2024 - Evidence was received and another request for continuance was granted.

October 17, 2024 - Evidence was received and a further continuance request was granted.

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October 24, 2024 - Evidence was received and the Planning Board, this time on its own motion, continued the case requesting staff to provide additional information on certain issues.

November 21, 2024 - Evidence was received and additional testimony was presented on the issues requested by the Board, including transportation, accuracy of the natural resources inventory, adequate design of stormwater management, analysis of a Departure from Design Standards request and information from Historic Preservation. Once again, the Planning Board continued the case and requested yet more additional information.

December 18, 2024 - McDonald's withdrew its Departure from Design Standards application and subsequently submitted a revised Site Plan conforming to all Landscape Manual requirements.

January 16, 2025 - Evidence was received and additional testimony allowed on certain issues, including transportation, buffer yards, landscaping, and historic markers.

At the conclusion of the January 16, 2025 hearing, the Planning Board voted unanimously to approve DSP-22001. (See Planning Board Resolution PGCPB No. 2025-008(A), p. 20-21).

The Planning Board Resolution approving DSP-22001 was approved on February 6, 2025. Thereafter, the District Council, on its Motion, elected to review the Planning Board's approval.

It should be noted that when the District Council reviews the decision and action of the Planning Board in a Detailed Site Plan case where the Planning Board has original jurisdiction, the District Council acts only in an appellate capacity and the hearing is therefore not de novo. Simply put, the District Council is limited to determine whether or not substantial evidence existed to support the decision of the Planning Board. Notwithstanding the overwhelming amount of evidence supporting the Planning Board's decision, the District Council, at the conclusion of a hearing that took place on April 1, 2025, determined to Remand the case. The Remand Order was mailed to all parties of record on April 25, 2025.

At the conclusion of the Council's hearing on April 1, 2025, the People's Zoning Counsel was asked to make comments. During his comments, the People's Zoning Counsel made it clear that issues of potential adverse impact from a health, safety and welfare standpoint on a community would be appropriate to be considered during a Zoning Map Amendment application or a Sectional Map Amendment. He further indicated that off-site impacts from a transportation standpoint are relevant to be considered during a Preliminary Subdivision Plan process. However, he made it clear that none of those issues are relevant to the review and consideration of a Detailed Site Plan where the Planning Board's consideration is focused on the development site itself. The People's Zoning Counsel made it clear that issues of internal circulation and access are appropriate but that offsite impacts and issues of health, safety and welfare are not appropriate considerations. The People's Zoning Counsel also made clear that he concurred with the Planning Board's approval and that he agreed that the application met all requirements for approval of a Detailed Site Plan and that the application should not be denied. He also made it clear that the proposed McDonald's restaurant was being constructed in place of an existing restaurant consisting of approximately 1,995 square feet. The McDonald's restaurant, consisting of 3,683 square feet was only 1,688 square feet larger than the existing restaurant. He therefore stated that the very minimal increase in size rendered most of the issues raised by the opposition moot.

While the People's Zoning Counsel found that the record contained sufficient evidence to approve the Detailed Site Plan application, he did indicate there were certain issues which he felt could support a Remand if that was the desire of the District Council. In that regard, he listed the following items:

1. Drive-Thru Lane Stacking - The People's Zoning Counsel indicated there is no stacking requirement in the prior Zoning Ordinance which is what is applicable in this instance. He did indicate that the new Zoning Ordinance, at Section 27-6206, includes a stacking requirement. He said the remand could consider whether stacking is sufficient for this restaurant.
2. Access and Circulation - The People's Zoning Counsel noted the access and onsite circulation for vehicles and pedestrians could be further reviewed.

3. Notice- The People's Zoning Counsel indicated that notice should be provided in both English and Spanish to ensure a more comprehensive notification process.
4. Supplement the Record - It was noted that all Staff Reports and Traffic Studies should be added to the record.
5. Correct Owner Name- The People's Zoning Counsel noted that the correct name of the owner should be listed.
6. Gravesites of Enslaved Persons - The People's Zoning Counsel noted that if possible, additional information could be supplied regarding the possibility of gravesites being located on the property during the Remand.
7. Health Department Assessment - The People's Zoning Counsel noted that a more comprehensive assessment could be potentially helpful.
8. Councilman Olson indicated that the access driveway (right-in/right-out) should also be the subject of further study on remand.

Purposes of Prior Zoning Ordinance/Master Plan

The Remand issues are generally restated in the Remand Order. Unfortunately, while the Remand Order, at page 2, indicates that the District Council voted to remand the case "in accordance with the issues raised by the People's Zoning Counsel" (Remand Order p. 2), the Remand Order goes well beyond that and is legally flawed.

At pages 4 and 5 of the Remand Order, the Purposes of the prior Zoning Ordinance are noted. Thereafter, the Remand Order, on pages 5 thru 9 inclusive, discuss various provisions in the 1989 Master Plan for Langley Park, College Park, Greenbelt and Vicinity and their potential application to this project. First, it should be noted that nothing in the prior Zoning Ordinance either requires or authorizes analysis of whether a Detailed Site Plan application conforms to the purposes of the prior Zoning Ordinance. Simply put, the purposes of the prior Zoning Ordinance are not an appropriate criterion for the approval of a Detailed Site Plan. Nowhere in Section 27-285 of the prior Ordinance which sets forth required

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findings or in Section 27-274 of the prior Ordinance which deals with design guidelines, is there any reference to a requirement or authorization to consider Purposes of the Zoning Ordinance or Master Plan or General Plan conformance. From a legal perspective, it is an error for the District Council to attempt to require an analysis of conformance with any of those provisions in this case. Heard v. County Council of Prince George's County, 256 Md. 586, 623-626, 635, (2022).

In addition, at page 10 of the Remand Order the "General Purposes of Commercial Zones" are noted. Once again, there is no authorization or requirement to analyze whether a Detailed Site Plan conforms to the General Purposes of Commercial Zones. The Design Guidelines set forth in Section 27-274 do in fact make reference to the Purposes of the Zone in which the property is located. For that reason, reference to the Purposes of the C-S-C Zone (which is the zone the subject property was in prior to the adoption of the Countywide Map Amendment), would be appropriate to review.

Remand Hearing

While the Applicant strongly submits that all required criteria for the approval of this Detailed Site Plan were met and satisfied as part of the Planning Board's original review and approval of DSP-22001, the Applicant presented additional information to address the specific Remand issues articulated in the Remand Order.

Circulation, Pedestrian Safety and Right-In/Right-Out Access

These issues were addressed not just by staff but also by the Applicant.

Michael Lenhart of Lenhart Traffic Consulting, on behalf of the Applicant, prepared an additional analysis Memorandum dated May 13, 2025 and included in the Remand Record. (See Planning Board Backup, page 78). With regard to stacking for the drive-thru, Mr. Lenhart's report confirms that the prior Zoning Ordinance does not contain specific requirements for numbers of cars to stack in the drive-thru lane. Rather, Section 27-274(c)(6) of the prior Zoning Ordinance only requires that drive-thru lanes provide adequate space for queuing. Lenhart Traffic Consulting provided a queuing diagram which noted that the drive-thru lane provided stacking for 12 to 14 vehicles before accessing the order boards. Thereafter, stacking

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for an additional six vehicles was available between the order board and the pickup window. This provided stacking for a total of 18 to 20 vehicles. By contrast, the new Zoning Ordinance, at Section 27-6206 provides a requirement for six stacking spaces from the order board to the pick-up window. Mr. Lenhart concluded that stacking was more than adequate.

On-Site Traffic Circulation and Pedestrian Safety

Lenhart Traffic Consulting also did additional analysis with regard to traffic circulation and pedestrian safety. It was noted that the Detailed Site Plan was reviewed by both Park and Planning and the State Highway Administration (SHA) on numerous occasions. These reviews had resulted in additions and modifications to improve on-site traffic circulation and pedestrian safety. These changes included converting the parking lot into one-way circulation, including sidewalk tie-ins within the site to sidewalks along MD 410, providing internal crosswalks within the parking lot to better delineate pedestrian paths, adding painted speed bumps along the front of the McDonald's site and combining the two closely spaced two-way driveways in front of the McDonald's at MD 410 into a single right-in/right-out driveway as requested by SHA. The Applicant also requested that the Department of Permits, Inspections and Enforcement ("DPIE") allow a mid-block pedestrian crossing at Van Buren Street into the shopping center where the McDonald's would be located. DPIE declined to allow this mid-block crossing but did allow an enhanced crosswalk at the traffic signal intersection. With all of these improvements, it was the opinion of the Applicant's traffic engineer that on-site traffic circulation and pedestrian safety would be safe and efficient.

Right-In/Right out Access

The right-in/right-out site access was also examined in detail yet again. McDonald's and Lenhart Traffic Consulting met with SHA representatives once again on May 7, 2025 in advance of the Remand Hearing. SHA simply reiterated its request to consolidate the two closely spaced full movement access points into a single right-in/right-out access point. SHA did not request or deem necessary any other driveway access changes.

Traffic Reports

Finally, the record was supplemented with all traffic reports from both staff of M-NCPPC and the applicant.

Mr. Lenhart also testified in support of this analysis before the Planning Board. (See Remand Hearing Transcript, p. 34)

On the basis of all of this information, the Applicant's traffic engineer determined that all transportation related issues required by the Remand had been analyzed and addressed and that both vehicular and pedestrian safety had been further enhanced.

Clarification of the Legal Owner of the Property

A supplemental application form was submitted into the record as part of the Remand hearing clearly identifying the owner as "6581 Ager L.L.L.P." and the applicant as McDonald's USA, LLC. Representatives of both entities signed the supplemental application form on May 13, 2025 and that application form was added to the record.

Gravesites or Artifacts of Slavery

In order to address this issue at the Remand Hearing, McDonald's provided further analysis and in-depth study by its archeologist, James Gibb. In advance of the Remand Hearing, Dr. Gibb visited the site (6565 Ager Road, Hyattsville, Maryland) a second time and conducted a more detailed analysis. Dr. Gibb walked the entire area behind the existing Green Meadows Shopping Center and analyzed its condition. In addition, Ms. Heather Roche accompanied Dr. Gibb and brought along with two of her cadaver dogs. Together, they conducted an examination and search of the area using the cadaver dogs as they were specially trained to react to the existence of gravesites. Neither of the dogs displayed any changes of behavior or reacted in any way to indicate the existence of human remains being present. In addition, Dr. Gibb excavated four shovel test sites in the more level portions of the area behind the shopping center. None of these shovel test sites yielded cultural material and all presented clay/silt/loam deposits. The presence of such material indicates that the slope had been cut but did not extend deep into the underlying sediments so grave shafts could have survived if any were present. However, as noted above, the cadaver dogs did not detect any human remains. Dr. Gibb's reports were entered into the record of the

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Remand Hearing. In addition, Dr. Gibb appeared personally at the hearing and testified confirming the results of his analysis at the site (See Remand Hearing Transcript, page 9).

Health Impact Assessment

A health impact assessment was prepared and submitted into the record as part of the original review of the Detailed Site Plan and as required by Section 27-284 of the prior Zoning Ordinance. That assessment was undertaken in accordance with normal processing and standards by the Health Department. Staff did not elect to request further information from the Health Department as its original referral addressed all requirements of the Zoning Ordinance. Based on this fact, the Planning Board found substantial evidence in the record to support its finding that the referral to the Health Department had in fact occurred and that an assessment had been prepared. (See Planning Board Resolution PGCPB No. 2025-007-A; p. 29)

Land Planning Report

In addition to all of the above items, the Applicant's Land Planner, Mark Ferguson of Site Design Inc. prepared a supplemental Land Planning Analysis which is dated May 13, 2025 and was included in the record of the Remand hearing. (See Planning Board backup, p. 63. In addition, Mr. Ferguson appeared and testified before the Planning Board at the Remand hearing and provided further support and amplification relative to his Land Planning Analysis (Transcript of Planning Board hearing, p. 47). Mr. Ferguson, in both his report and his testimony, provided substantial detail relative to the requirements for the approval of a Detailed Site Plan as set forth in Section 27-285(b) of the prior Zoning Ordinance as well as the Site Design Guidelines contained in Section 27-283. The Site Design Guidelines of course also reference guidelines required for a Conceptual Site Plan, if one was required. It was Mr. Ferguson's expert opinion that all required criteria for the grant of a Detailed Site Plan are met and satisfied in the subject application. Mr. Ferguson's report meticulously addressed all required findings as set forth in Section 27-285(b) of the prior Zoning Ordinance as well as the Site Design Guidelines set forth in Section 27-283. Mr. Ferguson reiterated in both his report and testimony (as he had before the Planning Board previously) that all required criteria for the grant of the Detailed Site Plan were fully met and satisfied. With

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respect to the Health Department referral, Mr. Ferguson noted that the provisions of Section 27-284 of the prior Zoning Ordinance merely require that the referral be obtained. However, he further noted that the provisions of Section 27-284 of the prior Zoning Ordinance do not include any criteria for action upon approval of the Detailed Site Plan based upon information from the Health Department.

OTHER ISSUES

Reference to Opposition Testimony

The Remand Order, on pages 14 thru 20 inclusive, summarizes testimony provided by opposition witnesses. Each of the witnesses is identified in the Remand Order. The information is generally lifted directly from documents submitted by the opposition. Unfortunately, virtually all of the information submitted by the opposition during the course of the hearing before the Planning Board dealt with issues which are not relevant to the criteria for the review and approval of a Detailed Site Plan. In general, these issues dealt with offsite traffic conditions on roads, accidents, heat impacts generated by motor vehicles, climate impacts and environmental impacts. As was stated by the People's Zoning Counsel at the conclusion of the April 1, 2025 hearing, virtually all of the information supplied by the opponents is not relevant to the required findings for approval of a Detailed Site Plan.

Offsite Traffic Issues

On page 21 of the Remand Order, the District Council cites Southland Corp 7-Eleven Stores v. Laurel, 75 Md. App. 375, 541 A.2d 653 (1988). In parentheses following the case citation, the District Council states "holding that even though the proposed use was a permitted use under the zoning ordinance, the proposed site plan may be rejected through the site plan review procedure on traffic safety issues". The intent of this citation is clearly to imply that offsite traffic issues may be considered in the review of a Detailed Site Plan in Prince George's County and may also constitute grounds for a denial. This case is not relevant under the facts of the instant Detailed Site Plan application. Unfortunately, the District Council citation of authority in the Southland Corp. case failed to fully examine and explain the applicable circumstances of that case. In that case, the City of Laurel Planning Commission

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was reviewing a site plan in conjunction with a use and occupancy permit in order to construct a 7-Eleven store on a commercially zoned parcel located at the intersection of US Route 1 and Main Street. While the commercial use was permitted, the City of Laurel, using its general power to pass ordinances pursuant to Article XI-E, Section 3 of the Maryland Constitution, had adopted an ordinance which applied to the review of building permits or use and occupancy permits. The section at that time was titled Section 20-8.04 of the Laurel Zoning Ordinance. That section was titled "Conditions" and provided as follows:

- a. The use and occupancy permit shall be issued only upon a finding that the use proposed in the application will not:
 - (1) Affect adversely the health, safety, or morals of persons residing or working in the neighborhood of the proposed use.
 - (2) Be detrimental to the public welfare or injurious to property or improvements in the neighborhood.
 - (3) Constitute a violation of any provision of this ordinance.

On the basis of this statute, which clearly authorized the Planning Commission to consider any impact which could "affect adversely the health, safety or morals of persons residing or working in the neighborhood" (emphasis supplied) could be considered. This provided the Laurel Planning Commission the authority to not restrict its review solely to the site itself but rather to consider impacts offsite within the neighborhood. The Ordinance expressly allowed the Planning Commission to consider offsite impacts which might be detrimental to public welfare. It was this authority which authorized the Planning Commission to consider traffic impacts off site in its review of the permit. Clearly, the Southland Corp. case has no relevance in the instant situation. Here, the review of a Detailed Site Plan is governed strictly by the criteria contained in Section 27-285 and the design elements contained in Section 27-274. Nowhere in those sections of the prior Prince George's County Zoning Ordinance is there any broad language allowing an analysis of the impacts of health, safety and welfare. In fact, quite to the contrary, the People's Zoning Counsel expressly advised the District Council at the April 1, 2025 hearing that issues related to health, safety and welfare associated with offsite impacts were not appropriate to be considered in a review of a Detailed Site Plan

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in Prince George's County. The Southland Corp. case presents no precedent to be followed in the instant case.

Definition of Eating and Drinking Establishment with Drive-Thru Service

At page 11 of the Remand Order, the District Council quotes the definition of an eating and drinking establishment and notes that it includes the word "may" as to where such a use may be developed. The word "may" also appears in the definition which indicates that drive-thru service, along with other attributes such as "carry out, outdoor eating, music of any kind, patron dancing, or entertainment, excluding adult uses" is also noted.

The District Council then discusses the use of the word "may" as indicating a permissive use. Once again, this argument is intended to suggest that the Planning Board could use the definition of an eating and drinking establishment in order to prohibit the use of a drive-thru. This argument is without merit. First and foremost, the language quoted on page 11 is a definition of an eating and drinking establishment. It is not a regulation. If one looks at the excerpt from the Use Table contained in the prior Zoning Ordinance at Section 27-461; a copy of which is attached as Exhibit "A", an eating and drinking establishment with drive-thru service is a permitted use subject to Footnote 24. Footnote 24, as relevant in this case, simply requires the approval of a Detailed Site Plan.

Therefore, the use with a drive-thru is permitted as a matter of right subject to meeting the requirements for approval of a Detailed Site Plan which have been discussed above. Had the District Council desired to limit the inclusion of a drive-thru with an eating and drinking establishment in a more restrictive fashion it could have done so. As an example, the Use Table states that an eating and drinking establishment of any type "including music and patron dancing, past the hours at 12:00 AM" requires the grant of a special exception. Had the District Council intended to place limitations on the inclusion of a drive-thru facility with an eating and drinking establishment, beyond the requirement to obtain approval of a Detailed Site Plan, it could have done so. The use of the word "may" in the definition is not a regulation and does not provide an opportunity for the Planning Board to deny a drive-thru component as long as the requirements of Section 27-285 and 27-274 are met and satisfied.

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CONCLUSION

On the basis of the thorough analysis by staff as set forth in its Staff Report as well as the additional documentary and testimonial evidence presented by McDonald's and its witnesses, the record is replete with evidence supporting the Planning Board's decision. On the basis of all this information as well as its consideration of opposition testimony, the Planning Board, at its hearing on June 12, 2025, voted unanimously to approve DSP-22001. On July 10, 2025, the Planning Board adopted its Resolution of approval as its Remand action. The Planning Board's Resolution is thorough and discusses in detail all information presented as well as its applicability to required criteria for the approval of a Detailed Site Plan. It also addressed all Remand issues. The record contains substantial evidence to support the action of the Planning Board and we submit there is no justification for the District Council in its review capacity to disturb those findings. The Applicant once again requests that DSP-22001 be affirmed as approved by the Planning Board.

Very truly yours,

GIBBS AND HALLER

A handwritten signature in blue ink, appearing to be 'E. Gibbs, Jr.', with a stylized, cursive script.

Edward C. Gibbs, Jr.

I hereby certify that on this 29th day of September, 2025, a copy of the foregoing was mailed to all Parties of Record provided to the Applicant by the Clerk of the County Council, sitting as the District Council.

A handwritten signature in blue ink, appearing to be 'E. Gibbs, Jr.', with a stylized, cursive script.

Edward C. Gibbs, Jr.

cc: Stan Brown, Esq.
Raj Kumar, Esq.



SUBTITLE 27. ZONING.

PART 6. COMMERCIAL ZONES.

DIVISION 3. USES PERMITTED.

Contents:

Sec. 27-461. Uses permitted.

Sec. 27-461. Uses permitted.

- (a) No use shall be allowed in the Commercial Zones, except as provided for in the Table of Uses. In the table, the following applies:
- (1) The letter "P" indicates that the use is permitted in the zone indicated.
 - (2) The letters "SE" indicate that the use is permitted, subject to the approval of a Special Exception in accordance with the provisions of [PART 4](#) of this Subtitle.
 - (3) The letters "PA" indicate that the use is permitted, subject to the following:
 - (A) There shall be no entrances to the use directly from outside of the building;
 - (B) No signs or other evidence indicating the existence of the use shall be visible from the outside building, other than a business identification sign lettered on a window. The sign shall not exceed six (6) square feet in area; and
 - (C) The use shall be secondary to the primary use of the building.
 - (4) The letters "PB" indicate that the use is permitted, subject to the following:
 - (A) The use shall be related to, dependent on, and secondary to a principal use on the premises;
 - (B) The use shall be located on the same record lot as the principal use;
 - (C) The use shall not be located within a building not occupied by the principal use; and
 - (D) The floor area of any building (and the land area occupied by any structure other than a building) devoted to the use shall not exceed an area equal to forty-five percent (45%) of the gross floor area of the building within which the principal use is located.
 - (5) The letter "X" indicates that the use is prohibited.
 - (6) The letters "SP" indicate that the use is permitted subject to approval of a Special Permit, in accordance with [Section 27-239.02](#).
 - (7) All uses not listed are prohibited.
 - (8) Whenever the tables refer to an allowed use, that use is either permitted (P), permitted by Special Exception (SE), permitted by Special Permit (SP), or permitted as a (PA) or (PB) use, as listed in the zone in which it is allowed.

(CB-58-1990; CB-12-2001; CB-14-2003; CB-10-2018)

- (b) TABLE OF USES I.



ZONE						
USE	C-O	C-A	C-S-C	C-W	C-M	C-R-C
(1) Commercial:						
(A) Eating or Drinking Establishments:						
(i) Eating or drinking establishment, with drive-through service (CB-49-2005; CB-19-2010; CB-13-2019)	P ⁷⁶	X	P ²⁴	X	P ²⁴	X
(ii) Eating or drinking establishment, excluding drive-through service (CB-49-2005; CB-19-2010)	P	P	P	P	P	P
(iii) Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult entertainment (CB-49-2005; CB-19-2010; CB-56-2011; CB-60-2016)	X	X	SE ⁶⁴	SE	SE	X
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:						
Bus maintenance accessory to:						
(i) A private school or educational institution	SE	X	SE	X	P	X
(ii) A church or other place of worship	SE	SE	SE	X	P	X
Boat fuel sales at the waterfront	X	X	P	P	P	X
Boat sales, service, and repair, including outdoor storage of boats and boat trailers:						
(i) Accessory to a marina	X	X	P	P	P	X
(ii) All others	X	X	SE	X	P	X
Boat storage yard	X	X	X	P	P	X
Car wash:						
(i) On a parcel of at least 10 acres with any structures located at least 200 feet from any land in 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	X	X	P	X	P	X