

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

**2001 Legislative Session**

Bill No. \_\_\_\_\_ CB-12-2001

Chapter No. \_\_\_\_\_ 6

Proposed and Presented by \_\_\_\_\_ Council Member Shapiro

Introduced by \_\_\_\_\_ Council Member Shapiro

Co-Sponsors \_\_\_\_\_

Date of Introduction \_\_\_\_\_ March 27, 2001

**ZONING BILL**

1 AN ORDINANCE concerning

2 Artists' Residential Studios and Performance Arts Center Uses

3 For the purpose of defining the term "Artist" and the uses "Artists' Residential Studios" and  
 4 "Performance Arts Center"; providing that the uses are permitted by special permit in designated  
 5 zones, subject to certain general standards; and amending special permit procedures.

6 BY repealing and reenacting with amendments:

7 Sections 27-107.01, 27-239.02, 27-441, 27-461,

8 27-473(b), and 27-547(c),

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

10 being also

11 SUBTITLE 27. ZONING.

12 The Prince George's County Code

13 (1999 Edition, 2000 Supplement).

14 BY adding:

15 Sections 27-445.09, 27-464.05, 27-475.06.04, and 27-548.01.03,

16 The Zoning Ordinance of Prince George's County, Maryland,

17 being also

18 SUBTITLE 27. ZONING.

19 The Prince George's County Code

20 (1999 Edition, 2000 Supplement).

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 27-107.01, 27-239.02, 27-441, 27-461, 27-473(b), and 27-547(c) of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments:

## SUBTITLE 27. ZONING.

### PART 2. GENERAL.

#### DIVISION 1. DEFINITIONS.

##### Sec. 27-107.01. Definitions.

(a) Terms in the Zoning Ordinance are defined as follows:

\* \* \* \* \*

(20.1) **Artist:** A person engaged, as a career and not a hobby or pastime, in painting, drawing or sketching, printmaking, sculpture, pottery-making or ceramics, photography or filmmaking, music or dance composition or performance, acting or dramatic performance, drama or film production or direction, writing, or the teaching of any such activity.

(20.2) **Artists' Residential Studios:** A mixed-use community for artists, one or more adjoining structures with working and living space restricted to artists, and housing eight or more artist units. The community may have artist units on any floor and certain nonresidential uses on the first floor, but the nonresidential uses may not occupy more than 25% of the total gross floor area of the structures. All structures and common areas must be owned or controlled by a nonprofit corporation or association which restricts artist unit use and occupancy to artists and their families and which is responsible for maintenance of the structures and their continued use as artists' residential studios.

(20.3) **Assisted Living Facility:** A residential facility with living and sleeping facilities for more than twenty (20) elderly or physically handicapped residents within which sheltered care services are provided, which may include, but need not be limited to, meal preparation, laundry services, housekeeping, personal observation and direction in the activities of daily living, transportation for routine social and medical appointments, and the availability of a responsible adult for companionship or nonclinical counseling. The term shall not include an "Adult Day Care Center," "Congregate Living Facility," "Hospital," "Nursing or Care Home,"

"Family," or "Group Residential Facility" as defined elsewhere in this Subtitle. An "Assisted Living Facility" shall comply with any licensing and other regulatory requirements.

\* \* \* \* \*

**(177.2) Performance Arts Center:** A performance arts mixed-use community, one or more adjoining structures housing two or more of the following uses: theaters or performance space for dramatic, dance, or musical productions; museums or galleries for display or exhibition of any form of artwork; schools, training centers, or practice space for artists; and accessory office, storage, or workplace areas for any such uses. Accessory offices for the community may be located adjacent to the property with the main use, and any such accessory offices shall be considered, for permitting purposes, as a part of the performance arts center. A performance arts center must be located within two miles of artists' residential studios in existence or approved for construction, but this requirement does not apply to accessory offices. Performance arts center structures may also house other nonresidential uses, but the other uses may not occupy more than 25% of the gross floor area of the performance arts center. Individual units may be owned by artists or arts organizations or commercial retailers or service providers, but all structures and common areas must be owned or controlled by a nonprofit corporation or association which restricts use and occupancy of performance and exhibition space to artists and which is responsible for maintenance of the structures and their continued use as a performance arts center.

\* \* \* \* \*

### **PART 3. ADMINISTRATION.**

#### **DIVISION 5. APPEALS AND VARIANCES.**

##### **SUBDIVISION 5. SPECIAL PERMITS.**

##### **Sec. 27-239.02. Special Permits.**

###### **(a) Procedures.**

\* \* \* \* \*

###### **(9) Required Findings.**

(A) [In order for t] The Planning Board [to] may grant a Special Permit in the U-L-I Zone[, it shall make the following findings] if it finds:

(i) The site plan generally conforms with the U-L-I Zone Design Guidelines; and

(ii) The site plan generally conforms with the design guidelines [set forth] in an approved Master Plan or other applicable plan.

(B) [In order for t] The Planning Board [to] may grant a Special Permit in the M-U-TC Zone[, it shall find] if it finds that the site plan is in conformance with the approved Town Center Development Plan and [the] its guidelines [therein] and [any] specific criteria [set forth] for the particular use. In the event a Special Permit is approved by the Planning Board, the approval is conditional upon the issuance of a building or use and occupancy permit by the Department of Environmental Resources, Permits and Review Division.

(C) The Planning Board may grant a Special Permit in other zones, as provided in the use tables, if it finds:

(i) The site plan generally conforms with design guidelines in an approved Master Plan or other applicable plan; and

(ii) The site plan shows that the proposed use will not be incompatible with adjacent properties because of building or site design.

\* \* \* \* \*

## **PART 5. RESIDENTIAL ZONES.**

### **DIVISION 3. USES PERMITTED.**

#### **Sec. 27-441. Uses Permitted.**

(a) No use shall be allowed in the Residential 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 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 the building;

(B) No signs or other evidence indicating the existence of the use shall be visible from outside the 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 primary use on the premises;

(B) The use shall be located on the same record lot as the primary use;

(C) The use shall not be located within a building not occupied by the primary 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 primary use is located.

(5) The letter "X" [or a blank (unless otherwise clear from the context)] 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.

[(7)] (8) Whenever the table refers 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 accordingly listed in the zone in which it is allowed.

**(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
* * * * *	*	*	*	*	*	*	*	*	*
<b>(5) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)	SE	SE	P	P	P	P	P	P	P
<u>Performance arts center, in accordance with Section 27-445.09</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>
* * * * *	*	*	*	*	*	*	*	*	*
<b>(6) Residential/Lodging:</b>									
* * * * *	*	*	*	*	*	*	*	*	*
Apartment housing for elderly or handicapped families in a surplus public school building	SE	SE	SE	SE	SE	SE	SE	SE	SE
<u>Artists' residential studios, in accordance with Section 27-445.09</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>
* * * * *	*	*	*	*	*	*	*	*	*

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
* * * * *	*	*	*	*	*	*	*	*
<b>(5) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:</b>								
* * * * *	*	*	*	*	*	*	*	*
Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)	P	P	P	P	P	PA	P	P
<u>Performance arts center, in accordance with Section 27-445.09</u>	<u>SP</u>	<u>SP</u>	<u>X</u>	<u>SP</u>	<u>X</u>	<u>X</u>	<u>SP</u>	<u>X</u>
* * * * *	*	*	*	*	*	*	*	*
<b>(6) RESIDENTIAL/LODGING:</b>								
* * * * *	*	*	*	*	*	*	*	*
Apartment housing for elderly or handicapped families in a surplus public school building	SE	SE	SE	SE	SE	X	SE	SE
<u>Artists' residential studios, in accordance with Section 27-445.09</u>	<u>SP</u>	<u>SP</u>	<u>X</u>	<u>SP</u>	<u>X</u>	<u>X</u>	<u>SP</u>	<u>X</u>
* * * * *	*	*	*	*	*	*	*	*

## PART 6. COMMERCIAL ZONES.

### DIVISION 3. USES PERMITTED.

#### Sec. 27-461. Uses permitted.

(a) No use shall be allowed in the Commercial Zones, except as provided for in the Tables of Uses. In the tables, 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" [or a blank (unless otherwise clear from the context)] 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.

[(7)] (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 [accordingly] listed in the zone in which it is allowed.



(b) TABLE OF USES I.

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
* * * * *	*	*	*	*	*	*
<b>(5) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:</b>						
* * * * *	*	*	*	*	*	*
Park or playground	P	P	P	P	P	P
<u>Performance arts center, in accordance with Section 27-464.05</u>	<u>SP</u>	<u>X</u>	<u>SP</u>	<u>X</u>	<u>SP</u>	<u>X</u>
* * * * *	*	*	*	*	*	*
<b>(6) RESIDENTIAL/LODGING:</b>						
Apartment housing for the elderly or physically handicapped	X	X	SE	X	X	X
<u>Artists' residential studios, in accordance with Section 27-464.05</u>	<u>SP</u>	<u>X</u>	<u>SP</u>	<u>X</u>	<u>SP</u>	<u>X</u>
* * * * *	*	*	*	*	*	*

**PART 7. INDUSTRIAL ZONES.**  
**DIVISION 3. USES PERMITTED.**

**Sec. 27-473. Uses permitted.**

**(b) TABLE OF USES.**

USE	ZONE				
	I-1 <sup>33</sup>	I-2 <sup>33</sup>	I-3	I-4	U-L-I
* * * * *	*	*	*	*	*
<b>(6) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:</b>					
* * * * *	*	*	*	*	*
Park or playground	P	P	X	X	P
<u>Performance arts center, in accordance with Section 27-475.06.04</u>	<u>SP</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>SP</u>
* * * * *	*	*	*	*	*
<b>(7) RESIDENTIAL/LODGING:</b>					
<u>Artists' residential studios, in accordance with Section 27-475.06.04</u>	<u>SP</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>SP</u>
Dwelling:					
(A) If legally erected prior to the date upon which the property was classified in the I-1, I-2, or U-L-I Zone, or legally erected in the I-1, I-2, or U-L-I Zone under prior regulations	P	P	X	X	P
(B) If legally erected prior to the date upon which the property was classified in the I-3 or I-4 Zone	X	X	P	P	X
(C) All others	X	X	X	X	X
* * * * *	*	*	*	*	*

**PART 10. MIXED USE ZONES.****DIVISION 3. USES PERMITTED.****Sec. 27-547. Uses permitted.****(c) TABLE OF USES FOR M-U-TC ZONE.**

						<b>ZONE</b>
<b>USE</b>						<b>M-U-TC</b>
*	*	*	*	*	*	*
<b>(5) Recreational/Entertainment/Social/Cultural:</b>						
*	*	*	*	*	*	*
Park or playground						P
<u>Performance arts center, in accordance with Section 27-548.01.03</u>						<u>SP</u>
*	*	*	*	*	*	*
<b>(6) Residential/Lodging:</b>						
Apartment housing for the elderly or physically handicapped						SP
<u>Artists' residential studios, in accordance with Section 27-548.01.03</u>						<u>SP</u>
*	*	*	*	*	*	*

SECTION 2. 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 27-445.09, 27-464.05, 27-475.06.04, and 27-548.01.03 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby added:

**SUBTITLE 27. ZONING.**

**PART 5. RESIDENTIAL ZONES.**

**DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.**

**Sec. 27-445.09. Artists' residential studios and performance arts centers.**

(a) Artists' residential studios permitted by Special Permit (SP) in the use tables shall meet the following requirements:

(1) Each artist unit shall combine individual studio and residential space to create an integrated living and working environment. Artists' residential studios may also provide areas for artists' use as common workspace or performance, office, or storage space.

(2) Each artist unit shall have at least 700 square feet of space.

(b) The following uses are permitted in artists' residential studios and performance arts centers, subject to restrictions in the definitions of those uses, and with additional restrictions as indicated:

(1) Offices for artists, arts organizations, community organizations, and municipalities are permitted. All other office uses are prohibited.

(2) Uses permitted in the C-S-C Zone in Category (1), Commercial, of the commercial use table in Section 27-461(b) are permitted, if they are included in Subcategory (A), Eating or Drinking Establishments; Subcategory (D), Services; or Subcategory (E), Trade.

(3) Uses stated in the commercial use table in Category (2), Institutional/Educational, Category (3), Miscellaneous, and Category (4), Public/Quasi Public, are permitted.

(4) All permitted Category (1), Category (2), Category (3), and Category (4) uses shall meet restrictions and requirements indicated in the commercial use table for the C-S-C Zone.

(c) The Planning Board shall review all proposed signs when reviewing a Special Permit application for proposed artists' residential studios or performance arts centers. The signage schedule shall follow the requirements in Part 12 for similar uses, unless the owner shows that its

1 proposed schedule meets the purposes of the sign regulations.

2 (d) Off-street parking requirements in Part 11 do not apply to artists' residential studios or  
3 performance arts centers.

4 (1) The Planning Board shall review and approve an off-street parking schedule when  
5 reviewing a Special Permit application for the proposed use.

6 (2) The Planning Board shall consider the following when reviewing an off-street  
7 parking schedule:

8 (A) The likelihood that different uses in artists' residential studios or  
9 performance arts centers will share parking spaces because of variations in times of peak  
10 demand;

11 (B) The availability of on-street parking or other parking on nearby properties;

12 (C) The availability of public transit for residents, patrons, or visitors; and

13 (D) Parking requirements in Part 11 that would apply to similar uses.

#### 14 **PART 6. COMMERCIAL ZONES.**

##### 15 **DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.**

##### 16 **Sec. 27-464.05. Artists' residential studios and performance arts centers.**

17 (a) Artists' residential studios permitted by Special Permit (SP) in the use tables shall meet  
18 the following requirements:

19 (1) Each artist unit shall combine individual studio and residential space to create an  
20 integrated living and working environment. Artists' residential studios may also provide areas  
21 for artists' use as common workspace or performance, office, or storage space.

22 (2) Each artist unit shall have at least 700 square feet of space.

23 (b) The following uses are permitted in artists' residential studios and performance arts  
24 centers, subject to restrictions in the definitions of those uses, and with additional restrictions as  
25 indicated:

26 (1) Offices for artists, arts organizations, community organizations, and  
27 municipalities are permitted. All other office uses are prohibited.

28 (2) Uses permitted in the C-S-C Zone in Category (1), Commercial, of the  
29 commercial use table in Section 27-461(b) are permitted, if they are included in Subcategory (A),  
30 Eating or Drinking Establishments; Subcategory (D), Services; or Subcategory (E), Trade.

31 (3) Uses stated in the commercial use table in Category (2), Institutional/Educational,

1 Category (3), Miscellaneous, and Category (4), Public/Quasi Public, are permitted.

2 (4) All permitted Category (1), Category (2), Category (3), and Category (4) uses  
 3 shall meet restrictions and requirements indicated in the commercial use table for the C-S-C  
 4 Zone.

5 (c) The Planning Board shall review all proposed signs when reviewing a Special Permit  
 6 application for proposed artists' residential studios or performance arts centers. The signage  
 7 schedule shall follow the requirements in Part 12 for similar uses, unless the owner shows that its  
 8 proposed schedule meets the purposes of the sign regulations.

9 (d) Off-street parking requirements in Part 11 do not apply to artists' residential studios or  
 10 performance arts centers.

11 (1) The Planning Board shall review and approve an off-street parking schedule when  
 12 reviewing a Special Permit application for the proposed use.

13 (2) The Planning Board shall consider the following when reviewing an off-street  
 14 parking schedule:

15 (A) The likelihood that different uses in artists' residential studios or  
 16 performance arts centers will share parking spaces because of variations in times of peak  
 17 demand;

18 (B) The availability of on-street parking or other parking on nearby properties;

19 (C) The availability of public transit for residents, patrons, or visitors; and

20 (D) Parking requirements in Part 11 that would apply to similar uses.

## 21 **PART 7. INDUSTRIAL ZONES.**

### 22 **DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.**

#### 23 **Sec. 27-475.06.04. Artists' residential studios and performance arts centers.**

24 (a) Artists' residential studios permitted by Special Permit (SP) in the use tables shall meet  
 25 the following requirements:

26 (1) Each artist unit shall combine individual studio and residential space to create an  
 27 integrated living and working environment. Artists' residential studios may also provide areas  
 28 for artists' use as common workspace or performance, office, or storage space.

29 (2) Each artist unit shall have at least 700 square feet of space.

30 (b) The following uses are permitted in artists' residential studios and performance arts  
 31 centers, subject to restrictions in the definitions of those uses, and with additional restrictions as

1 indicated:

2 (1) Offices for artists, arts organizations, community organizations, and  
 3 municipalities are permitted. All other office uses are prohibited.

4 (2) Uses permitted in the C-S-C Zone in Category (1), Commercial, of the  
 5 commercial use table in Section 27-461(b) are permitted, if they are included in Subcategory (A),  
 6 Eating or Drinking Establishments; Subcategory (D), Services; or Subcategory (E), Trade.

7 (3) Uses stated in the commercial use table in Category (2), Institutional/Educational,  
 8 Category (3), Miscellaneous, and Category (4), Public/Quasi Public, are permitted.

9 (4) All permitted Category (1), Category (2), Category (3), and Category (4) uses  
 10 shall meet restrictions and requirements indicated in the commercial use table for the C-S-C  
 11 Zone.

12 (c) The Planning Board shall review all proposed signs when reviewing a Special Permit  
 13 application for proposed artists' residential studios or performance arts centers. The signage  
 14 schedule shall follow the requirements in Part 12 for similar uses, unless the owner shows that its  
 15 proposed schedule meets the purposes of the sign regulations.

16 (d) Off-street parking requirements in Part 11 do not apply to artists' residential studios or  
 17 performance arts centers.

18 (1) The Planning Board shall review and approve an off-street parking schedule when  
 19 reviewing a Special Permit application for the proposed use.

20 (2) The Planning Board shall consider the following when reviewing an off-street  
 21 parking schedule:

22 (A) The likelihood that different uses in artists' residential studios or  
 23 performance arts centers will share parking spaces because of variations in times of peak  
 24 demand;

25 (B) The availability of on-street parking or other parking on nearby properties;

26 (C) The availability of public transit for residents, patrons, or visitors; and

27 (D) Parking requirements in Part 11 that would apply to similar uses.

## 28 **PART 10. MIXED USE ZONES.**

### 29 **DIVISION 6. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.**

#### 30 **Sec. 27-548.01.03. Artists' residential studios and performance arts centers.**

31 (a) Artists' residential studios permitted by Special Permit (SP) in the use tables shall meet

1 the following requirements:

2 (1) Each artist unit shall combine individual studio and residential space to create an  
 3 integrated living and working environment. Artists' residential studios may also provide areas  
 4 for artists' use as common workspace or performance, office, or storage space.

5 (2) Each artist unit shall have at least 700 square feet of space.

6 (b) The following uses are permitted in artists' residential studios and performance arts  
 7 centers, subject to restrictions in the definitions of those uses, and with additional restrictions as  
 8 indicated:

9 (1) Offices for artists, arts organizations, community organizations, and  
 10 municipalities are permitted. All other office uses are prohibited.

11 (2) Uses permitted in the C-S-C Zone in Category (1), Commercial, of the  
 12 commercial use table in Section 27-461(b) are permitted, if they are included in Subcategory (A),  
 13 Eating or Drinking Establishments; Subcategory (D), Services; or Subcategory (E), Trade.

14 (3) Uses stated in the commercial use table in Category (2), Institutional/Educational,  
 15 Category (3), Miscellaneous, and Category (4), Public/Quasi Public, are permitted.

16 (4) All permitted Category (1), Category (2), Category (3), and Category (4) uses  
 17 shall meet restrictions and requirements indicated in the commercial use table for the C-S-C  
 18 Zone.

19 (c) The Planning Board shall review all proposed signs when reviewing a Special Permit  
 20 application for proposed artists' residential studios or performance arts centers. The signage  
 21 schedule shall follow the requirements in Part 12 for similar uses, unless the owner shows that its  
 22 proposed schedule meets the purposes of the sign regulations.

23 (d) Off-street parking requirements in Part 11 do not apply to artists' residential studios or  
 24 performance arts centers.

25 (1) The Planning Board shall review and approve an off-street parking schedule when  
 26 reviewing a Special Permit application for the proposed use.

27 (2) The Planning Board shall consider the following when reviewing an off-street  
 28 parking schedule:

29 (A) The likelihood that different uses in artists' residential studios or  
 30 performance arts centers will share parking spaces because of variations in times of peak  
 31 demand;



- 1                    (B) The availability of on-street parking or other parking on nearby properties;  
2                    (C) The availability of public transit for residents, patrons, or visitors; and  
3                    (D) Parking requirements in Part 11 that would apply to similar uses.

4                    SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five  
5 (45) calendar days after its adoption.

                    Adopted this 8th day of May, 2001.

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: \_\_\_\_\_  
Ronald V. Russell  
Chairman

ATTEST:

\_\_\_\_\_  
Joyce T. Sweeney  
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.