

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2004 Legislative Session**

Bill No. CB-72-2004

Chapter No. _____

Proposed and Presented by Council Member Shapiro

Introduced by Council Member Knotts

Co-Sponsors _____

Date of Introduction November 1, 2004

ZONING BILL

1 AN ORDINANCE concerning

2 C-S-C and C-M Zones

3 For the purpose of permitting a Commercial Revitalization use within the C-S-C and C-M Zones,
4 and setting standards and requirements for the use.

5 BY repealing and reenacting with amendments:

6 Section 27-461 (b),
7 The Zoning Ordinance of Prince George's County, Maryland,
8 being also
9 SUBTITLE 27. ZONING.
10 The Prince George's County Code
11 (1999 Edition, 2002 Supplement).

12 BY adding:

13 Section 27-464.06
14 The Zoning Ordinance of Prince George's County, Maryland,
15 being also
16 SUBTITLE 27. ZONING
17 The Prince George's County Code
18 (1999 Edition, 2002 Supplement).

19 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
20 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional

1 | District in Prince George's County, Maryland, that Section 27-461 (b) of the Zoning Ordinance
2 | of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County
3 | Code, be and the same is hereby repealed and reenacted with the following amendments:

4 | **SUBTITLE 27. ZONING.**

5 | **PART 6. COMMERCIAL ZONES.**

6 | **DIVISION 3. USES PERMITTED.**

Sec. 27-461. Uses permitted.

(b) TABLE OF USES I.

USE	ZONE					
	C-O	C-A	C-S-C	C-W	C-M	C-R-C
* * * * *	*	*	*	*	*	*
(3) Miscellaneous:						
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	X
Commercial recreational development	P35	X	X	X	X	X
<u>Commercial Revitalization, as provided in Section 27-464.06</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>
Consolidated Storage	X	X	P ³⁴	X	X ³⁶	X
* * * * *	*	*	*	*	*	*

SECTION 2. BE IT FURTHER 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 Section 27-464.06 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 is hereby added:

PART 6. COMMERCIAL ZONES.

DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.

Sec. 27-464.06. Commercial Revitalization.

(a) Applicability:

(1) Commercial Revitalization, as permitted in the Table of Uses in Part 6, shall be limited to property: (i) located within the Developed Tier, as shown in the General Plan; (ii) located in an area designated as a “Town Center” within a Development District Overlay Zone in an Adopted Sector Plan or Master Plan and an accompanying Endorsed Sectional Map Amendment; and (iii) located in a proposed Development District Overlay Zone;

(b) Requirements:

(1) Uses permitted shall be those designated as “P”, indicating the use is permitted by right; “SP”, indicating the use is permitted subject to approval of a Special Permit, in accordance with Section 27-239.02; or “X”, indicating the use is prohibited; within the following table of uses:

USE	
(1) ARTS-RELATED USES:	
Private or public arts institutions for the promotion, practice, and dissemination of information related to the fine arts and handcrafts	P
Private or public multipurpose arts center (for multiple uses including administration, community space, studio space, information dissemination, arts production, publication, classes, gallery space, and events)	P
Art Gallery	P
Art school, including dance, photography, filmmaking, music, writing, painting, sculpting, printmaking, or glassmaking.	P
Artist studio as a working space for use by a fine arts artist or artist collective, hand crafter, designer, or digital media producer in day to day production, which may be used for auxiliary sales of items produced onsite:	
(i) As an accessory to an allowed use	P
(ii) All others	P
Craftsman or artisan primarily design and production shop that may include auxiliary sales, for small-scale production of goods including but not limited to musical instruments, papermaking, jewelry, and puppet making.	P
Rehearsal space	P
Sound stage for TV/film recording studio	X
Arts services, including set design or construction and restoration of artworks	P

USE	
Concert hall or other performing arts space	P
Dance Hall or special event location	X
Cabaret	X
Outdoor performance sites	P
Dinner Theater	P
Drinking places, including bars, nightclubs, or cocktail lounge	X
Performing arts ticket office or booking agency	P
Performing arts ticket office or booking agency as auxiliary use	P
Artists' supply store	P
Bead, jewelry supply	P
Blueprint/GIS Mapping/architectural supply store	P
Cafes for table and/or bar service of tea, coffee, other beverages, and food	P
Card shop	P
Ceramic supply	P
Costume rental	P
Digital services, e.g., web, sound, or graphic design and editing	P
Ice cream shop	P
Fabric, knitting or rug making supply store	P
Fashion design studio	P
Mail box service	P
Musical recording or musical instruments store	P
Paper and supplies store	P
Picture framing shop	P
Live/work unit	P
(2) COMMERCIAL	
Distillery for the production of fuel alcohol	X
Limited professional uses in multifamily projects	P
(A) Eating or Drinking Establishments:	
Dive-in restaurant	X
Fast-food restaurant	SP
Other than a drive-in or fast-food restaurant (which may include incidental carry-out service, except where specifically prohibited):	
(i) Permitting no entertainment (of any sort) other than music, and no patron dancing with hours that do not extend beyond 11 P.M.:	

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USE		
(a) On properties of 5 acres or greater		X
(aa) All others		P
(ii) Permitting live entertainment or patron dancing with hours of operation that extend beyond 11:00 p.m. and not within 60 feet of single-family residentially zoned property		P
(iii) All others		SP
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:		
Bus maintenance accessory to a private school, educational institution, church, or other place of worship		X
Boat fuel sales at the waterfront		X
Boat sales, rental, service, and repair, including outdoor storage of boats and boat trailers		X
Boat storage yard		X
Car wash		X
Gas station (in the C-M Zone, subject to Detailed Site Plan review in accordance with Section 27-358(a)(1),(2),(4),(5),(6),(7),(8),(9), and (10))		X
Incidental automobile service in a parking garage		X
Vehicle lubrication or tune-up facility, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage		X
Vehicle, mobile home, or camping trailer repair and service station		X
Vehicle, mobile home, or camping trailer sales or rental lot		X
Vehicle or camping trailer rental (in the C-M Zone, subject to Section 27-417(a),(b)(2), and		X
(c)		X
(a) On properties of 5 acres or greater		X
(aa) All others		P
(iv) Permitting live entertainment or patron dancing with hours of operation that extend beyond 11:00 p.m. and not within 60 feet of single-family residentially zoned property		SP
(v) All others		SP
Vehicle or camping trailer storage yard		X
Vehicle parts or tire store including installation facilities, provided all sales and installation operations are conducted in a wholly enclosed building with no out door storage		X
Vehicle towing stations		X
Mobile or modular home sales lot, which may include the storage of mobile homes or modular home components for sale		X
(C) Offices:		
Bank, savings and loan association, or other savings or lending institution:		
(i) With drive through		SP
(ii) All others		P
Office accessory to an allowed use		P
Office (except as otherwise provided)		P
Office of a certified massage therapist		P
Office of a medical practitioner or medical clinic (which may include an accessory private spa)		P
Real estate subdivision sales office:		
(i) As a temporary use, in accordance with Sections 27-260 and 27-261		P
(ii) As an accessory use in a dwelling		P

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USE	
(iii) All others	X
Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similarly recognized and learned professions, as an accessory use in a dwelling	P
Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance of the dwelling or project	P
Insurance sales office as an accessory use in a dwelling	P
Multifamily dwelling management company (must manage the project within which it is located)	P
Temporary trailer for office space accessory to an existing group residential facility, which services more than eight persons, in accordance with Sections 27-260 and 27-261	X
(D) Services:	
Acupuncturist	P
Alternative health practitioners, licensed	P
Ambulance service, private	X
Animal hospital, veterinary office, animal training, kennel	
(i) On properties of 5 acres or greater	X
(ii) All others	P
Barber or beauty shop	P
Bicycle repair shop:	
(i) Nonmotorized only	P
(ii) All others	X
Blacksmith shop	X
Blueprinting, photostating, or other photocopying establishment	P
Carpet or rug shampooing establishment	X
Catering establishment	P
Computer system hardware assembly and maintenance shop	X
Data processing	P
Dry cleaning or laundry pickup station	P
Dry cleaning store or plant:	
(i) Retail, gross floor area under 3,000 square feet	P
(ii) Retail, unrestricted	X
(iii) Wholesale (may include retail service)	X
Electrical or electronic equipment, appliances, radio or television, computer repair shop	P
Employment agency	P
Fortunetelling	P
Funeral parlor, undertaking establishment	X
Household appliance or furniture repair shop	P
Key or locksmith shop	P
Laboratory	P
Laundromat:	
(i) Accessory to an allowed use	P
(ii) All others	P
Laundry store or plant:	
(i) Retail, gross floor area under 3,000 square feet	P
(ii) Retail, unrestricted	X
(iii) Wholesale (may include retail service)	X
Lawn mower repair shop:	
(i) Nonmotorized only	X
(ii) All others, provided all repairs are performed within a wholly enclosed building	X
Limousine service	X

USE	
Machine shop accessory to an allowed use	X
Massage establishment	SP
Methadone treatment center	X
Model studio	SP
Monument and headstone sales establishment	X
Newspaper publishing establishment	P
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
Photographic processing plan	P
Photography studio or darkroom:	
(i) As an accessory use solely by the resident of a one-family detached dwelling and located within such dwelling	P
(ii) All others	P
Pizza delivery service, limited to off-premises delivery with no eat-in or drive-in service:	
(i) With carry-out service in a building with less than 2,500 sq. ft. of gross floor area	P
(ii) Unrestricted in size with no carryout service	X
Printing shop:	
(i) Not exceeding 2,000 square feet of gross floor area	P
(ii) All others	X
Research and development	P
Sauna or steam bath	P
Septic tank service	X
Sewage dump station for camping trailers or boats	X
Shoe repair shop	P
Tailor or dressmaking shop	P
Taxidermy	X
Travel bureau	P
Upholstery shop	P
Watch or jewelry repair shop	P
Welding shop:	
(i) Accessory to an allowed use	X
(ii) All others	X
(E) Trade (Generally Retail):	
Adult book store	X
Antique shop	P
Arts, crafts, and hobby supply store	P
Bait shop	X
Bakery, primarily retail sales with or without production on-site	P
Bakery products, wholesale (may include retail sales)	X
Bicycle (sales) shop:	
(i) Nonmotorized only	P
(ii) All others	X
Book (except adult bookstore) or camera store	P
Bottled gas sales:	
(i) Accessory to an allowed use	X
(ii) All others	X
Building supply store:	
(i) Wholly enclosed, except for nursery stock	X
(ii) With outdoor storage on not more than 50 percent of the lot, provide it is enclosed by a slightly opaque wall or fence at least eight feet high	X
Bulk retailing	X

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USE	
Buying of items within guest rooms and vehicles, pursuant to Section 27-115(a)(2)	X
Carpet or floor covering store	P
Clothing, dry goods, millinery, or shoe store	P
Computer store	P
Confectioner (not exceeding 40,000 square feet of gross floor area):	
(i) Retail	P
(ii) Wholesale (may include accessory retail sales)	X
Department or variety store, excluding pawnshops	P
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X
Drug store	P
Electrical supply store	P
Farm implement, supplies, or feed sales; farm implement repair	X
Firewood sales as a temporary use in accordance with Sections 27-260 and 27-261	X
Farmers' market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261	P
Florist shop	P
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	
(i) Not exceeding 3,000 square feet of gross floor area or occupying more than 10 percent of the site, whichever is larger	P
(ii) All others	P
Food or beverage goods preparation for wholesale sales	X
Food or beverage store:	
(i) Not exceeding 3,000 square feet of gross floor area	P
(ii) Not exceeding 25,000 square feet of gross floor area	P
(iii) All others	SP
Garden supplies store, floricultural or horticultural nursery, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees	X
Garden center, nursery, or greenhouse for primarily retail sales with under 15,000 square feet total gross sales area	P
Gift, jewelry, music, souvenir, or other specialty store not specifically listed	P
Hardware store (may include electrical or plumbing supplies)	P
Home furnishing store (such as interior decorations, electronics, house wares, household accessories, or textiles)	P
Household appliance or furniture store	P
Ice vending machine (not exceeding eight-ton capacity)	X
Landscaping contractor's business	
(i) On properties of 5 acres or greater	X
(ii) All others	X
Lawn mower (sales) store	X
Newspaper, magazine, or tobacco shop	P
Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees	
(i) On properties of 5 acres or greater	X
(ii) All others	X
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):	P
(i) Not more than 6 feet from main building (subject to Section 27-388)	P
(ii) More than 6 feet from main buildings (subject to Section 27-388)	X
Outdoor display of merchandise for sale or outdoor customer seating that does not obstruct the seven-foot wide path of sidewalk across the frontage of the property	P
Paint or wall covering store	P

USE	
Pawnshop	X
Pet (sales) shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor; may include the sale of pet feed and supplies	P
Pet feed and supply store	P
Retail shop or store (not listed) similar to one permitted (P)	P
Retail sales as accessory to production	P
Sales events sponsored by bona fide nonprofit groups or organizations, in accordance with Sections 27-260 and 27-261	P
Sales from guest rooms and vehicles, in accordance with section 27-115(a)(2)	X
Seafood market:	
(i) Containing less than 3,000 square feet of gross retail space	P
(ii) Containing less than 7,000 square feet of gross retail space	P
(iii) Unrestricted in size	X
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P
Septic tanks sales	X
Sporting goods shop for the sales and rental of nonmotorized athletic equipment, which may include marine equipment and supplies	
(i) Under 8,000 square feet in area	P
(ii) All others	P
Stationary or office supply store which may include the sale of furniture or business machines	P
Swimming pool or spa sales and service	
(i) Excluding outdoor display	X
(ii) Including outdoor display, provided it is enclosed by a 6-foot high fence (subject to Section 27-388)	X
Toy store	P
Video electronics, games, tapes, or digital discs store	P
Wayside stand:	
(i) As a temporary use, subject to Sections 27-260 and 27-261	P
(ii) All others	X
	(3) Industrial:
(A) Chemical and Allied Manufacturing:	
Abrasive and asbestos products	X
Acids and caustics	X
Carbon black	X
Celluloid or pyroxylin	X
Cosmetics, medicinal, pharmaceutical, and toilet article products, fabrication	X
Distillery for the production of fuel alcohol, which may include bulk storage	X
Drugs, compounding	X
Dyestuffs	X
Fertilizer	X
Gum and wood chemicals, which may include distilling	X
Ink:	
(i) Paste inks	X
(ii) All other inks	X
Organic and inorganic chemicals (except as specified):	
(i) Blending and mixing	X
(ii) Breaking bulk	X
Paints, varnishes, lacquers, enamels, and shellacs	X
Pesticides and insecticides	X
Plastics and synthetic fibers	X
Soaps, cleaners, polishes, sanitation preparations, bleaches, and detergents	X

USE	
Soaps and toiletries, handcrafted	X
(B) Fabrication of Wood, Metal, Paper, Plastic, and Glass Products from Materials Produced Elsewhere:	
Armament control and sighting systems	X
Communications equipment, computers, telephones, electronic equipment, radios, sound systems, or televisions (which may include parts for these items)	X
Containers:	
(i) Paper or plastic	X
(ii) Glass, metal, or wood or other materials	X
Electrical lighting fixtures	X
Engines, generators, turbines, or miscellaneous machinery	X
Furniture, cabinets, fixtures, or interior decorating components	X
Hardware (except as otherwise specified)	X
Heavy armament	X
Household appliances	
(i) Small electrical household appliances, including televisions but excluding refrigerators and similar large appliances	X
(ii) All others	X
Motorized vehicles, aircraft, construction, farm, or railroad equipment, ships or boats (which may include the parts for these items):	X
Nonmotorized vehicles, aircraft, construction, farm, or railroad equipment, ships or boats (which may include the parts for these items):	
(i) Handcrafted vehicles or water-going craft	X
(ii) All others	X
Office supplies and equipment	X
Plumbing, air conditioning, carpentry, electrical heating, and lighting supplies and equipment (except where otherwise specified)	
(i) Plastic	X
(ii) Other materials	X
Spas and swimming pools	X
Structural components of buildings (except as otherwise specified)	X
Vending machines	X
(C) Manufacturing and Processing of Lumber, Wood, and Related Products	
Logging camps or contractors	X
Mobile or manufactured homes	X
Modular buildings	X
Sawmills or planing mills	X
Veneer and plywood	X
Wood preserving	X
(D) Manufacturing of Scientific, Specialized, and Technical Instruments and Equipment:	
Engineering, computer, drafting, laboratory, office, research, and scientific instruments, devices, equipment and supplies	X
Optical, dental, medical, ophthalmic, orthopedic, and prosthetic devices and supplies	X
Photographic equipment and supplies	X
Timing, light, mixing, safety, temperature, or weight control devices	X
Watches, clocks, measuring, or time-keeping devices	X
(E) Metal Production:	
Blast furnace	X
Foundry:	
(i) Nonferrous metals	X
(ii) Non-ornamental ferrous	X
(iii) Ornamental metals	X

USE	
Recycling of nonferrous metals	X
Rolling mill	X
Smelting	X
(F) Miscellaneous Industrial, Manufacturing, and Related Uses:	
Brushes, brooms, combs, or lamp shades manufacturing	X
Cigarettes, cigars, or other tobacco products (chewing or smoking) manufacturing	X
Consolidated storage, in accordance with Section 27-475.04	X
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:	
(i) With storage of materials or equipment:	
(a) Indoors	X
(b) Outdoors	X
(ii) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry (and the like) parts for installation off-site	X
(iii) Including the retail sale of parts and supplies as an accessory use	X
Contractor's plant or storage yard:	
(i) Those involving the operation or storage of heavy equipment over 17,000 pounds gross vehicle weight	X
(ii) All others	X
Explosives, fireworks, or gunpowder manufacturing	X
Gelatin manufacturing	X
Glue or size manufacturing	X
Heavy motorized equipment, motor vehicle, truck, boat, camping trailer, or trailer storage yard	X
Jewelry manufacturing	X
Junkyard	X
Machine shop	X
Matches manufacturing	X
Motion picture or broadcasting equipment manufacturing and production	X
Musical instruments, athletic goods, notions, novelties, sporting goods manufacturing	X
Pens, artist or drafting supplies, clerical equipment, business machines, or pencils manufacturing	X
Plastic products manufacturing, except as otherwise specified	X
Precious metalware manufacturing and plating	X
Recycling plant, except as otherwise specified	X
Storage building accessory to:	
(i) A permitted use	X
(ii) A special permit use	X
Storage yard, except as otherwise specified	X
Tobacco packing, processing, and treatment	X
Transfer station	X
Trash removal services	X
Uses which are noxious or offensive by reasons of odor, dust, fumes, smoke, gas, vibration, radiation, glare, or noise, or which constitute a public hazard by fire, explosion, or other means (in the discretion of the District Council)	X
Vehicle salvage yard	X
Warehousing:	
(i) Subject to Section 27-471(g)	X
(ii) All others	X
Waste material separation and processing facility, in accordance with Section 27-475.05	X
(G) Petroleum, Gas, and Related Products	
Asphalt mixtures	X
Breaking bulk for home consumption or portable appliances	X

USE	
Distribution for home consumption	X
Gasoline or gasohol bulk storage (other than gas station or vehicle repair and service station)	X
Gasohol fabrication	X
Liquid gas storage	X
Refinery	X
Tank farm, except as otherwise specified	X
(H) Printing, Publishing, Paper, and Related Industries:	
Bookbinder manufacturing	X
Bookbinding	X
Paper or paper board products (except containers) manufacturing	X
Paper recycling collection center (only for collection, storage, and shipping)	X
Printing and engraving (which may include all processes)	X
Publishing	X
Pulp making	X
(I) Processing of Food and Kindred Products for Human Consumption:	
Bakery products manufacturing	X
Beverage bottling (all containers):	
(i) Alcoholic	P
(ii) Nonalcoholic	P
Brewery, distillery, winery	P
Cereals, grains, or spice processing	X
Coffee roasting	
(i) As auxiliary to coffee shop	P
(ii) All others	X
Confectionery products manufacturing	X
Drying and dehydrating of food products	X
Freezing of food products	X
Oil and fat manufacturing (edible)	X
Packaging, packing, and canning of food products	X
Pickling	X
Reduction plant	X
Sauce, seasoning, and dressing manufacturing	X
Slaughterhouse	X
Smoking and curing	X
Sugar refinery	X
Syrup and flavor extract manufacturing	X
(J) Rubber and Synthetic Rubber Products:	
Fabrication of rubber products	X
Recycling of rubber products	X
Rubber manufacturing	X
Rubberizing of wearing apparel or household items	X
Synthetic rubber (and similar products) manufacturing	X
Tire or tube manufacturing	X
Tire recapping	X
(K) Stone, Clay, Glass, and Cement Products:	
Cement manufacturing	X
Concrete batching or cement mixing plant	X
Cutting of nonstructural stone	X
Glass blowing and molding	X
Manufacturing of ornamental products made of clay, concrete, glass plaster, porcelain, or stone	X
Manufacturing or cutting of structural products made of clay, concrete, glass, stone, or similar materials	X

USE	
(L) Textile Products:	
Fabrication of finished goods	X
Felt manufacturing	X
Fiber or thread manufacturing	X
Finishing of textile goods	X
Knitting	X
Lace (and similar products) manufacturing	X
Recycling of textiles	X
Synthetics manufacturing	X
Weaving	X
(M) Wholesale Trade:	
Apparel, garments, or related products	X
Automotive or motorized equipment (parts and accessories only)	X
Bakery products, wholesale	X
Bulk raw materials	X
Chemical and related products (except as otherwise specified)	X
Electronic, glass, metal, paper, rubber, or wood products	X
Food or kindred products	X
Garden supplies or nursery stock	X
(i) On properties of 5 acres or greater	X
(ii) All others	X
Livestock	X
Ornamental products made of china, clay, concrete, glass or stone	X
Petroleum products for home distribution	X
Structural products made of clay, concrete or stone with:	
(i) Indoor storage, only	X
(ii) Outdoor storage	X
Textile products	X
Tobacco and related products	X
Wholesaling or distribution of materials (products) not used or produced on the premise:	
(i) Subject to Section 27-471(g)	X
(ii) All others	X
Wholesaling or distribution of materials (products) used or produced on the premises	X
Wholesaling or distribution use not listed	X
(4) Institutional/Educational:	
Adaptive reuse of a building previously occupied by an institutional or public use under 25,000 square feet in gross floor area for an institutional or arts-related use, where not otherwise allowed	SP
Adult day care center	P
Adult rehabilitation center	P
Assisted living facility, subject to the requirements of Section 27-464.04	P
Chancery, on a lot having a net area of at least 15 acres	X
Church or similar place of worship, convent, or monastery	X
Community center or similar nonprofit social use; not publicly owned or operated	SP
Day care center for children	
(A) On properties of 5 acres or greater	X
(B) All others	SP
Eleemosynary or philanthropic institution	SP
Family day care	
(A) On properties of 5 acres or greater	X
(B) All others	SP
Health Campus	SP
Hospital (may include a private spa)	P

USE	
Medical/residential campus	SP
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261	P
Nursing or care home (may include a private spa)	P
School, Private:	
(A) Driving school, automobile only	P
(B) For artistic or technical instruction and practice (may include a studio)	
(i) On properties of 5 acres or greater	X
(ii) All others	P
(C) Tutoring establishment	
(i) On properties of 5 acres or greater	X
(ii) All others	P
(D) Private college or university	P
(E) Business	P
(F) Institution of higher learning (may include a private spa)	P
(G) Scientific	P
(H) Trade	P
(i) In accordance with Section 27-475.06.01, Section 27-463, or Section 27-443	P
(J) All others	P
Small group child care center	
(A) On properties of 5 acres or greater	X
(B) All others	P
(5) MISCELLANEOUS:	
Accessory structures and uses, except as otherwise provided	X
Adaptive reuse of a Historic Site or surplus public school, when not otherwise allowed	SP
Animals, not customarily household pets	X
Auction house	P
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	SP
Carpentry, cabinetmaking, or other woodworking shop	
(A) A maximum of 15,000 square feet in gross floor area	X
(B) All others	X
Cemetery or crematory	X
Collection of recyclable materials:	
(A) As a temporary use, in accordance with Sections 27-260 and 27-261	P
(B) All others	X
Commercial recreational development	X
Consolidated storage	X
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	X
(B) All others	X
Contractor's office (must include sanitary facilities), construction yard or shed, or storage building (in connection with a construction project) as a temporary use	P
Hardware fabrication and manufacturing of products from material produced elsewhere	X
Home occupation for residents, when not otherwise allowed	P
Ice vending machine for block ice	X
Increase in height of accessory building (not to exceed the height of the main structure), used for:	
(A) Servant, household help living quarters	X
(B) Agriculture purposes on a lot having a net area of less than 5 acres	X
(C) Agriculture purposes on a lot having a net area of at least 5 acres	X

USE	
(D) Office	X
(E) Artist Studio	P
Mobile home, with use for which amusement taxes collected, as a temporary use	P
Recycling collection center as a temporary use, in accordance with Sections 27-260 and 27-261	P
Recycling collection center, paper only (limited to collection, storage, and shipping):	X
Rental business for items permitted to be sold (except as otherwise specified)	SP
Sign, in accordance with Part 12:	
(A) Outdoor advertising (billboard)	X
(B) All others	P
Sign Shop	P
Storage, wholly enclosed, accessory to an allowed use	P
Temporary shelter for commercial display, sale, or service use permitted (P) in the respective zones, as a temporary use, in accordance with Sections 27-260 and 27-261	P
Temporary structures and uses not otherwise allowed	SP
Trash Removal services	X
Wholesaling, distribution, and related storage	X
Wholesaling of products incidental to the sales of the products on the premises	X
(6) Public:	
Community building, except as otherwise provided	P
Library	P
Post Office	P
Public building and use, except as otherwise prohibited	SP
Sanitary landfill or rubble fill	X
Voluntary fire, ambulance, or rescue squad services	P
(7) 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 enclosed 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	P
(B) All others	SP
Amusement center	SP
Amusement park, as a temporary use	X
Archery range, privately owned and commercially operated on land leased from, and owned by, a public agency	X
Arena or stadium (which may include a private spa):	
(A) On properties of 5 acres or greater	SP
(B) All others	SP
Athletic field	X
Auditorium:	
(A) On not less than 5 acres with no greater than 10 percent impermeable surface	P
(B) All others	P
Beach	X
Billiard or pool parlor	P
Boathouse (private) as an accessory use	X
Boat ramp	X
Bowling alley	SP
Carnival circus, fair, or similar use, not exceeding 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;	
(A) On a parking lot	P
(B) All others	P
Club or lodge (private) except as otherwise provided	SP

USE	
Commercial recreational attractions	SP
Commercial recreational facilities (privately owned) on land leased from a public agency, except as otherwise allowed	SP
Community building or similar nonprofit social use, not publicly owned or operated	
(A) On not less than 5 acres with no greater than 10 percent impermeable surface	X
(B) All others	SP
Community multipurpose facility which may include the following uses: reducing/exercise salon or health club; swimming pool, indoor; day care center for children, on properties less than 5 acres; park or playground (not public, associated with the day care); recreational program, before and after school; summer camp; community center or similar nonprofit social use (not publicly owned or operated)	P
Courts (indoor or outdoor) tennis, handball, racquetball, or volleyball), not including courts accessory to a dwelling	SP
Dog park	P
Employees' recreational facilities (private, nonprofit) accessory to an allowed use	SP
Fishing pier	X
Go-cart track	X
Golf course or county club	X
Golf course, miniature (indoor or outdoor)	P
Golf driving, archery, or baseball batting range	X
Homes Association Recreational Use, in accordance with Section 27-445	SP
Marina	X
Museum, aquarium, art gallery, cultural center, or similar facility	P
Park or playground	P
Performance arts center, in accordance with Sections 27-445.09, 27-464.05, or 27-475.06.04	P
Racetrack	X
Recreational campground (in the C-M Zone subject to paragraphs (1) thru (7) or Section 27-400(a))	X
Recreational or entertainment establishment of a commercial nature, if not otherwise specified	SP
Recreational program, before-and after-school	P
Recreational use (nonprofit) not publicly owned or operated, when not otherwise allowed	SP
Reducing/exercise salon or health club	P
Riding stable	X
Rifle, pistol, or skeet shooting range	X
Sauna or steam bath	P
Saunas, solariums, and health clubs, noncommercial, for the sole use of residents and their guests	P
Skating facility	X
Skate park	SP
Spa (private)	P
Spa (public)	P
Stable, private	X
Summer camp	P
Swimming pool	
(A) Indoor	P
(B) All others	P
Tennis, basketball, handball, or similar court	SP
Theater:	
(A) Indoor	P
(B) Outdoor (including drive-in)	SP
Zoo, not publicly owned	X
(8) RESIDENTIAL/LODGING:	
Apartment hotel	SP
Apartment housing for elderly or handicapped families in a building other than a surplus public	P

USE	
school building (with provisions for increased density and reduced lot size in multifamily zones)	
Apartment housing for elderly or handicapped families in a surplus public school building	P
Apartment housing for the elderly or physically handicapped	P
Artists' residential studios	P
Boarding house	P
Congregate living facility for more than eight elderly or physically handicapped residents	P
Congregate living facility for not more than eight elderly or physically handicapped residents	SP
Convent or monastery	X
Conversion of one-family detached dwelling to a building containing up to three dwelling units (not considered as a two-family, three-family, or multifamily dwelling)	SP
Country inn	P
Dwelling, provided that it was 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	P
Dwelling	P
Dwelling unit above the first floor within a building containing commercial, industrial, or arts-related uses	P
Dwelling unit on the first floor	
(A) Facing streets wider than two lanes	SP
(B) Facing streets a total of two lanes of traffic or less	P
Dwelling unit on the first floor as an adaptation of a building from an industrial or vehicle-related use and not an arts-related use into loft units	P
Dwelling, multifamily	P
Dwelling, one-family attached, for the elderly	P
Dwelling, one-family detached, cluster development	P
Dwelling, one-family detached (in general)	P
Dwelling, one-family semidetached	
(A) If allowed in the underlying zone	P
(B) All other	P
Dwelling, two-family detached:	P
(A) if allowed in the underlying zone	P
(B) All other	P
Dwelling, three-family:	P
Dwellings, one-family triple-attached (in general)	
(A) If allowed in the underlying zone	P
(B) All other	P
Dwelling, quadruple-attached:	
(A) If allowed in the underlying zone	P
(B) All other	P
Flag lot development	SP
Fraternity or sorority house	X
Group residential facility for mentally handicapped dependent persons	P
Guest house, as an accessory use	P
Hotel or motel	P
Mobile home used as a dwelling for emergency purposes as a temporary use, in accordance with Sections 27-260 and 27-261	X
Mobile home used as a one-family detached dwelling	X
Mobile home, with use for which amusement taxes collected	P
Planned retirement community	SP
Recreational community development, in accordance with Section 27-444	X
Rental of guest rooms (by the residents):	X
Residential Revitalization; Comprising any form of proposed multifamily, attached one-family or	SP

USE	
Detached one-family dwellings, in a residential revitalization project, as shown on a detailed site plan approved in accordance with Section 27-445.09	
Rooming houses	X
Tourist cabin camp	X
Tourist home	X
Townhouse, in general	
(A) If allowed in the underlying zone	P
(B) All other	P
Loft-style housing above the first floor	P
Transitional shelter for the homeless	SP
(9) RESOURCE PRODUCTION/RECOVERY:	
Agricultural preservation development, in accordance with Section 27-445.01	X
Agricultural uses	X
Sand and gravel wet-processing	X
Sawmill	X
Surface mining	X
(10) TRANSPORTION/PARKING/COMMUNICATIONS/UTILITIES:	
Airport, airpark, airfield, airstrip, heliport, helistop	SP
Antennas and related equipment buildings and enclosures, other than satellite dish antennas	X
(A) In or associated with a public building	P
(B) All others	SP
Broadcasting studio (without tower)	P
Bus station or terminal	P
Farm vehicles and farm machinery used on farm premises	X
Monopoles and related equipment buildings and enclosures	X
Motor freight receiving or shipping (loading) facilities	X
Parking lot or garage, or loading area as an accessory to a permitted use	P
Parking lot used in accordance with Part II to serve a use in an adjacent Commercial, Industrial, or M-X-T Zone	SP
Parking lot, required, serving adjacent Commercial or Industrial Zone	SP
Parking of mobile home, except as otherwise specified	X
Parking of a mobile home in a public right-of-way	X
Parking of vehicles accessory to an allowed use	P
Parking of vehicles owned or used by the occupants of the premises or their bona fide guests:	
(A) Boats and boat trailers	X
(B) Buses, on the same lot with, and accessory to, the principal use, such as a school or church	P
(C) Camping trailer (unoccupied)	
(i) Not more than one	X
(ii) Unlimited number	X
(D) Not more than one commercial vehicle:	
(i) Commercial vehicles not exceeding a manufacturer's gross vehicle weight specification of 8,500 pounds; containing no advertising other than a firm name or similar designation not more than 4 inches high; and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, or vehicles with dual rear wheels	P
(ii) All other	X
(F) Private passenger vehicles	P
Public utility uses or structures	
(A) Underground pipelines and electric power and telephone lines; structures commonly known as telephone poles; and railroad trucks (but not a yard) and passenger stations	P
(B) Antennas, monopoles, and related equipment buildings for mobile telephone transmission or other telecommunications, excluding satellite dish antenna:	
(i) In accordance with Section 27-445.04	SP

USE	
(ii) All others	SP
Satellite dish antenna, in accordance with Section 27-424-02, 27-451.01, or 27-468.01:	
(A) Up to 10 feet in diameter, to serve only one dwelling unit	P
(B) More than 10 feet in diameter, to serve only one dwelling unit	X
(C) All others	X
Storage of any motor vehicle which is wrecked, dismantled or not currently licensed, except where specifically allowed	X
Taxicab dispatching station:	
(A) Without cab storage, repair; or servicing	P
(B) With cab storage	X
(C) With cab repair or servicing within a wholly enclosed building	X
Taxicab stand	P
Telegraph or messenger service	P
Towers or poles (electronic, public utility when not otherwise permitted, radio, or television, transmitting or receiving)	SP
Trucking operations, except as otherwise specified	X

(2) Development must show compliance with the standards in the permit review process or detailed site plan review process depending upon the following criteria:

(A) Development subject to permit review is required to meet the standards labeled with an “X” in the “Permit Review” column within the following development standards table, and will be reviewed in a staff-level permit review process. Applicants with sites that are unable to meet all of the permit review development district standards may opt to go through a detailed site plan review process.

(B) Development subject to detailed site plan review will be evaluated for compliance with all the development district standards, as set forth below. Detailed site plan review shall be required for the following: (1) Sites over 4 acres in size; (2) Gateway and view terminus sites; and (3) Special permit uses per the use tables.

(C) Development regulations shall be those set forth in Section 27-546.18. Development standards shall be as set forth within the following table:

Standards	Permit Review						
1. Development shall meet all applicable build-to lines shown in Table 1. Table 1 Build-to Line (Distance behind R-O-W line in feet)	X						
<table border="1"> <thead> <tr> <th>Location</th> <th>Build-to line</th> <th>Variation</th> </tr> </thead> <tbody> <tr> <td>Along US 1, excluding the segment from Jefferson Street to Farragut Street</td> <td>10'-12' behind R-O-W</td> <td>±4'</td> </tr> </tbody> </table>	Location	Build-to line	Variation	Along US 1, excluding the segment from Jefferson Street to Farragut Street	10'-12' behind R-O-W	±4'	
Location	Build-to line	Variation					
Along US 1, excluding the segment from Jefferson Street to Farragut Street	10'-12' behind R-O-W	±4'					
2. All buildings shall be built out to a minimum of 80 percent of the site frontage.	X						
3. Development on lots or parcels greater than four acres in size should place	X						

Standards	Permit Review
utility lines underground or relocate them to the rear of the property in coordination with the appropriate utility.	
4. Building sidewalls should abut the sidewalls of adjacent buildings, if possible.	
5. Buildings on corner lots should not have blank exterior walls at the pedestrian level.	
<u>Access and Circulation</u>	
1. Access to parking lots and loading facilities on adjacent properties should be shared.	
2. Sidewalks a minimum of five feet in width shall connect to dwelling entrances, parking, recreational facilities, auxiliary buildings, recycling, and dumpster areas.	X
3. Sidewalks shall not be made of asphalt.	X
4. Sidewalk materials and design shall be continuous across driveways and driveway aprons.	X
5. There shall be a maximum of two access driveways per lot or parcel from a public street to parking.	X
6. Access to parking and the rear of the lot or parcel shall be located on a side street or alley and shall be a maximum of 18 feet wide.	X
7. Sites greater than four acres in size should have private drive aisles or public alleys to provide access to the rear of buildings and the interior of the lot or parcel for access to parking, dumpsters, and service entrances.	
8. Drive-thru services shall be located only on the rear of a building.	X
9. Drive-thru services shall not be allowed except where accessed from a side street or alley.	X
<u>Parking and Loading</u>	
1. Parking for an artist studio use shall be provided at the rate of one space per 2,500 square feet of gross floor area.	X
2. Parking for a residential or live/work use shall be a minimum of 1.0 on-site spaces per unit. Additional spaces up to a maximum of 3.5 spaces per unit may only be provided in an on-site parking structure.	X
3. If a parking district(s) is established for the Arts District or individual municipalities, the maximum number of off-street surface parking spaces for uses other than artist studio, residential and live/work shall be equal to 80 percent of the minimum number of required off-street parking spaces in accordance with Section 27-568(a) of the Zoning Ordinance. If additional parking is provided, it shall be structured. Parking may be on or off site but shall be located within one-quarter mile of the development site.	X
4. If a parking district(s) is established for the Arts District or individual municipalities, the minimum number of off-street surface parking spaces for uses other than artist studio, residential, and live/work shall be reduced 50 percent from the minimum number of required off-street parking spaces in accordance with Section 27-586(a) of the Zoning Ordinance. If off-site shared parking is utilized in accordance with off-site shared parking requirements below, then this minimum for on-site surface parking may be waived. The minimum number of off-street surface parking spaces permitted for each land use type shall comply with Section 27-568(a) of the Zoning Ordinance. Departure from the provisions of Section 27-568(a) would require a detailed site plan review.	X
5. Where shared parking is utilized, the applicant shall provide details of the development's proposed uses and required parking along with a letter from the parking lot manager certifying that the lot has the capacity to accommodate all parking needs and that the parking owner has entered into an agreement to	X

Standards	Permit Review
share the number of spaces required.	
6. When off-site parking is used to meet the parking requirements, the applicant will need to provide satisfactory documentation to show that parking is provided off site.	X
<u>Siting and Access</u>	
1. Structured parking for a multifamily residential use shall be located on the interior of the block, at the rear of the property or underground and accessed from a side street, alley or entrance drive-aisle with a secured door.	X
2. Residential unit garages shall be located at the rear of the property and accessed from a side street or alley.	X
3. Loading facilities shall only be located at the rear of the building and accessed from a side street or alley.	X
4. Parking shall not be located between the sidewalk or street and the building.	
5. Structured parking should be located on the interior of the block, at the rear of the property, or underground and accessed from a side street or alley. Structured parking should not be located to overshadow historic landmarks, historic neighborhoods or views of signature buildings.	
<u>Fencing, Walls, Screening, and Buffering</u>	
1. Opaque walls and fences, with the exception of required screening, shall not exceed four feet in height. Non-opaque fences shall not exceed six feet in height.	X
2. Barbed wire, vinyl cladding, unclad cinder block, or razor wire shall not be used as walls, fences, or screening. Appropriate materials for fences and walls include masonry, wood, decorative metal, or brick.	X
3. Chain-link fences shall not be used as walls, fences, or screening, with the exception of enclosures for recreational courts (e.g., tennis or basketball).	X
<u>Dumpsters, Services, Utilities, Outdoor Storage, and Stormwater Management</u>	
1. New techniques and methods of collecting and treating stormwater should be used as they emerge, such as micromangement described in the current version of the design manual Low-Impact Development Strategies – An Integrated Design Approach, published by DER.	
2. Dumpsters, outdoor storage, utility boxes, and HVAC units shall be screened by an opaque material similar in color and material to that of the main building so they are not visible from the public sidewalks or streets.	X
3. Dumpsters on adjacent properties should be consolidated, where possible.	
<u>Signage</u>	
1. Freestanding pole, monumental signs, or billboard shall not be allowed.	X
<u>Lighting</u>	
1. Gas stations should not be illuminated by a high level of lighting (above 10 Lux) and should use a minimum color-rendering index (CRI) of 65. This lighting should be shielded not to exceed 15 feet in radius from any given pump.	
2. Illumination shall be provided for main entrances, passageways, parking lots, recycling areas, service entrances and areas, alleys, pathways, parks, and plazas.	X
3. Grade changes in public spaces such as stairs, inclines, ramps, and steps should be illuminated from above or at the ground level.	
4. Fixtures should be located and shielded so that light does not spill from a parking lot onto an adjacent one-family residential property or into residential building windows.	
<u>Landscaping</u>	
1. Existing trees should be preserved, where feasible.	

Standards	Permit Review
2. Parking lots shall be planted with a minimum of one shade tree per every ten spaces in the provided corners, bump-outs, or islands.	X
3. The property owner should install hose bibs on the outside of new buildings in locations appropriate for watering street trees and landscaping and cleaning sidewalks where this does not interfere with entrance embellishments.	
<u>Building Design</u>	
1. Buildings adjacent to a one-family residential dwelling or a historic landmark shall have a maximum height of 42 feet.	X
2. Buildings on US 1, Alt. US 1 and 38 th Street should have a minimum height of 28 feet.	
3. The maximum height of multifamily residential buildings shall be 70 feet.	X
4. The maximum height of townhouse buildings shall be 45 feet.	X
<u>Building Openings</u>	
1. The main entrance(s) of buildings should with ground-floor retail uses be located on the primary street and address the sidewalk with appropriate lighting and signage. Buildings on corners should consider to locate a main entrance on the corner.	
2. The main entrances should be highlighted with a minimum of three design elements such as awnings, a portico, architectural recesses, windows (transom and sidelights), plantings, street furniture, and architectural details to highlight entrances to businesses or upper-story offices and apartments.	
3. The ground floor of commercial structures with first-floor retail uses shall contain at least 60 percent two-way visually transparent material.	X
4. All facades should have substantial fenestration on all stories, including those facing the rear, alley, driveways, parking lots or other open areas.	
5. Multifamily buildings should have transparent lobby and entrance windows facing the street.	
<u>Unit Design</u>	
1. Residential units shall not be located on the ground floor on 34 th Street, 38 th Street and on US 1 south of Jefferson Street.	X
2. Commercial buildings shall have a minimum ground floor height of 12 feet.	X
3. Artist live/work units shall have a minimum gross floor area of 700 square feet.	X
<u>Architecture</u>	
1. The historic character of buildings should be retained and, where possible, details of the original building should be restored.	
2. Developments should emphasize the division between street level and the upper stories through design features such as aligned windows, awnings, patterned bands, and cornices.	
3. Structured parking should relate to the architecture of the main building.	
4. New buildings greater than 45 feet in width should be designed to visually break up the length of the building.	
5. Buildings that exceed 130 feet in frontage on any street should be articulated through massing, material, color, opening, and detail changes to appear as multiple buildings rather than one single building.	
6. Buildings intended for institutional use should highlight the main entrance through massing changes, architectural details, and appropriate lighting and plantings.	
7. The ground floor of any commercial/mixed-use structure on US 1, Alt. US 1 and 38 th Street should incorporate decorative architectural detailing and materials. This shall be achieved through the use of windows and door casings, façade detailing, and unique cornices, banding or awnings.	
8. Design of multifamily buildings should be compatible with the scale and proportion of adjacent residential neighborhoods.	

Standards	Permit Review						
9. New buildings should be faced on any façade fronting a public street with quality materials such as brick, stone, wood, masonry, or stucco compatible with the character of the surrounding neighborhoods.							
Architecture for Signature Buildings							
1. New buildings and renovations on signature properties should incorporate designs that portray the unique identity of the Arts District and exhibit the highest quality in design or materials. See Proposed Gateway and View Terminus Sites map for locations.							
Signage							
1. Exterior neon signs, internally lit signs, and signs with moving parts or blinking lights shall only be permitted on US 1, 34 th Street and 38 th Street.	X						
2. Commercial signs painted on side or rear facades shall not exceed 30 percent of the facade area.	X						
3. Neon signs, signs with moving parts, or blinking lights should not be greater than 20 square feet in area.							
4. Sign locations should be incorporated into the overall architectural design of the building.							
5. Letters and logos painted on storefront windows and doors shall not exceed more than 25 percent of the window area.	X						
6. All businesses should have front and/or rear entry signage such as blade and bracket, pin letter, or flat mounted boards securely fastened to the building and oriented toward pedestrians.							
7. Signs should be lit externally, where the light does not exceed the area of the sign or spill onto the building façade.							
8. Only banners suspended and permanently braced perpendicular to the building are permitted.	X						
9. Sign area shall not exceed the regulations of Sections 27-613(c) and 27-107.01 of the Zoning Ordinance.	X						
10. Roof-mounted signs should not extend beyond the roofline by more than three feet.	X						
11. Wall murals shall not contain logos, advertising or a product for sale. The name of the sponsor may appear in letters not more than eight (8) inches in height. A wall mural shall not contain an image(s) that are obscene or negatively impact historic characters and resources of the local community.	X						
Public Space							
1. All streets shall have a sidewalk on both sides, whenever possible.	X						
2. Tree boxes shall have minimum dimensions of 5 feet wide, 10 feet long, and 4 feet deep and shall be located every 30 to 40 feet.	X						
Parks and Plazas							
1. At least one tree with a minimum 2 ^{1/2} -to 3-inch caliper should be planted per every 1,000 square feet of proposed open space.							
2. Walkways in parks and plazas shall have pedestrian-oriented lighting.	X						
3. A minimum of 1 shrub should be provided for every 100 square feet of area, and there should be a minimum of 3 varieties for spaces greater than 300 square feet.							
Standards							
2. Development shall meet all applicable build-to lines shown in Table 1. Table 1 Build-to Line (Distance of behind R-O-W line in feet)	X						
<table border="1"> <thead> <tr> <th data-bbox="402 1816 753 1906">Location</th> <th data-bbox="753 1816 899 1906">Build-to line</th> <th data-bbox="899 1816 1073 1906">Variation</th> </tr> </thead> <tbody> <tr> <td data-bbox="402 1906 753 1938">Along US 1, excluding the</td> <td data-bbox="753 1906 899 1938">20</td> <td data-bbox="899 1906 1073 1938">+4</td> </tr> </tbody> </table>	Location	Build-to line	Variation	Along US 1, excluding the	20	+4	
Location	Build-to line	Variation					
Along US 1, excluding the	20	+4					

Standards				Permit Review
	segment from Jefferson Street to Farragut Street			
2.	All buildings shall be built out to a minimum of 80 percent of the site frontage.			X
3.	Development on lots or parcels greater than four acres in size should place utility lines underground or relocate them to the rear of the property in coordination with the appropriate utility.			X
4.	Building sidewalls should abut the sidewalls of adjacent buildings.			
5.	Buildings on corner lots should not have blank exterior walls at the pedestrian level.			
<u>Access and Circulation</u>				
1.	Access to parking lots and loading facilities on adjacent properties should be shared.			
2.	Sidewalks a minimum of five feet in width shall connect to dwelling entrances, parking, recreational facilities, auxiliary buildings, recycling, and dumpster areas.			X
3.	Sidewalks shall not be made of asphalt.			X
4.	Sidewalk materials and design shall be continuous across driveways and driveway aprons.			X
5.	There shall be a maximum of two access driveways per lot or parcel from a public street to parking.			X
6.	Access to parking and the rear of the lot or parcel shall be located on a side street or alley and shall be a maximum of 14 feet wide.			X
7.	Sites greater than four acres in size should have private drive aisles or public alleys to provide access to the rear of buildings and the interior of the lot or parcel for access to parking, dumpsters, and service entrances.			
8.	Drive-thru services shall be located only on the rear of a building.			X
9.	Drive-thru services shall not be allowed except where accessed from a side street or alley.			X
<u>Parking and Loading</u>				
1.	Parking for an artist studio use shall be provided at the rate of one space per 2,500 square feet of gross floor area.			X
2.	Parking for a residential or live/work use shall be a minimum of 1.0 on-site spaces per unit. Additional spaces up to a maximum of 3.5 spaces per unit may only be provided in an on-site parking structure.			X
3.	The maximum number of off-street surface parking spaces for uses other than artist studio, residential and live/work shall be equal to 80 percent of the minimum number of required off-street parking spaces in accordance with Section 27-568(a) of the Zoning Ordinance. If additional parking is provided, it shall be structured. Parking may be on or off site but shall be located within one-quarter mile of the development site.			X
4.	The minimum number of off-street surface parking spaces for uses other than artist studio, residential, and live/work shall be reduced 50 percent from the minimum number of required off-street parking spaces in accordance with Section 27-586(a) of the Zoning Ordinance. If off-site shared parking is utilized in accordance with off-site shared parking requirements below, then this minimum for on-site surface parking may be waived. Properties within an established Parking District may have the minimum off-street parking requirements reduced or waived.			X
5.	Where shared parking is utilized, the applicant shall provide details of the development's proposed uses and required parking along with a letter from the parking lot manager certifying that the lot has the capacity to accommodate all			X

Standards	Permit Review
parking needs and that the parking owner has entered into an agreement to share the number of spaces required.	
6. When off-site parking is used to meet the parking requirements, the applicant will need to provide satisfactory documentation to show that parking is provided off site.	X
<u>Siting and Access</u>	
1. Structured parking for a multifamily residential use shall be located on the interior of the block, at the rear of the property or underground and accessed from a side street, alley or entrance drive-aisle with a secured door.	X
2. Residential unit garages shall be located at the rear of the property and accessed from a side street or alley.	X
3. Loading facilities shall only be located at the rear of the building and accessed from a side street or alley.	X
4. Parking shall not be located between the sidewalk or street and the building.	X
5. Structured parking should be located on the interior of the block, at the rear of the property, or underground and accessed from a side street or alley. Structured parking should not be located to overshadow historic landmarks, historic neighborhoods or views of signature buildings.	
<u>Fencing, Walls, Screening, and Buffering</u>	
1. Opaque walls and fences, with the exception of required screening, shall not exceed four feet in height. Non-opaque fences shall not exceed six feet in height.	X
2. Barbed wire, vinyl cladding, unclad cinder block, or razor wire shall not be used as walls, fences, or screening. Appropriate materials for fences and walls include masonry, wood, decorative metal, or brick.	X
3. Chain-link fences shall not be used as walls, fences, or screening, with the exception of enclosures for recreational courts (e.g., tennis or basketball).	X
<u>Dumpsters, Services, Utilities, Outdoor Storage, and Stormwater Management</u>	
1. Low-impact development techniques, such as micromanagement described in the current version of the design manual <i>Low-Impact Development Design Strategies – An Integrated Design Approach</i> , published by the Department of Environmental Resources, should be used as the primary method of collecting and treating stormwater.	
2. Dumpsters, outdoor storage, utility boxes, and HVAC units shall be screened by an opaque material similar in color and material to that of the main building so they are not visible from the public sidewalks or streets.	X
3. Dumpsters on adjacent properties should be consolidated, where possible.	
<u>Signage</u>	
1. Freestanding pole, monumental signs, or billboard shall not be allowed.	X
<u>Lighting</u>	
1. Gas stations should not be illuminated by a high level of lighting (above 10 Lux) and should use a minimum color-rendering index (CRI) of 65. This lighting should be shielded not to exceed 15 feet in radius from any given pump.	
2. Illumination shall be provided for main entrances, passageways, parking lots, recycling areas, service entrances and areas, alleys, pathways, parks, and plazas.	X
3. Grade changes in public spaces such as stairs, inclines, ramps, and steps should be illuminated from above or at the ground level.	
4. Fixtures should be located and shielded so that light does not spill from a parking lot onto an adjacent one-family residential property or into residential building windows.	
<u>Landscaping</u>	

Standards	Permit Review
1. Existing trees should be preserved.	
2. Shade trees with a minimum of 2 ^{1/2} - to 3-inch caliper shall be provided at the rate of one shade tree per every 5,000 square feet of the gross site area (exclusive of street dedications). Existing trees and street trees to be planted within the abutting right-of-way may be counted toward meeting this standard.	X
3. Parking lots shall be planted with a minimum of one shade tree per every ten spaces in the provided corners, bump-outs, or islands.	X
4. The property owner should install hose bibs on the outside of new buildings in locations appropriate for watering street trees and landscaping and cleaning sidewalks where this does not interfere with entrance embellishments.	
<u>Building Design</u>	
1. Buildings adjacent to a one-family residential dwelling or a historic landmark shall have a maximum height of three stories.	X
2. Buildings on US 1, Alt. US 1 and 38 th Street should have a minimum height of two stories.	
3. The maximum height of multifamily residential buildings shall be five stories.	X
4. The maximum height of townhouse buildings shall be 45 feet.	X
5. Turrets, widows walk, clock towers, cupolas, and other uninhabitable structures occupying less than 10 percent of the total area of the building footprint and not exceeding 10 feet in height above the total height shall be allowed and shall not be counted in the total height calculation.	X
<u>Building Openings</u>	
1. The main entrance(s) of buildings should be located on the primary street and address the sidewalk with appropriate lighting and signage. Buildings on corners should locate a main entrance on the corner.	
2. The main entrances should be highlighted with a minimum of three design elements such as awnings, a portico, architectural recesses, windows (transom and sidelights), plantings, street furniture, and architectural details to highlight entrances to businesses or upper-story offices and apartments.	
3. The ground floor of commercial structures with first-floor retail uses shall contain at least 60 percent two-way visually transparent material.	X
4. All facades should have substantial fenestration on all stories, including those facing the rear, alley, driveways, parking lots or other open areas.	
5. Multifamily buildings should have transparent lobby and entrance windows facing the street.	
<u>Unit Design</u>	
1. Residential units shall not be located on the ground floor on 34 th Street, 38 th Street and on US 1 south of Jefferson Street.	X
2. Commercial buildings shall have a minimum ground floor height of 14 feet.	X
3. Artist live/work units shall have a minimum gross floor area of 700 square feet.	X
<u>Architecture</u>	
1. The historic character of buildings should be retained and, where possible, details of the original building should be restored.	
2. Developments should emphasize the division between street level and the upper stories through design features such as aligned windows, awnings, patterned bands, and cornices.	
3. Structured parking should relate to the architecture of the main building.	
4. New buildings greater than 45 feet in width should be designed to visually break up the length of the building.	
5. Buildings that exceed 130 feet in frontage on any street should be articulated through massing, material, color, opening, and detail changes to appear as multiple buildings rather than one single building.	
6. Buildings intended for institutional use should highlight the main entrance	

Standards	Permit Review
through massing changes, architectural details, and appropriate lighting and plantings.	
7. The ground floor of any commercial/mixed-use structure on US 1, Alt. US 1 and 38 th Street should incorporate decorative architectural detailing and materials. This shall be achieved through the use of windows and door casings, façade detailing, and unique cornices, banding or awnings.	
8. Design of multifamily buildings should be compatible with the scale and proportion of adjacent residential neighborhoods.	
9. New buildings should be faced on any façade fronting a public street with quality materials such as brick, stone, wood, masonry, or stucco compatible with the character of the surrounding neighborhoods.	
<u>Architecture for Signature Buildings</u>	
1. New buildings and renovations on signature properties should incorporate designs that portray the unique identity of the Arts District and exhibit the highest quality in design or materials. See Proposed Gateway and View Terminus Sites map for locations.	
<u>Signage</u>	
1. Exterior neon signs, internally lit signs, and signs with moving parts or blinking lights shall only be permitted on US 1, 34 th Street and 38 th Street.	X
2. Commercial signs painted on side or rear facades shall not exceed 30 percent of the facade area.	X
3. Neon signs, signs with moving parts, or blinking lights shall not be greater than 20 square feet in area.	X
4. Sign locations should be incorporated into the overall architectural design of the building.	
5. Letters and logos painted on storefront windows and doors shall not exceed more than 25 percent of the window area.	X
6. All businesses shall have front and/or rear entry signage such as blade and bracket, pin letter, or flat mounted boards securely fastened to the building and oriented toward pedestrians.	X
7. Signs shall be lit externally, where the light does not exceed the area of the sign or spill onto the building façade.	X
8. Only banners suspended and permanently braced perpendicular to the building are permitted.	X
9. Sign area shall not exceed the regulations of Sections 27-613(c) and 27-107.01 of the Zoning Ordinance.	X
10. Roof-mounted signs shall not extend beyond the roofline by more than three feet.	X
<u>Public Space</u>	
1. The streetscape is the area from the face of the curb to the build-to line. The streetscape should include a sidewalk (pedestrian walkway and street furniture zone) and a strip containing street trees, landscaping, and a paved area for pedestrian amenities. On streets with on-street parking, bump-outs containing tree boxes should be considered.	
2. The streetscape on US 1, 34 th and 38 th Streets and Alt. US 1 shall consist of sidewalk a minimum of 12 feet wide and may include a strip containing street trees, landscaping, and pedestrian amenities.	X
3. All streets shall have a sidewalk on both sides.	X
4. Tree boxes shall have minimum dimensions of 5 feet wide, 10 feet long, and 4 feet deep and shall be located every 30 to 40 feet.	X
5. Street trees shall be shade trees and shall be a minimum of 2 ^{1/2} -to 3-inch caliper.	X
<u>Parks and Plazas</u>	

Standards	Permit Review
1. At least one tree with a minimum 2 ^{1/2} -to 3-inch caliper should be planted per every 1,000 square feet of proposed open space.	
2. Walkways in parks and plazas shall have pedestrian-oriented lighting.	X
3. A minimum of 1 shrub should be provided for every 100 square feet of area, and there should be a minimum of 3 varieties for spaces greater than 300 square feet.	

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(2) Detailed site plans shall be reviewed and approved as set forth in Section 27-546.19 and 27-548.25. Any detailed site plan submitted pursuant to this Section shall be found to be in substantial conformance with the purposes of the M-U-I Zone, as set forth in Section 27-546.15.

(3) If a Sectional Map Amendment affecting the properties to which this Section applies is subsequently adopted by the Prince George’s District Council, and if said Sectional Map Amendment results in the M-U-I Zone upon said properties, with uses and development standards substantially similar to those set forth in this Section, then upon the effective date of said Sectional Map Amendment, this Section shall become null and void. If any governmental approvals affecting properties to which this Section applies (including, without limitation, detailed site plan; preliminary plan of subdivision; final plat; or grading, building and/or use and occupancy permit) have been received pursuant to the terms of this Section, any such approvals shall remain valid, and neither any structures nor uses approved and/or constructed pursuant to any such approvals shall be found to be nonconforming.

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after its adoption and will be abrogated and of no further effect upon the adoption of the Gateway Arts District Sector Plan.

Adopted this ____ day of _____, 2004.

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: _____
Tony Knotts
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

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