

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2006 Legislative Session

Bill No. _____ CB-75-2006
 Chapter No. _____
 Proposed and Presented by _____ Council Member Dernoga
 Introduced by _____
 Co-Sponsors _____
 Date of Introduction _____

ZONING BILL

1 AN ORDINANCE concerning

2 Agricultural Open Space Zone

3 For the purpose of creating an Agricultural Open Space (A-O-S) Zone and establishing
 4 procedures and regulations for this zone, providing a definition for agritourism activities,
 5 amending the definition of agriculture, and establishing a new special exception use for golf
 6 course or equestrian conservation subdivision.

7 BY repealing and reenacting with amendments:

8 Sections 27-107.01, 27-109, 27-317, 27-441, and 27-442,
 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 (2003 Edition, 2005 Supplement).

14 BY adding:

15 Sections 27-359.01 and 27-424.06,
 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 (2003 Edition, 2005 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, 27-109, 27-317, 27-441, 27-442 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Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with the following amendments: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.

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(9) **Agriculture:** The "Use" of land for farming, dairying, pasturage, apiaries, horticulture, floriculture, and animal husbandry, which may include: (1) "Accessory Uses" for processing, treating, selling, or storing agricultural products produced on a farm (on the premises)[.] ; (2) The use of farm machinery, stables, barns and semi-trailers; or (3) Logging and timber harvesting operations conducted under the forest conservation and management program under Section 8-211 of the Tax-Property Article, and subject to a logging permit issued by the Department of Environmental Resources. The term "Agriculture" shall not include: (1) [t]The commercial feeding of garbage or offal to animals, the slaughtering of livestock for marketing, or the disposal of sludge except for fertilization of crops, horticultural products, or floricultural products in connection with an active agricultural operation or home gardening [.] ; (2) Confined animal feeding operations characterized by the concentrated feeding or holding of animals or poultry in buildings, pens or lots where the surface has been prepared to support animals in wet weather or where the concentration of animals has destroyed the vegetative cover and the natural filtrative capacity of the soil for an area exceeding 10 percent of the net lot area; or (3) Slaughterhouses, fertilizer works, bone yards or plants for the reduction of animal matter.

(9.1) **Agritourism Activities:** A commercial enterprise that is located on a working farm, and related to the activities on that farm, intended to attract tourists and provide supplemental income for the farm owner. Agritourism uses include, but are not limited to: fishing, hunting, wildlife study, horseback riding, wine tasting, harvest festivals, barn dances, farm stays, roadside stands, farmer's markets, u-pick or pick-your-own operations, rent-a-tree

operations, corn mazes, corporate retreats, ranch stays, educational classes, and tours that primarily involve the study of agriculture or engaging in agricultural activities.

SUBTITLE 27. ZONING.

PART 2. GENERAL.

DIVISION 3. ZONES AND ZONING MAPS.

Sec. 27-109. Classes of zones.

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

(1) **Residential.**

A-O-S (Agricultural Open Space)

* * * * *

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

(1) A-O-S, R-O-S, O-S, R-A, R-E, V-L, R-L, V-M, R-R, R-S, R-80, R-55, R-M-H, R-35, R-20, R-M, R-T, R-30, R-30C, R-18, R-18C, R-U, R-10A, R-10, R-H, C-A, C-O, M-X-C, M-U-TC, C-R-C, C-S-C, M-U-I, C-1, C-C, C-G, C-2, C-W, C-M, C-H, L-A-C, M-A-C, I-3, I-4, U-L-I, I-1, I-2, E-I-A, M-X-T, R-P-C.

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SUBTITLE 27. ZONING.

PART 4. SPECIAL EXCEPTIONS.

DIVISION 1. ADMINISTRATIVE PROCEDURES.

SUBDIVISION 9. SPECIAL EXCEPTION APPROVAL.

Sec. 27-317. Required findings.

(a) A Special Exception may be approved if:

(1) The proposed use and site plan are in harmony with the purpose of this Subtitle;

(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;

(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or, in the absence of a Master Plan or Functional Master Plan, the General Plan;

(4) The proposed use will not adversely affect the health, safety, or welfare of residents

1 or workers in the area;

2 (5) The proposed use will not be detrimental to the use or development of adjacent
3 properties or the general neighborhood; and

4 (6) The proposed site plan is in conformance with an approved Tree Conservation Plan.

5 (b) To approve a special exception use for properties zoned A-O-S; in addition to the
6 required findings of subsection (a) above, the District Council shall find that the layout and
7 design of the proposed use serves the purposes of the A-O-S Zone.

8 * * * * *

Sec. 27-441. Uses permitted.**(b) TABLE OF USES.**

USE	ZONE									
	<u>A-O-S</u>	<u>R-O-S</u>	<u>O-S</u>	<u>R-A</u>	<u>R-E</u>	<u>R-R</u>	<u>R-80</u>	<u>R-55</u>	<u>R-35</u>	<u>R-20</u>
(1) COMMERCIAL:										
Animal Hospital, veterinary office	<u>X</u>	SE	SE	SE	SE	SE	X	P ⁷⁴	X	X
<u>Agritourism Activities</u>	<u>P⁸⁴</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Antique shop	<u>SE</u>	X	SE	SE	SE	SE	X	X	X	X
Bus maintenance accessory to a private school, church, or other place of worship	<u>X</u>	X	SE	SE	SE	SE	SE	SE	SE	SE
Buying of items within guest rooms and pursuant to Section 27-115(a)(2)	<u>X</u>	X	X	X	X	X	X	X	X	X
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	<u>X</u>	P	P	P	P	P	P	P	P	P
Commercial recreational development	<u>X</u>	X	X	X	X	P ⁶⁶	X	X	X	X
Contractor's office (must include sanitary facilities), construction yard or shed, or storage building (in connection with a construction project) as a temporary use:	<u>X</u>									
(A) Subject to Sections 27-260 and 27-261	<u>X</u>	X	P	P	P	P	P	P	P	P
(B) All others	<u>X</u>	X	SE	SE	SE	SE	SE	SE	SE	SE
Contractor's Office, which may include wholly-enclosed storage, as a permanent use	<u>X</u>	X	X	X	X	P ⁶⁷	X	X	X	X
Distillery for the production of fuel alcohol	<u>X</u>	SE	SE	SE	X	X	X	X	X	X
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	<u>X</u>	X	X	X	X	X	X	X	X	X
Farm implement sales or repair; farm supplies sales	<u>X</u>	X	X	SE ¹⁴	X	X	X	X	X	X
Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261	<u>X</u>	P	P	P	P	P	P	P	P	P

USE	ZONE									
	A-O-S	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Farmer's Market as an agritourism activity	<u>P⁸⁴</u>	X	X	X	X	X	X	X	X	X
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261	<u>X</u>	P	P	P	P	P	P	P	P	P
Firewood sales as an agritourism activity	<u>P⁸⁴</u>	X	X	X	X	X	X	X	X	X
Funeral parlor, undertaking establishment	<u>X</u>	X	SE	SE	SE	SE	SE	SE	SE	SE
Gas station	<u>X</u>	X	X	P ⁷⁵	X	X	X	X	X	X
Kennel:										
(A) On a lot having a net area of 20,000 sq. ft. or less	<u>X</u>	X	SE	SE	SE	SE	X	X	X	X
(B) On a lot having a net area between 20,000 sq. ft. and 80,000 sq. ft.	<u>X</u>	X	P	P	SE	P	X	X	X	X
(C) On a lot having a net area exceeding 80,000 sq. ft.	<u>X</u>	P	P	P	P	P	X	X	X	X
(D) <u>On a lot having a minimum of 10 acres and a maximum lot coverage of 10 percent</u>	<u>SE</u>	X	X	X	X	X	X	X	X	X
Landscaping contractor's business	<u>SE</u>	SE	SE	SE	SE	SE	X	X	X	X
Limited professional uses in multifamily projects	<u>X</u>	X	X	X	X	X	X	X	X	X
Monument and headstone sales establishment	<u>X</u>	X	X	X	X	P ⁶¹	X	X	X	X
Offices:										
(A) Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	<u>X</u>	P ⁷	P ⁷	P ⁷	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹	P ^{15,19}	P ^{16,19}
(B) Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance of the dwelling or project	<u>X</u>	X	X	X	X	X	X	X	X	X
(C) General business and professional offices	<u>X</u>	X	X	X	X	X	X	X	X	X

USE	ZONE									
	A-O-S	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(D) Insurance sales office as an accessory use in a dwelling	<u>X</u>	X	X	X	SE	SE	SE	SE	SE	X
(E) Medical practitioner's office in a one-family dwelling (except as provided in (A) above)	<u>X</u>	X	X	SE	SE	SE	SE	SE	SE ¹⁵	X
(F) Real estate sales office as an accessory use in a dwelling	<u>X</u>	X	X	X	SE	SE	SE	SE	SE	X
(G) Real estate subdivision sales office as a temporary use:	<u>X</u>									
(i) Subject to Sections 27-260 and 27-261	<u>X</u>	X	P	P	P	P	P	P	P	X
(ii) All others	<u>X</u>	X	SE	SE	SE	SE	SE	SE	SE	X
(H) Multifamily dwelling management company (must manage the project within which it is located)	<u>X</u>	X	X	X	X	X	X	X	X	X
(I) Temporary trailer for office space accessory to an existing group residential facility, which services more than eight (8) persons, in accordance with Sections 27-260 and 27-261	<u>X</u>	X	P	X	X	X	X	X	X	X
Parking lot, required, serving adjacent Commercial or Industrial Zone	<u>X</u>	X	SE	SE	SE	SE	SE	SE	SE	X
Photography studio and darkroom, as an accessory use solely by the resident of a one-family detached dwelling and located within such dwelling	<u>X</u>	X	X	X	X	X	X	SE	X	X
Retail sales and consumer service establishment	<u>X</u>	X	X	X	X	X	X	X	X	X
Riding stable:										
(A) On a tract consisting of less than 20,000 sq. ft.	<u>X</u>	X	SE	SE	X	X	X	X	X	X
(B) On a tract consisting of between 20,000 sq. ft. and 9 contiguous acres	<u>X</u>	SE	SE	SE	SE	SE	X	X	X	X
(C) As an agritourism activity	<u>P⁸⁴</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>SE⁶⁷</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
[(C)][(D)] All others	<u>X</u>	P	P	P	P	SE ⁶⁷	X	X	X	X
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261 ⁴³	<u>X</u>	P	P	P	P	P	P	P	P	P

USE	ZONE									
	A-O-S	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Waterfront Entertainment/Retail Complex, in accordance with Section 27-445.08	<u>X</u>	P	P	P	P	P	P	X	X	X
Wayside stand as a temporary use:										
(A) Subject to Sections 27-260 and 27-261	<u>X</u>	P	P	P	P	P	P	P	P	P
(B) All others	<u>X</u>	SE	SE	SE ²⁵	SE	SE	SE	SE	SE	SE
<u>Wayside stand/Produce stand as an agritourism activity</u>	<u>P⁸⁴</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan.	<u>X</u>	X	X	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone, if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan.	<u>X</u>	X	X	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception).	<u>X</u>	X	X	X	X	P ⁷²	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone.	<u>X</u>	X	X	X	X	SE ⁷²	X	X	X	X
(2) Institutional/Educational:										
Adult day care center	<u>X</u>	X	SE	SE	SE	SE	SE	SE	SE	SE

USE	ZONE									
	A-O-S	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Assisted living facility	<u>X</u>	X	X	X	X	SE ⁷⁷	X	X	X	X
Chancery, on a lot having a net area of at least 15 acres	<u>X</u>	X	X	X	X	X	X	P	X	X
Church or similar place of worship:										
(A) Located on a lot less than 1 acre in size	<u>X</u>	X	X	X	X	SE	SE	SE	SE	SE
(B) Located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size	<u>X</u>	X	X	X	X	SE	SE	SE	SE	SE
(C) Located on a lot between 1 and 2 acres in size ⁵²	<u>X</u>	X	X	X	P	P	P	P	P	P
(D) Located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size ⁵²	<u>X</u>	X	X	X	P	P	P	P	P	P
(E) All others	<u>P⁸⁴</u>	SE	P ⁵³	P	P	P	P	P	P	P
Day care center for children:										
(A) Accessory to a publicly-owned recreational facility, a school, a surplus school building, improved property (other than a school) that is under the control of the Board of Education, a church, a public building, or a community building, in accordance with Section 27-445.03 ³⁴	<u>X</u>	P	P	P	P	P	P	P	P	P
(B) Accessory to a multifamily dwelling or project when located within a community room for the sole use of the residents or employees, in accordance with Section 27-445.03	<u>X</u>	X	X	X	X	X	X	X	X	X
(C) Accessory to a multifamily development when located within an existing building in accordance with Section 27-445.03	<u>X</u>	X	P	P	P	P	P	P	P	P
(D) All others	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
Eleemosynary or philanthropic institution:										
(A) An adaptive reuse of a structure last occupied by a Federal postal facility on a lot or parcel not more than 25,000 square feet in area for use by an organization serving the homebound	<u>X</u>	SE	SE	SE	SE	P	SE	SE	SE	SE

USE	ZONE									
	A-O-S	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(B) A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services; for a permitted use, any change in occupant or use shall require Detailed Site Plan approval by the District Council	<u>X</u>	SE	SE	SE	SE	SE	SE	P	SE	SE
(C) All others	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
<u>Environmental or Agricultural Interpretative/Educational Programs as an agritourism activity</u>	<u>P⁸⁴</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Family day care	<u>X</u>	P	P	P	P	P	P	P	P	P
Health campus	<u>X</u>	X	X	X	X	SE	SE	SE	SE	SE
Hospital	<u>X</u>	X	SE	SE	SE	SE	SE	SE	SE	SE
Medical/residential campus	<u>X</u>	X	SE	SE	SE	SE	SE	SE	SE	SE
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261	<u>X</u>	P	P	P	P	P	P	P	P	P
Nursing or care home (may include a private spa)	<u>X</u>	X	SE	SE	SE	SE	SE	SE	SE	SE
School, private:										
(A) In accordance with Section 27-443	<u>X</u>	X	P	P	P	P	P	P	P	P
(B) All others	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
Small group child care center	<u>X</u>	P	P	P	P	P	P	P	P	P
(3) Miscellaneous:										

USE	ZONE									
	A-O-S	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Accessory structures and uses (when not otherwise provided for)	<u>X</u>	P	P	P	P	P	P	P	P	P
Adaptive reuse of a surplus public school, when not otherwise allowed	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
Adaptive use of a Historic Site, when not otherwise allowed	<u>SE</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
Animals, not customarily household pets	<u>X</u>	X	X	X	X	X	X	SE	X	X
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 ⁴¹	<u>X</u>	P	P	P	P	P	P	P	P	P
Cemetery, crematory:										
(A) Cemetery, in accordance with Section 27-445.06	<u>X</u>	SE	P	P	X	X	X	X	X	X
(B) Cemetery, accessory to a church, convent, or monastery ⁴⁹	<u>X</u>	SE	P	P	P	P	P	P	P	P
(C) All others	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
Home occupations for residents ²⁰	<u>X</u>	P	P	P	P	P	P	P	P	P
Home occupations for residents, low-impact	<u>X</u>	P	P	P	P	P	P	P	P	P
Increase in height of accessory building, used for:										
(A) Servant, household help living quarters ³⁰	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
(B) Agricultural purposes on a lot having a net area of less than 5 acres	<u>X</u>	SE	SE	SE	SE	SE	X	X	X	X
(C) Agricultural purposes on a lot having a net area of at least 5 acres	<u>X</u>	P	P	P	P	P	X	X	X	X
(D) Office	<u>X</u>	X	X	X	X	X	X	X	X	X
Signs, in accordance with Part 12, associated with uses allowed in the applicable Residential Zone	<u>P</u>	P	P	P	P	P	P	P	P	P

USE	ZONE									
	A-O-S	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Signs, outdoor advertising (Billboards)	<u>X</u>	X	X	X	X	X	X	X	X	X
Temporary structures and uses not otherwise allowed	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
(4) Public/Quasi Public:										
Library	<u>X</u>	P	P	P	P	P	P	P	P	P
Public buildings and uses, except as otherwise provided	<u>P</u> ⁸⁴	P	P	P	P	P	P	P	P	P
Sanitary landfill, rubble fill, or Class 3 fill ^{47, 71}	<u>X</u>	SE	SE	SE	SE ³³	SE	X	X	X	X
Voluntary fire, ambulance, or rescue squad services ²⁶	<u>P</u>	P	P	P	P	P	P	P	P	P
(5) Recreational/Entertainment/Social/Cultural:										
Archery range, privately owned and commercially operated on land leased from, and owned by, a public agency	<u>X</u>	P	P	P	X	P	X	X	X	X
Athletic field, outdoor, private nonprofit	<u>X</u>	SE	P ⁵⁵	SE	SE	P ²⁷	SE	SE	SE	SE
Boathouse (private) as an accessory use	<u>X</u>	P	P	X	X	X	X	X	X	X
Carnival, circus, fair, or similar use, not exceeding 17 days duration and only on a parking lot as a temporary use in accordance with Sections 27-260 and 27-261	<u>X</u>	P	P	P	P	P	P	P	P	P
Club, private	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
Commercial recreational attraction	<u>X</u>	X	SE	SE	X	SE	X	X	X	X
Commercial recreational facilities (privately owned) on land leased from a public agency, except as otherwise allowed:										
(A) Leased on or after January 1, 1974	<u>X</u>	SE	SE	SE	X	SE	X	X	X	X
(B) Leased before January 1, 1974	<u>X</u>	SE	SE	SE	X	P	X	X	X	X
Community building or similar nonprofit social use, not publicly owned or operated:										

USE	ZONE									
	A-O-S	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(A) Only for residents and guests	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
(B) All others	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
Conference center and uses accessory thereto (such as restaurants, tennis courts, auditoriums, swimming pools, racquetball courts, riding stables, golf courses, or other recreational, physical fitness, or educational activities) privately owned and commercially operated, on a tract having a gross area of at least 500 acres, owned by a public agency, on which a public golf course is operated on a regular basis	<u>X</u>	SE	P	X	X	X	X	X	X	X
Courts (indoor or outdoor) (tennis, handball, racquetball, or volleyball), not including courts accessory to a dwelling:										
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	<u>X</u>	P	P	P	P	P	X	X	X	X
(B) All others	<u>X</u>	X	X	X	X	X	X	X	X	X
Golf course:										
(A) At least 18 holes on a tract having a gross area of at least 200 acres; provided that any accessory recreational facilities shall be located at least 100 feet from the nearest property line and effectively screened from view of any adjoining land in a Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan, not on publicly owned land	<u>X</u>	SE	SE	P	SE	SE	SE	SE	SE	SE
(B) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	<u>X</u>	P	P	P	P	P	X	X	X	X
(C) Golf Course Conference/Hotel complex	<u>X</u>	X	X	X	X	SE	X	X	X	X
<u>(D) Golf Course or Equestrian Conservation Subdivision</u>	<u>SE</u>	X	X	X	X	X	X	X	X	X
<u>[(D)](E) All others</u>	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE

USE	ZONE									
	A-O-S	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Golf course, miniature (indoor or outdoor):										
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	<u>X</u>	P	P	P	P	P	X	X	X	X
(B) All others	<u>X</u>	X	SE	SE	X	SE	X	X	X	X
Golf driving range:										
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	<u>X</u>	P	P	P	P	P	X	X	X	X
(B) All others	<u>X</u>	SE	SE	SE	X	SE	X	X	X	X
Homes Association Recreational Use, in accordance with Section 27-445	<u>X</u>	SE	P	P	P	P	P	P	P	P
Marina	<u>X</u>	X	X	X	X	P ⁶⁷	X	X	X	X
Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)	<u>X</u>	SE	SE	P	P	P	P	P	P	P
Performance arts center, in accordance with Section 27-445.09	<u>X</u>	X	X	X	X	X	X	SP	SP	SP
Racetrack, including pari-mutuel	<u>X</u>	X	X	SE	X	X	X	X	X	X
Racetrack, pari-mutuel only	<u>X</u>	X	SE	X	X	SE	X	X	X	X
Recreational campground	<u>SE</u>	SE	SE	SE	X	SE	X	X	X	X
Recreational program, before- and after-school	<u>X</u>	P	P	P	P	P	P	P	P	P
Recreational use (nonprofit) not publicly owned or operated, when not otherwise allowed:										
(A) Only for residents and guests	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
(B) All others	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
Saunas, solariums, and health clubs, noncommercial, for the sole use of residents and their guests	<u>X</u>	X	X	X	X	X	X	X	X	X

USE	ZONE									
	A-O-S	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Shooting range (rifle, pistol, or skeet):										
(A) On a lot having a net area of at least 20 acres, and subject to annual renewal	<u>X</u>	SE	SE	X	X	X	X	X	X	X
(B) All others	<u>X</u>	X	X	SE	X	SE	X	X	X	X
Skating facility:										
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	<u>X</u>	P	P	P	P	P	X	X	X	X
(B) All others	<u>X</u>	SE	SE	SE	X	SE	X	X	X	X
Spa, private	<u>X</u>	SE	P	P	P	P	P	P	P	P
Spa, community	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
Stable, private	<u>P</u> ⁸⁴	P ³⁵	P ³⁵	P ³⁵	P ³⁵	P ³⁵	P ^{35,37}	P ^{35,37}	SE ³⁵	SE ³⁵
Swimming pool (community) for sole use of residents and their guests, in accordance with Section 27-411	<u>X</u>	X	X	X	X	X	X	X	X	X
Swimming pool (community), in accordance with Section 27-411	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
Swimming pool (private):										
(A) Accessory to a one-family detached dwelling	<u>X</u>	P	P	P	P	P	P	P	P	P
(B) Accessory to other dwellings	<u>X</u>	X	X	X	X	X	X	X	P	P
Swimming pool, privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	<u>X</u>	P	P	P	P	P	X	X	X	X
(6) Residential/Lodging:										
Apartment hotel	<u>X</u>	X	X	X	X	X	X	X	X	X
Apartment housing for elderly or handicapped families in a building other than a surplus public school building (with provisions for increased density and reduced lot size in Multifamily Zones)	<u>X</u>	X	X	X	X	SE	SE	SE	X	X

USE	ZONE									
	A-O-S	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Apartment housing for elderly or handicapped families in a surplus public school building	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
Artists' residential studios, in accordance with Section 27-445.09	<u>X</u>	X	X	X	X	X	X	SP	SP	SP
Boardinghouse	<u>X</u>	SE	P	SE	X	P	X	X	X	X
Congregate living facility for more than 8 elderly or physically handicapped residents	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
Congregate living facility for not more than 8 elderly or physically handicapped residents	<u>X</u>	P	P	P	P	P	P	P	P	P
Conservation subdivision pursuant to Section 24-152 of Subtitle 24	<u>X</u>	X	P	P	P	P	X	X	X	X
Convent or monastery	<u>X</u>	P	P	P	P	P	P	P	P	P
Conversion of one-family detached dwelling to a building containing up to 3 dwelling units (not considered as a two-family, three-family, or multifamily dwelling): ⁵⁷										
(A) Prior to November 29, 1949, if the owner of the building resides in the building, and a valid Use and Occupancy permit was in effect on July 1, 1986	<u>X</u>	X	X	X	P	P	P	P	P	P
(B) Prior to November 29, 1949, if the owner of the building does not reside in the building, or a valid Use and Occupancy permit was not in effect on July 1, 1986	<u>X</u>	X	X	X	SE	SE	SE	SE	SE	SE
(C) Prior to November 18, 1980, but on or after November 29, 1949	<u>X</u>	X	X	X	SE	SE	SE	SE	SE	SE
(D) On or after November 18, 1980	<u>X</u>	X	X	X	X	X	X	X	X	X
Country Inn	<u>SE</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
Dwelling, farm tenant	<u>P⁸⁴</u>	P	P	P	P	P ³⁶	X	X	X	X
Dwelling, metropolitan, one-family attached	<u>X</u>	X	X	X	X	X	X	X	X	X
Dwelling, multifamily:										
(A) In general	<u>X</u>	X	X	X	X	P ⁷⁹	X	X	X	X

USE	ZONE									
	A-O-S	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(B) Subject to applicable bedroom percentages	<u>X</u>	X	X	X	X	X	X	X	X	X
(C) In excess of applicable bedroom percentages	<u>X</u>	X	X	X	X	X	X	X	X	X
(D) Restricted to one-bedroom and efficiency apartments	<u>X</u>	X	X	X	X	X	X	X	X	X
(E) Higher than 110 feet	<u>X</u>	X	X	X	X	X	X	X	X	X
(F) Up to six dwelling units in a building of no more than two stories, where the first story was previously used for commercial purposes	<u>X</u>	X	X	X	X	X	X	P	X	X
Dwelling, one-family attached, for the elderly ⁵⁸	<u>X</u>	X	X	X	X	SE	X	X	X	P ²
Dwelling, one-family detached, for the elderly	<u>X</u>	X	X	X	SE	X	X	X	X	X
Dwelling, one-family detached, cluster development, shown on a preliminary plat of subdivision approved prior to July 1, 2006	<u>X</u>	X	X	X	X	P	P	P	X	X
Dwelling, one-family detached (in general)	<u>P^{84 85}</u>	P	P ⁸³	P ⁸³	P ⁸³	P ⁸³	P	P	P	P
Dwelling, one-family semidetached ¹	<u>X</u>	X	X	X	X	P ¹³	P ^{13,32}	P ^{13,32}	P	P
Dwelling, quadruple-attached	<u>X</u>	X	X	X	X	X	X	X	P ²	P ²
Dwelling, three-family	<u>X</u>	X	X	X	X	X	X	X	X	X
Dwelling, two-family detached	<u>X</u>	X	X	X	X	X	X	X	P	X
Dwelling, two-family (in general)	<u>X</u>	X	X	X	X	X	X	X	X	X
Dwellings, one-family attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	<u>X</u>	X	X	X	X	X	P ³²	P ³²	X	X
Dwellings, one-family triple-attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	<u>X</u>	X	X	X	X	X	P ³²	P ³²	X	X
Dwellings, one-family triple-attached (in general)	<u>X</u>	X	X	X	X	X	X	X	X	P

USE	ZONE									
	A-O-S	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Flag lot development:										
(A) In accordance with preliminary plats approved prior to February 1, 1990, pursuant to Subtitle 24 and recorded within the prescribed time period	<u>X</u>	X	X	X	P	P	P	P	X	X
(B) In accordance with Section 24-138.01 of Subtitle 24	<u>X</u>	X	X	X	P	P	P ⁴⁶	X	X	X
Fraternity or sorority house:										
(A) If legally existing prior to May 20, 1983, and not extended beyond the boundary lines of the lot as it legally existed (prior to May 20, 1983)	<u>X</u>	X	X	X	X	X	X	X	X	X
(B) All others	<u>X</u>	X	X	X	X	X	X	X	X	X
Group residential facility for more than 8 mentally handicapped dependent persons, or for 5 or more other dependent persons	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
Group residential facility for not more than 8 mentally handicapped dependent persons	<u>X</u>	P	P	P	P	P	P	P	P	P
Guest house, as an accessory use	<u>X</u>	P	P	P	X	X	X	X	X	X
Mobile home used as a dwelling for emergency purposes as a temporary use, in accordance with Sections 27-260 and 27-261	<u>X</u>	P	P	P	X	P	X	X	X	X
Mobile home used as a one-family detached dwelling	<u>X</u>	SE	SE	SE	SE ⁶⁴	X	X	X	X	X
Mobile home, with use for which amusement taxes collected ²⁸	<u>X</u>	X	P	P	P	P	P	P	P	P
Motel	<u>X</u>	X	X	X	X	SE	X	X	X	X
Opportunity Housing dwelling units	<u>X</u>	X	X	X	X	P	P	P	P	P
Planned retirement community	<u>X</u>	X	X	SE	SE ⁸⁰	SE	SE	SE	SE	SE
Recreational Community Development, in accordance with Section 27-444	<u>X</u>	SE	P	P	P	P ⁴²	X	X	X	X

USE	ZONE									
	A-O-S	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Rental of guest rooms (by the residents):										
(A) To 1 or 2 persons (unrelated to all principal residents)	<u>X</u>	P	P	P	P	P	X	X	X	X
(B) To 3 persons (unrelated to all principal residents)	<u>X</u>	P	P	X	P	P	X	X	X	X
(C) To not more than 3 persons (unrelated to all principal residents) by a family of related individuals, 1 individual, or 2 unrelated individuals	<u>X</u>	P	P	X	P	P	P	P	P	P
Residential Revitalization: Comprising any form of proposed multifamily, attached one-family or detached one-family dwellings, in a Residential Revitalization project, as shown on a Detailed Site Plan approved in accordance with Section 27-445.09	<u>X</u>	X	X	X	X	P	P	P	P	P
Rooming houses	<u>X</u>	SE	P	SE	X	P	X	X	X	X
Tourist cabin camp	<u>X</u>	X	X	X	X	SE	X	X	X	X
Tourist homes	<u>X</u>	SE	X	SE	X	SE	X	X	X	X
Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	<u>X</u>	X	X	X	X	X	P ³²	P ³²	X	X
Townhouse, all others	<u>X</u>	X	X	X	X	P ⁷⁹	X ⁴⁸	X ⁴⁸	X ⁴⁸	P ²
Townhouse, shown on a preliminary plat of subdivision approved pursuant to part 4A.	<u>X</u>	X	X	X	X	X	P	P	P	P ²
Townhouse, if located within a designated Revitalization Tax Credit District	<u>X</u>	X	X	X	X	X	X	X	X	X
Townhouses or Multi-Family Units	<u>X</u>	X	X	X	X	X	X	X ⁸²	P	P
(7) Resource Production/Recovery:										
Agricultural Preservation Development, in accordance with Section 27-445.01	<u>X</u>	X	X	X	X	P	X	X	X	X
Agricultural uses:										

USE	ZONE									
	A-O-S	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(A) All general agriculture ²²	<u>P⁸⁴</u>	P	P	P	P	P ²³	SE	SE	SE	SE
(B) Keeping of horses or ponies	<u>P⁸⁴</u>	P	P	P	P	P ²³	P ³⁷	P ³⁷	SE	SE
(C) Limited to floriculture, horticulture, gardening, and private, noncommercial greenhouses	<u>X</u>	X	X	X	X	X	P	P	P	P
(D) Keeping of homing or racing pigeons, provided the use was in existence:										
(i) Prior to June 30, 1987	<u>X</u>	P	P	P	P	P ⁴	X	P ⁵⁰	X	X
(ii) On or after June 30, 1987	<u>X</u>	P	P	P	P	P ⁴	X	X	X	X
Nursery and garden center:										
(A) In accordance with Section 27-445.05	<u>X</u>	X	P	P	SE	P	X	X	X	X
(B) All others	<u>X</u>	SE	SE	SE ⁴⁵	SE ⁵⁴	SE	X	X	X	X
Sand or gravel wet-processing, in accordance with Section 27-445.02	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
Sawmill:										
(A) Only for timber grown on the premises	<u>X</u>	X	X	SE	SE	X	SE	SE	SE	SE
(B) In connection with an agricultural operation	<u>X</u>	SE ²⁴	SE ²⁴	X	X	SE	X	X	X	X
Surface mining, in accordance with Section 27-445.02	<u>SE</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
(8) Transportation/Parking/Communications/Utilities:										
Airport, airpark, airfield, heliport, or helistop; private	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
Airstrip, private:										
(A) In accordance with Section 27-445.07	<u>X</u>	P	P	SE	SE	SE	SE	SE	SE	SE

USE	ZONE									
	A-O-S	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(B) All others	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
Antennas and related equipment buildings and enclosures, other than satellite dish antennas:										
(A) In accordance with Section 27-445.04	<u>X</u>	P	P	P	P	P	P	P	P	P
(B) All others	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
Farm vehicles and farm machinery used on farm premises ⁵¹	<u>P</u>	P	P	P	P	P	X	X	X	X
Monopoles and related equipment buildings and enclosures:										
(A) In accordance with Section 27-445.04	<u>X</u>	P	P	P	P	P	P	P	P	P
(B) All others	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
Parking lot or garage, or loading area, used in accordance with Part 11 to serve:										
(A) A permitted, PA, or PB use	<u>P⁸⁴</u>	P	P	P	P	P	P	P	P	P
(B) A Special Exception use	<u>P</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
Parking lot used in accordance with Part 11 to serve a use in an adjacent Commercial, Industrial, or M-X-T Zone	<u>X</u>	X	SE	SE	SE	SE	SE	SE ⁶⁵	SE	SE
Parking of mobile home except as otherwise specified	<u>X</u>	X	X	X	X	X	X	X	X	X
Parking of mobile home in a public right-of-way ³¹	<u>X</u>	X	X	X	X	X	X	X	X	X
Parking of vehicles owned or used by the occupants of the premises or their bona fide guests:										
(A) Boats and boat trailers ⁴⁴	<u>P⁸⁴</u>	P	P	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ^{17,29}	P ¹⁷
(B) Buses, 18 on the same lot with, and accessory to, the principal use, such as a school or church	<u>P⁸⁴</u>	SE	P	P	P	P	P	P	P ²⁹	P
(C) Camping trailer (unoccupied): ⁴⁴										

USE	ZONE									
	A-O-S	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(i) Not more than one	<u>P⁸⁴</u>	P	X	P	P	P	P	P	P ²⁹	P
(ii) Unlimited number	<u>X</u>	X	P	X	X	X	X	X	X	X
(D) Not more than 1 commercial vehicle:										
(i) Having a maximum manufacturer's gross vehicle weight specification of up to 17,000 pounds, and which may include unlimited advertising on the side of the vehicle:										
(aa) If parked within a wholly enclosed private parking garage	<u>X</u>	P	P	P	P	P	P	P	P ²⁹	P
(bb) If parked in a side or rear yard ¹¹	<u>X</u>	P ⁴	P ⁴	P ⁴	P ⁴	X	X	X	X	X
(ii) If parked on the premises, having a maximum manufacturer's gross vehicle weight specification of up to 8,500 pounds, no advertising (other than a firm name or similar designation not exceeding 4 inches high), and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, and vehicles with dual rear axles	<u>X</u>	P	P	P	P	P	P	P	P ²⁹	P
(iii) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours on a lot at least 5 acres in size, and set back 300 feet from all lot lines ¹¹	<u>X</u>	P	P	X	X	X	X	X	X	X
(iv) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours, on a lot at least 2 acres in size ¹¹	<u>X</u>	SE	SE	SE	X	X	X	X	X	X

USE	ZONE									
	A-O-S	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(E) 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	<u>X</u>	X	X	X	X	X	X	X	X	X
(F) Private passenger vehicles	<u>X</u>	P	P	P	P	P	P	P	P	P
Public utility uses or structures:										
(A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards	<u>P⁸⁴</u>	P	P	P	P	P	P	P	P	P
(B) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding railroad yards, round houses, car barns, and freight stations)	<u>P⁸⁴</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
Satellite dish antenna, in accordance with Section 27-424.02:										
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	<u>X</u>	P	P	P	P	P	P	P	P	P
(B) More than 10 feet in diameter, to serve only 1 dwelling unit	<u>X</u>	SE	SE	SE	SE	SE	SE	SE	SE	SE
(C) All others	<u>X</u>	P	P	P	P	P	P	P	P	P
Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically allowed ¹²	<u>X</u>	X	X	X	X	X	X	X	X	X
Towers or poles (electronic, radio, or television, transmitting or receiving):										
(A) Commercial purposes	<u>X</u>	SE	SE	SE	X	X	X	X	X	X
(B) Nonprofit, noncommercial purposes)	<u>X</u>	P	P	P	P	P	P	P	P	P

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
(1) COMMERCIAL:								
Animal Hospital, veterinary office	X	X	X	X	X	X	X	X
<u>Agritourism Activities</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Antique shop	X	X	X	X	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*
<u>Farmer's Market as an agritourism activity</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P
* * * * *	*	*	*	*	*	*	*	*
Kennel:								
(A) On a lot having a net area of 20,000 sq. ft. or less	X	X	X	X	X	X	X	X
(B) On a lot having a net area between 20,000 sq. ft. and 80,000 sq. ft.	X	X	X	X	X	X	X	X
(C) On a lot having a net area exceeding 80,000 sq. ft.	X	X	X	X	X	X	X	X
<u>(D) On a lot having a minimum of 10 acres and a maximum lot coverage of 10 percent</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*	*	*
Riding stable:								
(A) On a tract consisting of less than 20,000 sq. ft.	X	X	X	X	X	X	X	X
(B) On a tract consisting of between 20,000 sq. ft. and 9 contiguous acres	X	X	X	X	X	X	X	X
<u>(C) As an agritourism activity</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
[(C)](D) All others	X	X	X	X	X	X	X	X
* * * * *	*	*	*	*	*	*	*	*
<u>Wayside stand/Produce stand as an agritourism activity</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*	*	*
Eleemosynary or philanthropic institution:								
(A) An adaptive reuse of a structure last occupied by a Federal postal facility on a lot or parcel not more than 25,000 square feet in area for use by an organization serving the homebound	SE	SE	SE	SE	SE	SE	SE	SE
(B) A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services; for a permitted use, any change in occupant or use shall require Detailed Site Plan approval by the District Council	SE	SE	SE	SE	SE	SE	SE	SE
(C) All others	SE	SE	SE	SE	SE	SE	SE	SE
<u>Environmental or Agricultural Interpretive/Educational Programs or an agritourism activity</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* * * * *	*	*	*	*	*	*	*	*
Golf course:								
(A) At least 18 holes on a tract having a gross area of at least 200 acres; provided that any accessory recreational facilities shall be located at least 100 feet from the nearest property line and effectively screened from view of any adjoining land in a Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan, not on publicly owned land	SE	SE	P	SE	SE	X	SE	SE
(B) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	X	X	X	X	X	X	X	X

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
(C) Gold Course Conference/Hotel Complex	X	X	X	X	X	X	X	X
<u>(D) Golf Course or Equestrian Conservation Subdivision</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
[(D)](E) All others	SE	SE	SE	SE	SE	X	SE	SE
* * * * *	*	*	*	*	*	*	*	*

⁸⁴ The use is permitted by right, but requires approval of a Detailed Site Plan to ensure the development of an appropriate rural/environmental setting whenever the land area covered by buildings and other structures exceeds 20,000 square feet.

⁸⁵ The minimum lot size requirements may be reduced in accordance with the following:

- (i) intra-family transfers provided a grantee shall only receive one conveyance from the grantor in a ten (10) year time frame and the amounts of land conveyed and retained shall be no less than twelve and one-half (12.5) acres each to provide for the construction of one single-family detached dwelling;
- (ii) any property for which a preliminary plat of subdivision has been filed and accepted prior to July 1, 2006;
- (iii) or any property created in accordance with Subdivision Regulations prior to enactment of this legislation, which comprises a minimum of two (2) to twenty-five (25) gross acres.

DIVISION 4. REGULATIONS.**Sec. 27-442. Regulations.**

(a) Regulations tables.

(1) The following tables contain additional regulations for development in the Residential Zones.

(b) TABLE I – NET LOT AREA (Minimum in Square Feet)^{2,19}

USE	ZONE									
	<u>A-O-S</u>	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
One-family detached dwellings:										
In general	<u>871,200</u>	871,200	217,800	87,120	40,000 ²³	20,000 ²²	9,500	6,500	6,500	6,500
Lot shown on a plat recorded after February 1, 1970	<u>20,000⁴</u>	-	20,000 ⁴	20,000 ⁴	20,000 ⁴	-	-	-	-	-
Lot shown on a plat recorded on or before February 1, 1970	<u>15,000⁴</u>	-	15,000 ⁴	15,000 ⁴	15,000 ⁴	15,000	-	-	-	-
Lot shown on a plat recorded on or before July 1, 1966	<u>10,000^{3,4}</u>	-	10,000 ^{3,4}	10,000 ^{3,4}	10,000 ^{3,4}	10,000 ^{3,1} ₄	-	-	-	-
Lot shown on a valid preliminary plat of subdivision filed with the Commission on or before July 1, 1966, and subdivision plat recorded on or before July 1, 1967	<u>10,000^{3,4}</u>	-	10,000 ^{3,4}	10,000 ^{3,4}	10,000 ^{3,4}	10,000 ³	-	-	-	-
Lot in a cluster development	<u>10,000⁴</u>	-	10,000 ⁴	10,000 ⁴	10,000 ¹⁸	10,000	6,000 ¹	4,800 ¹	-	-
Lot that was created through resubdivision as a cluster development	<u>7,000⁴</u>	-	7,000 ⁴	7,000 ⁴	-	7,000 ¹⁰	-	-	-	-
Lot that was created by the subdivision or resubdivision of 25 acres or more, wherein the number of lots permitted shall be the gross acreage divided by 2	-	-	-	43,560 ⁵	-	-	-	-	-	-
Lot that was created by the subdivision or resubdivision of 50 acres or more, wherein the number of lots permitted shall be the gross acreage divided by 5	<u>87,120⁵</u>	-	87,120 ⁵	-	-	-	-	-	-	-

USE	ZONE									
	<u>A-O-S</u>	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Lot that was created under the lot size averaging provisions of Subtitle 24 of this Code, by a final plat pursuant to a preliminary plat approved prior to July 1, 2006.	-	-	-	-	30,000	15,000	8,000	5,000	-	-
Lot shown on a plat recorded on or before September 19, 1970	-	-	-	-	-	-	8,000 ⁶	-	-	-
Lot shown on a plat recorded prior to November 29, 1949	<u>10,000¹⁵</u>		10,000 ¹⁵	10,000 ¹⁵	10,000 ¹⁵	10,000 ¹⁵	6,000 ¹⁵	5,000	5,000	5,000
Lot that is part of a resubdivision of land on a plat that was originally recorded prior to November 29, 1949, and was composed of lots having an average net area of 5,000 square feet or less	-	-	-	-	-	-	-	5,000	5,000	5,000
Lot, shown on a recorded plat, that is in a minor portion of a block, the majority (more than half) of which and the immediate surrounding area of which has been subdivided prior to September 22, 1957, with lots having net areas of 5,500 square feet or less	-	-	-	-	-	-	-	5,500	5,500	5,500
One-family metropolitan dwellings	-	-	-	-	-	-	-	-	-	-
One-family semidetached dwellings	-	-	-	-	-	-	-	-	3,500	3,500
One-family triple-attached dwellings	-	-	-	-	-	-	-	-	-	2,000 ⁹
	-	-	-	-	-	-	-	-	-	3,000 ⁸
Townhouses	-	-	-	-	-	-	-	-	-	2,000 ¹¹
Two-family dwellings	-	-	-	-	-	-	-	-	7,000	-
Three-family dwellings	-	-	-	-	-	-	-	-	-	-
Multifamily dwellings:	-	-	-	-	-	-	-	-	-	-
In general	-	-	-	-	-	-	-	-	-	-
Lot recorded prior to November 29, 1949	-	-	-	-	-	-	-	-	-	-
Other allowed uses	<u>20</u>	<u>20</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>

- ⁴ (A) Provided either:
- (i) The lot was a record lot (legally created by plat or deed) prior to classification in the A-O-S, R-A, O-S, or R-E Zone;
 - (ii) The lot is in conformance with all the requirements of the Zone it was in when recorded; and
 - (iii) The owner of record does not own abutting lots or parcels;

OR

(i) The lot was created by the resubdivision of two (2) or more undeveloped lots (in the same ownership) of less than five (5) acres each (O-S Zone), two (2) acres each (R-A Zone), or forty thousand (40,000) square feet each (R-E Zone);

(ii) The resubdivision reduced the degree of nonconformity with the requirements (including lot size) of the existing zone; and

(iii) The lots created contain at least twenty thousand (20,000) square feet, unless the total area of all abutting lots or parcel is under one ownership and is less than twenty thousand (20,000) square feet.

(B) The lot may be developed in accordance with the requirements of Regulations Tables II, III, IV, V, VII, and VIII of this Section applicable to the R-R Zone. If the lot is within a cluster development, it may be developed in accordance with the approved cluster site plan.

¹⁵ (A) No variance of a lot size less than ten thousand (10,000) square feet (six thousand (6,000) square feet in the R-80 Zone) shall be considered except in (D) below.

(B) When two or more lots are combined to provide a single building site, the lots shall be consolidated in accordance with Section 24-108(a)(3) of the Subdivision Regulations prior to the issuance of a building permit so as to create a single lot, unless the residence is to be built on a portion of each of the existing lots.

(C) If a lot (or combination of lots) has a width of at least forty (40) feet, and was recorded prior to April 17, 1928, it can be used for a one-family dwelling provided the lot (or combination of lots) meets the minimum net lot area requirements of the appropriate zone.

(D) In Revitalization Tax Credit Areas or municipalities, a variance may be obtained to reduce the minimum lot size to five thousand (5,000) square feet.

(E) Until March 1, 2004, if a single owner combines lots, as provided in (B) above, to form at least thirty-five (35) buildable lots ten thousand (10,000) square feet or more in area, and if all such buildable lots are within one thousand five hundred (1,500) feet of one another and were unimproved on July 1, 2001, then the owner may combine lots for up to four combination lots which are seven thousand five hundred (7,500) square feet or more in area.

(F) If the original lot size was ten thousand (10,000) square feet but reduced in size due to a right of way taking or some other public purpose, the minimum lot size may be reduced to five thousand (5,000) square feet. Such reduction is not permitted where an adjacent lot in the same ownership may be combined with the lot under ten thousand (10,000) square feet to reduce or eliminate the area deficiency. Such reduction is not allowed unless a building permit has been obtained prior to July 1, 2003. Buffering for adjoining properties shall be provided on each lot less than ten thousand (10,000) square feet.

(c) TABLE II - LOT COVERAGE AND GREEN AREA

	ZONE									
	<u>A-O-S</u>	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Lot Coverage (Maximum % of Net Lot Area):										
Dwellings (including all accessory uses, home occupations):^{7,8}										
One-family detached, in general	<u>2</u>	2	5	10	20	25 ⁹	30	30	30	30
One-family detached, cluster development	-	-	-	-	-	30	30	30	-	-
One-family metropolitan dwellings	-	-	-	-	-	-	-	-	-	-
One-family semidetached	-	-	-	-	-	50 ⁵	50 ⁵	50 ⁵	30	35 ¹
One-family triple-attached	-	-	-	-	-	-	-	-	-	40 ²
	-	-	-	-	-	-	-	-	-	30 ³
Townhouses	-	-	-	-	-	-	-	-	-	35 ¹
Two-family	-	-	-	-	-	-	-	-	30	-
Three-family	-	-	-	-	-	-	-	-	-	-
Multifamily	-	-	-	-	-	-	-	-	-	-
Agricultural preservation development	-	-	-	-	-	50	-	-	-	-
Churches or similar places of worship on lots between one (1) and two (2) acres in size	-	-	50	50	50	50	50	50	50	50
Other allowed uses within two thousand and five hundred (2,500) feet of a drinking water reservoir	<u>10</u>	10	10	10	10	20	20	20	20	20
Other allowed uses	<u>10</u>	10	50	50	60	60	60	60	60	60
Green Area Minimum % of Net Lot Area:										
Multifamily dwellings having 4 or more stories	-	-	-	-	-	-	-	-	-	-
Multifamily dwellings having less than 4 stories	-	-	-	-	-	-	-	-	-	-
Green Area Minimum % of Net Tract Area:										
Attached dwellings (other than multifamily dwellings)	-	-	-	-	-	-	-	-	-	-

(d) TABLE III - LOT/WIDTH FRONTAGE (Minimum in Feet)^{12,21}

	ZONE									
	<u>A-O-S</u>	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
At Front Building Line:										
One-family detached dwellings, in general ¹³	<u>300</u>	300	300 ¹	150	150 ^{14,19}	100 ^{2,14,20}	75 ¹⁴	65 ^{4,14}	65	65
One-family detached dwellings, cluster development ¹⁷	-	-	-	-	-	75 ¹⁴	65 ¹⁴	50 ¹⁴	-	-
One-family metropolitan dwellings	-	-	-	-	-	-	-	-	-	-
One-family semidetached dwellings	-	-	-	-	-	-	-	-	30	30
One-family triple-attached dwellings	-	-	-	-	-	-	-	-	-	80 ⁸
Townhouses	-	-	-	-	-	-	-	-	-	¹⁶
Two-family dwellings	-	-	-	-	-	-	-	-	60 ⁵	-
Three-family dwellings	-	-	-	-	-	-	-	-	-	-
Multifamily dwellings	-	-	-	-	-	-	-	-	-	-
Other allowed uses	<u>300</u>	300	300 ¹	150	150	100 ^{2,20}	75	65 ⁴	65	65
At Front Street Line (Existing or Proposed):¹⁸										
One-family detached dwellings, in general ¹³	<u>25</u>	25	25	25	50 ¹⁵	70 ^{3,15,20}	50 ¹⁵	45 ^{4,15}	45	45
One-family detached dwellings, cluster development ¹⁷	-	-	-	-	-	50 ¹⁵	45 ¹⁵	40 ¹⁵	-	-
One-family metropolitan dwellings	-	-	-	-	-	-	-	-	-	-
One-family semidetached dwellings	-	-	-	-	-	-	-	-	20	20
One-family triple-attached dwellings	-	-	-	-	-	-	-	-	-	65 ⁸
Townhouses	-	-	-	-	-	-	-	-	-	¹⁶
Two-family dwellings	-	-	-	-	-	-	-	-	40	-
Three-family dwellings	-	-	-	-	-	-	-	-	-	-
Multifamily dwellings	-	-	-	-	-	-	-	-	-	-
Other allowed uses	<u>25</u>	25	25	25	50	70 ^{3,20}	50	45 ⁴	45	45

(e) TABLE IV - YARDS (Minimum Depth/Width in Feet)^{23, 24, 25}

	ZONE									
	<u>A-O-S</u>	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Front:⁷										
One-family detached dwellings, in general	<u>50</u>	50	50	50 ¹	25 ¹	25 ²⁰	25 ^{1,20}	25 ²⁰	25	25
One-family detached dwellings, cluster development	-	-	-	-	-	25 ²⁰	25 ²⁰	25 ²⁰	-	-
One-family metropolitan dwellings	-	-	-	-	-	-	-	-	-	-
One-family semidetached dwellings	-	-	-	-	-	-	-	-	25	25
One-family triple-attached dwellings	-	-	-	-	-	-	-	-	-	25
Townhouses	-	-	-	-	-	-	-	-	-	¹²
Two-family dwellings	-	-	-	-	-	-	-	-	25	25
Three-family dwellings	-	-	-	-	-	-	-	-	-	-
Multifamily dwellings	-	-	-	-	-	-	-	-	-	-
Other allowed uses	<u>50</u>	50	50	50 ¹	25 ¹	25 ²⁰	25 ^{1,20}	25 ²⁰	25	25
Minimum distance of front building line to center line of existing or proposed street upon which it fronts	-	-	-	-	50	-	50	-	-	-
Side:⁹										
Total of Both Yards/Minimum of Either Yard:										
One-family detached dwellings, in general ²²	<u>40/20</u>	40/20	40/20	35/17	35/17	17/8 ^{6,21}	17/8 ²¹	17/8 ^{6,8,21}	17/8 ^{6,8}	17/8 ^{6,8}
One-family detached dwellings, cluster development	-	-	-	-	-	17/8 ^{6,21}	17/8 ²¹	17/8 ^{6,21}	-	-
One-family metropolitan dwellings	-	-	-	-	-	-	-	-	-	-
One-family semidetached dwellings	-	-	-	-	-	-	-	-	9 ^{6,10}	9 ^{6,10}
One-family triple-attached dwellings	-	-	-	-	-	-	-	-	-	20/10 ¹²
Townhouses	-	-	-	-	-	-	-	-	-	¹²
Two-family dwellings	-	-	-	-	-	-	-	-	18/9 ⁶	-
Three-family dwellings	-	-	-	-	-	-	-	-	-	-
Multifamily dwellings	-	-	-	-	-	-	-	-	-	-

	ZONE									
	<u>A-O-S</u>	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Other allowed uses ^{6,8}	<u>40/20</u>	40/20	40/20	35/17	35/17	17/8 ^{6,21}	17/8 ²¹	17/8 ^{6,8,21}	17/8 ^{6,8}	17/8 ^{6,8}
If a corner lot, the side yard along the street ⁷	<u>50</u>	50	50	50 ⁵	25	25 ^{5,6,20}	25 ^{6,20}	25 ^{5,6,20}	25 ^{5,6}	25 ⁶
	-	-	-	-	-	-	-	-	-	-
Rear:										
One-family detached dwellings, in general	<u>20</u>	20	20	35	25	20	20	20	20	20
One-family detached dwellings, cluster development	-	-	-	-	-	20	20	20	-	-
One-family metropolitan dwellings	-	-	-	-	-	-	-	-	-	-
One-family semidetached dwellings	-	-	-	-	-	-	-	-	20	20
One-family triple-attached dwellings	-	-	-	-	-	-	-	-	-	45 ¹⁸
Townhouses	-	-	-	-	-	-	-	-	-	<u>12</u>
Two-family dwellings	-	-	-	-	-	-	-	-	20	-
Three-family dwellings	-	-	-	-	-	-	-	-	-	-
Multifamily dwellings	-	-	-	-	-	-	-	-	-	-
Other allowed uses	<u>20</u>	20	20	35	25	20	20	20	20	20

(f) TABLE V - BUILDING HEIGHT (Maximum in Feet, Main Building)⁸

	ZONE									
	<u>A-O-S</u>	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
All allowed uses ⁷	<u>35</u>	35	35	50 ¹⁰	35	35 ¹	40	35 ¹	35 ^{1,9}	35 ^{1,3,9}

	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
All allowed uses ⁷	40 ^{2,9}	40 ^{3,4,9}	40 ^{3,4,9}	40 ^{3,5,9}	40 ^{3,5,9}	110 ⁶	110 ^{6,9}	____ ^{9,11}

(h) TABLE VII - DENSITY (Maximum Dwelling Units Per Net Acre of Net Lot/Tract Area)

	ZONE									
	<u>A-O-S</u>	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
One-family detached dwellings, in general	<u>0.04</u>	0.05	0.20	0.50	1.08	2.17	4.58	6.70	6.70	6.70
One-family detached dwellings, cluster development	-	-	-	-	-	3.00 ⁶	3.00	4.20	-	-
	-	-	-	-	-	2.00 ⁷	4.10 ⁸	-	-	-
One-family metropolitan dwelling	-	-	-	-	-	-	-	-	-	-
One-family semidetached dwellings	-	-	-	-	-	-	-	-	12.44	12.44
One-family triple-attached dwellings	-	-	-	-	-	-	-	-	-	16.33
Townhouses	-	-	-	-	-	-	-	-	-	16.33
Two-family dwellings	-	-	-	-	-	-	-	-	12.44	-
Three-family dwellings	-	-	-	-	-	-	-	-	-	-
Multifamily dwellings	-	-	-	-	-	-	-	-	-	-

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 27-359.01 and 27-424.06 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 are hereby added:

SUBTITLE 27. ZONING.

PART 4. SPECIAL EXCEPTIONS.

DIVISION 3. ADDITIONAL REQUIREMENTS FOR SPECIFIC SPECIAL EXCEPTIONS.

Sec. 27-359.01. Golf Course or Equestrian Conservation Subdivisions.

(a) A golf course or equestrian conservation subdivision shall be permitted, subject to the following:

(1) The development shall provide a variety of single-family detached dwellings in a rural, recreation-oriented setting.

(2) The development shall be located on a parcel of land containing at least three hundred fifty (350) contiguous acres.

(3) The development shall consist of at least seventy (70) dwelling units and either an eighteen (18)-hole golf course or an equestrian complex.

(4) Not less than one hundred fifty (150) acres of the gross tract area shall be devoted to the golf course or equestrian complex and accessory uses.

(5) The main recreation facility shall be developed prior to, or concurrently with, the first stage of residential development.

(6) The number of dwelling units permitted shall not exceed:

(A) One (1) unit per twenty-five (25) acres of gross tract area

(7) The residential component shall be developed in accordance with the provisions of Section 24-152 of the Conservation Subdivision Regulations and Section 27-445.12 of the Zoning Ordinance.

(8) Notwithstanding other provisions to the contrary, the acreage of the main recreation facility and the approved accessory uses shall be credited towards meeting the acreage requirements for the conservation parcel and other open space areas.

(b) Uses.

(1) If the main recreation facility is a golf course, accessory uses shall be located interior to the development and shown on the Conceptual Site Plan. Accessory uses shall be limited to the following:

- (A) Pro shop;
- (B) Concession areas for food or beverages;
- (C) Driving range or instructional areas; and
- (D) Any other uses related to golfing and deemed appropriate by the District Council at the time of special exception approval.

(2) If the main recreation facility is an equestrian complex, at least one hundred (100) acres shall be permanently dedicated to trails, riding areas, stables, and grazing areas. Accessory uses shall be located interior to the development and shown on the Conceptual Site Plan. Accessory uses shall be limited to the following:

- (A) Tack shops;
- (B) Concession areas for food or beverages;
- (C) Eating and drinking establishments;
- (D) Indoor riding arena; and
- (E) Any other uses related to equestrian activities and deemed appropriate by the District Council at the time of special exception approval.

(3) All uses accessory to the main recreation facility shall be located in general proximity to one another to establish a focal point of recreation activity without impairing the tranquility of adjacent residential areas by adverse impacts such as noise, lighting or visibility.

(c) Site Plans.

(1) The site plan approved by the District Council at the time of special exception approval shall be a Conceptual Site Plan prepared in accordance with Part 3, Division 9, of this Subtitle. The Conceptual Site Plan shall also include details on the staging of the proposed development.

(2) Prior to the issuance of permits, the applicant shall obtain Planning Board approval of the Detailed Site Plan(s) prepared in accordance with Part 3, Division 9, of this Subtitle. The Detailed Site Plan(s) shall include architectural elevations and material specifications for the dwellings and all buildings proposed in conjunction with the central recreation facility.

(d) Covenants.

(1) Covenants which ensure the perpetual maintenance of the recreation facility shall be recorded in the County's land records. A copy of the proposed covenants shall be provided as part of the special exception application. Prior to signature approval of the Detailed Site Plan(s), the applicant shall provide documentary evidence that the covenants as reviewed and approved have been recorded.

SUBTITLE 27. ZONING.

PART 5. RESIDENTIAL ZONES.

DIVISION 2. SPECIFIC RESIDENTIAL ZONES.

Sec. 27-424.06 A-O-S Zone (Agricultural Open Space).

(a) Purposes.

(1) The purposes of the A-O-S Zone are to:

(A) Implement the policies of the Prince George's County General Plan and the Green Infrastructure Plan relating to the Rural Tier;

(B) Preserve and enhance ecologically fragile and aesthetically valuable environments of the County, including streams, stream valleys, floodplains, wetlands, groundwater, steep slopes, woodlands, scenic vistas, and scenic corridors;

(C) Retain agricultural land and augment other local programs certified in accordance with the Code of Maryland Regulations for the preservation of agricultural land;

(D) Maintain rural character;

(E) Allow large-lot estate residences;

(F) Limit nonagricultural uses;

(G) Maintain the integrity of the rural transportation system; and

(H) Support development of a type and density which will have minimal adverse affects upon natural features and surrounding properties.

(b) Uses.

(1) The uses allowed in the A-O-S Zone are as provided for in the Table of Uses (Division 3 of this Part).

(c) Regulations.

(1) Additional regulations concerning the location, size and other provisions for all buildings and structures in the A-O-S Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and

1 Loading (Part 11), Signs (Part 12), and the Landscape Manual.

2 * * * * * * * *

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

Adopted this _____ day of _____, 2006

COUNTY COUNCIL OF PRINCE GEORGE’S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE’S COUNTY,
MARYLAND

BY: _____
Thomas E. Dernoga
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.