

# Part 4: Zones and Zone

## Regulations



## Division 27-4: Zones and Zone Regulations - Table of Contents

	<b>Sec. 27-4100</b>	<b>General Provisions.....27-4—1</b>	39		
1			40		(c) Commercial, Service (CS) Zone ..... 27-4—58
2	27-4101.	Compliance with Zone Standards..... 27-4—1	41		(d) Commercial, General and Office (CGO) Zone..... 27-4—62
3	27-4102.	Classes ..... 27-4—1	42		(e) Industrial, Employment (IE) Zone ..... 27-4—66
4	27-4103.	Classification of Zones..... 27-4—2	43		(f) Industrial, Heavy (IH) Zone ..... 27-4—70
5	27-4104.	Relationships Between Base and Overlay Zones ..... 27-4—2	44	27-4204.	Transit-Oriented/Activity Center Base Zones..... 27-4—73
6			45		(a) General Purposes of Transit-Oriented/Activity Center Base Zones ..... 27-4—73
7	27-4105.	Relationships Between Base and Planned Development Zones..... 27-4—2	46		(b) Standards Applicable to all Transit-Oriented/Activity Center Base Zones ..... 27-4—73
8			47		(c) Neighborhood Activity Center (NAC) Zone..... 27-4—80
9	27-4106.	Organization of Zone Regulations ..... 27-4—2	48		(d) Town Activity Center (TAC) Zone..... 27-4—84
10		(a) Base Zones..... 27-4—2	49		(e) Local Transit-Oriented (LTO) Zone..... 27-4—90
11		(b) Planned Development (PD) Zones..... 27-4—3	50		(f) Regional Transit-Oriented, Low-Intensity (RTO-L) and Regional Transit-Oriented, High-Intensity (RTO-H) Zones ..... 27-4—94
12		(c) Overlay Zones..... 27-4—3	51	27-4205.	Other Base Zones ..... 27-4—102
			52		(a) Zoning of Land to RMH, LCD, LMXC, or LMUTC Zones Prohibited ..... 27-4—102
13	<b>Sec. 27-4200</b>	<b>Base Zones .....27-4—3</b>	53		(b) Planned Mobile Home Community (RMH) Zone ..... 27-4—102
14	27-4201.	Rural and Agricultural Base Zones..... 27-4—3	54		(c) Legacy Comprehensive Design (LCD) Zone..... 27-4—104
15		(a) General Purposes of Rural and Agricultural Base Zones ..... 27-4—3	55		(d) Legacy Mixed-Use Community (LMXC) Zone..... 27-4—105
16		(b) Reserved Open Space (ROS) Zone ..... 27-4—6	56		(e) Legacy Mixed-Use Town Center (LMUTC) Zone..... 27-4—105
17		(c) Agriculture and Preservation (AG) Zone..... 27-4—10	57		
18		(d) Agricultural-Residential (AR) Zone ..... 27-4—14	58		
19			59		
20	27-4202.	Residential Base Zones..... 27-4—18	60		
21		(a) Residential Estate (RE) Zone..... 27-4—18	61		
22		(b) Residential, Rural (RR) Zone ..... 27-4—22	62		
23		(c) Residential, Single-Family-95 (RSF-95) Zone..... 27-4—26	63		
24		(d) Residential, Single-Family-65 (RSF-65) Zone..... 27-4—30	64		
25		(e) Residential, Single-Family-Attached (RSF-A) Zone ..... 27-4—34	65		
26		(f) Residential, Multifamily-12 (RMF-12) Zone..... 27-4—38	66		
27		(g) Residential, Multifamily-20 (RMF-20) Zone..... 27-4—44	67		
28		(h) Residential, Multifamily-48 (RMF-48) Zone..... 27-4—50	68	<b>Sec. 27-4300</b>	<b>Planned Development Zones..... 27-4—110</b>
29			69	27-4301.	General Provisions for All Planned Development Zones..... 27-4—110
30			70		(a) General Purposes of Planned Development Zones ..... 27-4—110
31			71		(b) Classification of Planned Development Zones ..... 27-4—110
32			72		(c) Organization of Planned Development Zone Regulations ..... 27-4—110
33			73		(d) General Standards for All Planned Development Zones ..... 27-4—111
34			74		
35	27-4203.	Nonresidential Base Zones..... 27-4—53	75		
36		(a) General Purposes of Nonresidential Base Zones..... 27-4—53	76		
37		(b) Commercial, Neighborhood (CN) Zone ..... 27-4—54	77		
38			78		

## Part 27-4: Zones and Zone Regulations - Table of Contents

---

1		(e) Departures for PD Basic Plan.....	27-4—115
2	27-4302.	Residential Planned Development Zones.....	27-4—117
3		(a) Residential Planned Development (R-	
4		PD) Zone .....	27-4—118
5	27-4303.	Transit-Oriented/Activity Center Planned	
6		Development Zones.....	27-4—121
7		(a) Neighborhood Activity Center Planned	
8		Development (NAC-PD) Zone .....	27-4—122
9		(b) Town Activity Center Planned	
10		Development (TAC-PD) Zone.....	27-4—126
11		(c) Local Transit-Oriented Planned	
12		Development (LTO-PD) Zone.....	27-4—130
13		(d) Regional Transit-Oriented Planned	
14		Development (RTO-PD) Zone .....	27-4—134
15	27-4304.	Other Planned Development Zones.....	27-4—138
16		(a) Mixed-Use Planned Development (MU-	
17		PD) Zone .....	27-4—138
18		(b) Industrial/Employment Planned	
19		Development (IE-PD) Zone .....	27-4—142
20	<b>Sec. 27-4400</b>	<b>Overlay Zones .....</b>	<b>27-4—144</b>
21	27-4401.	General.....	27-4—144
22		(a) General Purpose of Overlay Zones.....	27-4—144
23		(b) Classification of Overlay Zones.....	27-4—144
24	27-4402.	Policy Area Overlay Zones.....	27-4—144
25		(a) Chesapeake Bay Critical Area Overlay	
26		(CBCAO) Zones.....	27-4—144
27		(b) Aviation Policy Area Overlay (APA)	
28		Zones .....	27-4—149
29		(c) Military Installation Overlay (MIO)	
30		Zone.....	27-4—155
31	27-4403.	Other Overlay Zones .....	27-4—166
32		(a) Neighborhood Conservation Overlay	
33		(NCO) Zone .....	27-4—166
34			
35			
36			

1  
2 **Part 27-4 ZONES AND ZONE**  
3 **REGULATIONS**

4 **Sec. 27-4100 General Provisions**

5 **27-4101. Compliance with Zone Standards**

6 Land in the County shall not be developed except in accordance with  
7 the zone regulations of this Part and all other regulations of this  
8 Ordinance—including, but not limited to: Part 27-5: Use Regulations,  
9 and Part 27-6: Development Standards.

10 **27-4102. Classes**

11 (a) Table 27-4102, Classes of Zones, sets out the zones  
12 established by this Ordinance. The boundaries of each of  
13 the zones are identified on the Zoning Map.

Table 27-4102: Classes of Zones	
Base Zones	
<b>Rural and Agricultural Base Zones</b>	
<b>ROS:</b>	Reserved Open Space Zone
<b>AG:</b>	Agriculture and Preservation Zone
<b>AR:</b>	Agricultural-Residential Zone
<b>Residential Zones</b>	
<b>RE:</b>	Residential Estate Zone
<b>RR:</b>	Residential, Rural Zone
<b>RSF-95:</b>	Residential, Single-Family—95 Zone
<b>RSF-65:</b>	Residential, Single-Family—65 Zone
<b>RSF-A:</b>	Residential, Single-Family—Attached Zone
<b>RMF-12:</b>	Residential, Multifamily-12 Zone
<b>RMF-20:</b>	Residential, Multifamily-20 Zone
<b>RMF-48:</b>	Residential, Multifamily-48 Zone
<b>Nonresidential Base Zones</b>	
<b>CN:</b>	Commercial, Neighborhood Zone
<b>CGO:</b>	Commercial, General and Office Zone

Table 27-4102: Classes of Zones	
<b>CS:</b>	Commercial, Service Zone
<b>IE:</b>	Industrial, Employment Zone
<b>IH:</b>	Industrial, Heavy Zone
<b>Transit-Oriented/Activity Center Base Zones</b>	
<b>NAC:</b>	Neighborhood Activity Center Zone
<b>TAC:</b>	Town Activity Center Zone
<b>LTO:</b>	Local Transit-Oriented Zone
<b>RTO-L:</b>	Regional Transit-Oriented, Low-Intensity Zone
<b>RTO-H:</b>	Regional Transit-Oriented, High-Intensity Zone
<b>Other Base Zones</b>	
<b>RMH:</b>	Planned Mobile Home Community Zone
<b>LCD:</b>	Legacy Comprehensive Design Zone
<b>LMXC:</b>	Legacy Mixed-Use Community Zone
<b>LMUTC:</b>	Legacy Mixed-Use Town Center Zone
<b>Planned Development Zones</b>	
<b>Residential Planned Development Zones</b>	
<b>R-PD:</b>	Residential Planned Development Zone
<b>Transit-Oriented/Activity Center Planned Development Zones</b>	
<b>NAC-PD:</b>	Neighborhood Activity Center Planned Development Zone
<b>TAC-PD:</b>	Town Activity Center Planned Development Zone
<b>LTO-PD:</b>	Local Transit-Oriented Planned Development Zone
<b>RTO-PD:</b>	Regional Transit-Oriented Planned Development Zone
<b>Other Planned Development Zones</b>	
<b>MU-PD:</b>	Mixed-Use Planned Development Zone
<b>IE-PD:</b>	Industrial/Employment Planned Development Zone
<b>Overlay Zones</b>	
<b>Policy Area Overlay Zones</b>	
<b>CBCAO:</b>	Chesapeake Bay Critical Area Overlay Zone
<b>APAO:</b>	Aviation Policy Area Overlay Zone
<b>MIO:</b>	Military Installation Overlay Zone
<b>Other Overlay Zones</b>	
<b>NCO:</b>	Neighborhood Conservation Overlay Zone

14 (b) The order of intensity of zones is as follows, beginning  
15 with the least intense zone and progressing to the most  
16 intense:

- 17 (1) ROS, AG, AR, RE, RR, RSF-95, RSF-65, RMH, RSF-A, R-PD,  
18 RMF-12, RMF-20, RMF-48, CN, NAC, CS, LMXC, CGO,

1 LCD, MU-PD, IE, IE-PD, IH, LMUTC, NAC, TAC, LTO, RTO-  
2 L, RTO-H, NAC-PD, TAC-PD, LTO-PD, RTO-PD.  
3 (c) A CBCAO, APAO, MIO, or NCO zone superimposed over  
4 any of the zones listed in subsection (b) above shall not be  
5 construed as to affect the intensity of the zone.

6 **27-4103. Classification of Zones**

7 This Ordinance generally classifies land in the County in one of five  
8 types of base zones: Rural and Agricultural Zones; Residential Zones;  
9 Transit-Oriented/Activity Center Base Zones; Nonresidential Base  
10 Zones; and Other Base Zones. Land may be reclassified (rezoned) to  
11 another base zone, to one of the several planned development  
12 zones, or to one or more types of overlay zones. Land shall be  
13 classified or reclassified into a zone only in accordance with the  
14 procedures and requirements set forth in Sections 0,27-3601  
15 Zoning Map Amendment (ZMA).

16 **27-4104. Relationships Between Base and  
17 Overlay Zones**

18 Standards governing development in an overlay zone shall apply in  
19 addition to or instead of the standards governing development in the  
20 underlying base zone or a planned development zone. Overlay zones  
21 may also provide a more flexible alternative to base zone standards.  
22 If the regulations governing an overlay zone expressly conflict with  
23 those governing an underlying base zone, the regulations governing  
24 the overlay zone shall control. If land is classified into multiple overlay  
25 zones and the regulations governing one overlay zone expressly  
26 conflict with those governing another overlay zone, the more  
27 restrictive regulations shall apply.

28 **27-4105. Relationships Between Base and  
29 Planned Development Zones**

30 In certain instances, a landowner may request and the District  
31 Council may approve the reclassification of a base zone to a planned  
32 development zone. Generally, the planned development zone allows  
33 more flexibility in the establishment of form, development, and  
34 design standards for development in the zone in return for more  
35 innovative and higher-quality development, as well as the provision  
36 of public benefits. In addition, the regulations controlling  
37 development of a planned development zone are subject to a PD  
38 Basic Plan for development of the site, as well as PD Conditions of  
39 Approval.

40 **27-4106. Organization of Zone Regulations**

41 Zones may be base zones, planned development zones, or overlay  
42 zones. The regulations for each type of zone are organized as  
43 described below.

44 **(a) Base Zones**

- 45 **(1)** Regulations for each base zone consist of subsections  
46 that:  
47 **(A)** State the purpose of the zone;  
48 **(B)** Set out the intensity and dimensional standards  
49 applicable in the zone;  
50 **(C)** Reference potentially relevant development  
51 review procedures in Part 27-3; the principal,  
52 accessory, and temporary use tables and  
53 associated use-specific standards in Part 27-5;  
54 the development standards in Part 27-6; and any  
55 district-specific modifications of those  
56 standards; and

1 (D) Set out any zone-specific modifications of use 29  
 2 regulations and development standards. 30  
 3 (2) Regulations for each base zone also include: 31  
 4 (A) A schematic drawing of development 32  
 5 representative of the zone’s physical character; 33  
 6 (B) Photographs of building and land forms typical in 34  
 7 the zone; and 35  
 8 (C) Perspective illustrations showing how the zone’s 36  
 9 intensity and dimensional standards apply to 37  
 10 typical lot patterns and building forms. 38  
 11 These graphics are intended to illustrate the general 39  
 12 character of the zone and do not necessarily reflect all the 40  
 13 standards that may apply to a particular development. 41  
 14 (b) Planned Development (PD) Zones 42  
 15 (1) Regulations for the planned development zones set 43  
 16 forth general provisions describing the general purpose 44  
 17 of the planned development zones and general 45  
 18 standards applicable to all planned development zones, 46  
 19 followed by sections that specify standards applicable in 47  
 20 each type of planned development zone. 48  
 21 (2) Regulations for each type of planned development zone 49  
 22 consist of subsections that: 50  
 23 (A) State the purpose of the zone; 51  
 24 (B) Reference the principal, accessory, and 52  
 25 temporary use tables that apply, and associated 53  
 26 use-specific standards in Part 27-5; 54  
 27 (C) Identify the intensity and dimensional standards 55  
 28 that are applicable in the zone or are to be

addressed in the PD Basic Plan and PD Conditions of Approval for the zone; and

(D) Identify development standards to be addressed in the PD Basic Plan and PD Conditions of Approval, and the means of modifying them (e.g., through an Alternative Parking Plan).

**(c) Overlay Zones**

Regulations for the various overlay zones vary substantially in scope and detail, and thus vary in their organization. Regulations for each overlay zone set out the purpose of the zone and generally include standards that supplement those applied by the underlying base zone, though some overlay zones include requirements that modify or supersede standards otherwise applied by the underlying base zone.

**Sec. 27-4200 Base Zones**

**27-4201. Rural and Agricultural Base Zones**

**(a) General Purposes of Rural and Agricultural Base Zones**

The Rural and Agricultural zones are intended to:

- (1) Support and provide lands for agricultural, forestry, agribusiness, agritourism, agricultural support, and related uses important to the County’s economy and the character of the County’s Rural and Agricultural zones;
- (2) Preserve and protect the County’s important natural resources, environmentally sensitive lands, and ecological heritage lands, while providing for their use and enjoyment;

- 1           **(3)** Encourage agribusiness and tourism uses such as, but  
2           not limited to, equestrian centers and boarding  
3           facilities, boutique or unique agribusiness, farmers'  
4           markets, retreat and training facilities, camps, heritage  
5           and rural tourism destinations, and bed and breakfast  
6           inns, and ensure they are compatible with the Rural and  
7           Agricultural character established in the zones;
- 8           **(4)** Ensure open spaces are designed to maximize  
9           preservation and protection of important natural and  
10          agricultural resources, to facilitate stormwater  
11          management and protect water quality, to maximize  
12          residents' exposure to open space, to maintain the  
13          visual character of scenic roads, to promote  
14          rehabilitation of degraded habitats, and protect ongoing  
15          agricultural activities and prime agricultural lands; and
- 16          **(5)** Provide and maintain infrastructure at levels of service  
17          that are compatible with the character and needs of the  
18          Rural and Agricultural zones.





1 **(b) Reserved Open Space (ROS) Zone**

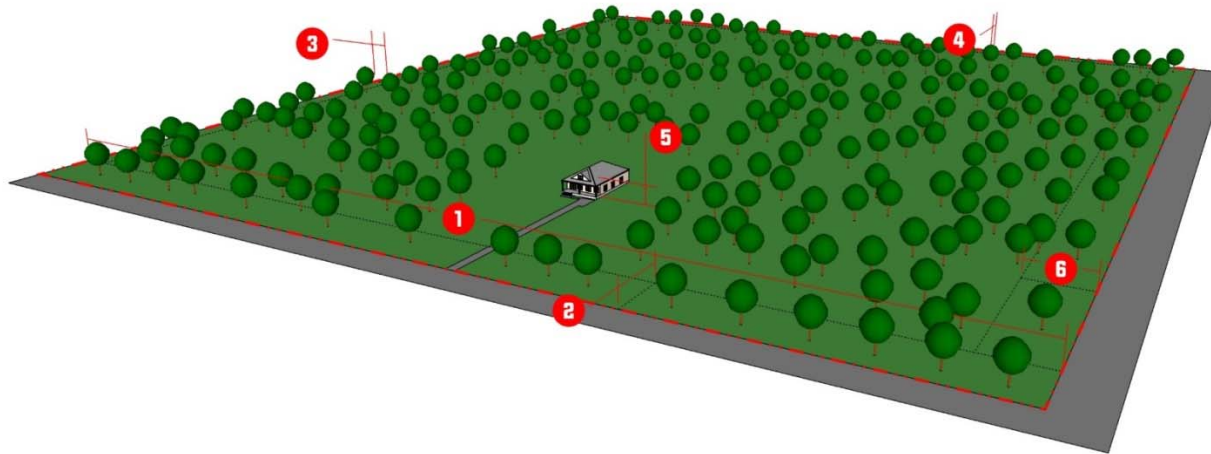
**(1) Purposes**

- (A)** The purposes of the Reserved Open Space (ROS) Zone are:
  - (i)** To encourage the preservation of large areas of agriculture, trees, and open spaces;
  - (ii)** To protect scenic and environmentally-sensitive areas;
  - (iii)** To ensure the retention of certain areas for nonintensive, active, or passive recreation uses; and
  - (iv)** To provide for a limited range of public, recreational, and agricultural uses.
- (B)** The use of the ROS Zone is intended to facilitate the permanent maintenance of certain areas of the County, both publicly and privately owned, in an undeveloped state.



## (2) Intensity and Dimensional Standards

Standard <sup>[1]</sup>	Single-Family Detached Dwelling	Other Uses	NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
Density, max. (du/ac of net lot area)	0.05	No requirement	[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.
Net lot area, min. (ac) [2]	20.00	20.00	[2] Not applicable to land in public ownership.
① Lot width, min. (ft)	300	300	[3] On corner lot, min. side yard depth alongside street = 50 ft. ⑥
Lot frontage (width) at front street line, min. (ft)	240	240	[4] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception, and may be increased to forty (40) feet with approval of a Special Exception, if the building is used for agricultural purposes and is erected on property (used for agriculture) containing at least five (5) acres.
Lot coverage, max. (% of net lot area)	2	10	
② Front yard depth, min. (ft)	50	50	
③ Side yard depth, min. (ft) [3]	20	20	
④ Rear yard depth, min. (ft)	20	20	
⑤ Principal structure height, max. (ft)	35	35	
Accessory structure height, max. (ft) [4]	15	15	



## (3) References to Other Standards

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards

Part 27-4 Zones and Zone Regulations  
Sec. 27-4200 Base Zones  
27-4201 Rural and Agricultural Base Zones  
27-1101(a)

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Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs

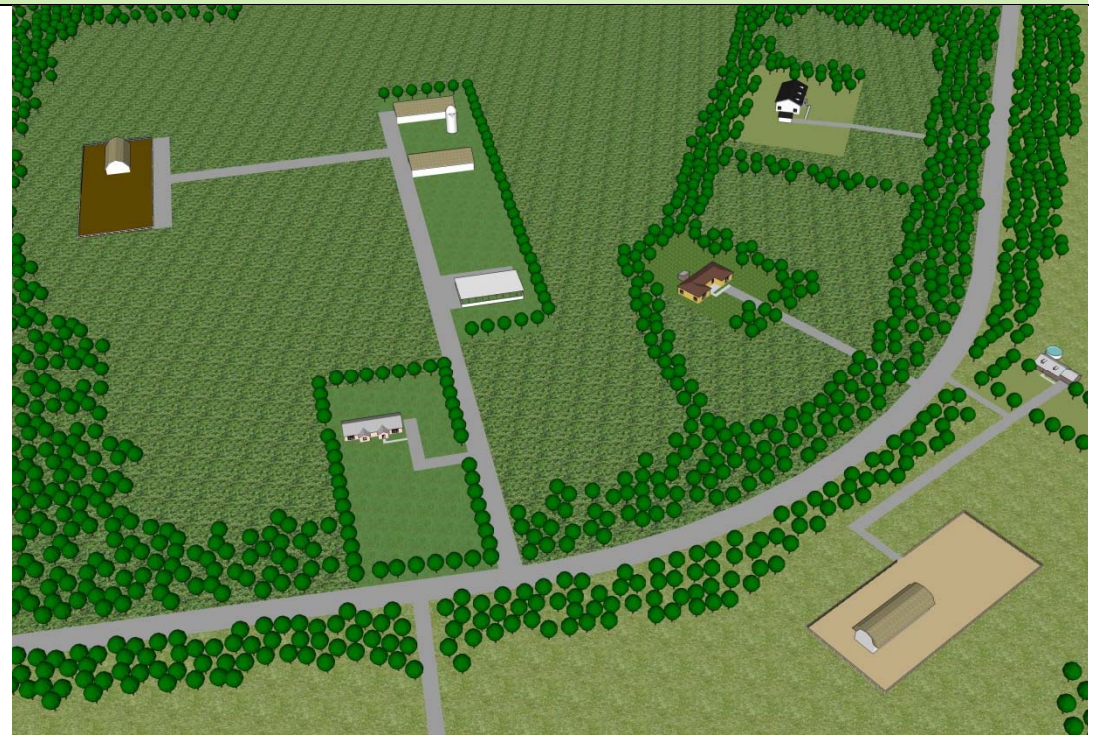
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1 (c) Agriculture and Preservation (AG) Zone

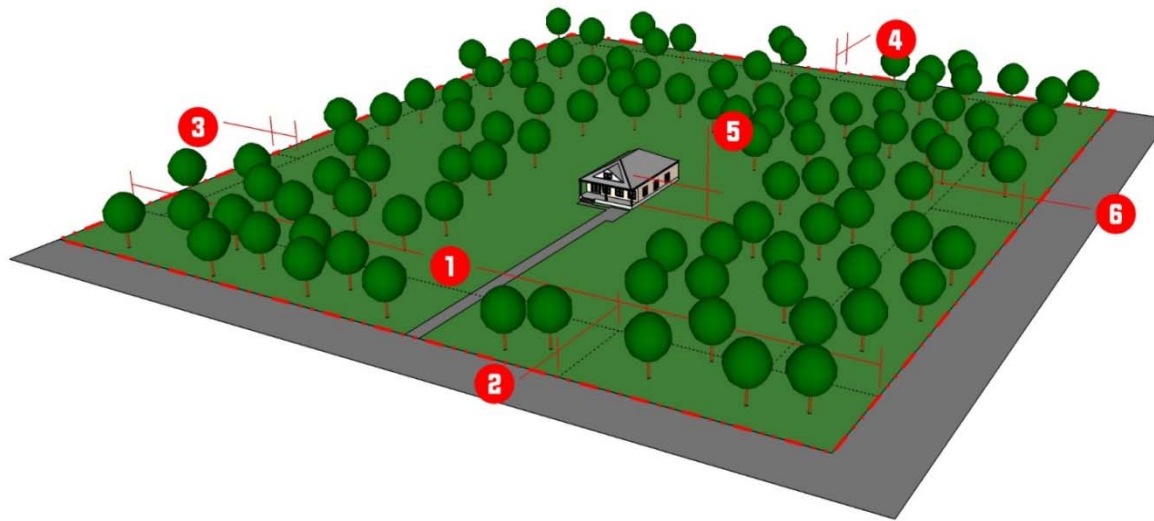
(1) Purposes

- (A) The purposes of the Agriculture and Preservation (AG) Zone are:
  - (i) To provide for low density and development intensity as indicated on the General Plan or applicable Area Master Plan or Sector Plan; and
  - (ii) To provide for areas which are to be devoted to uses which preserve the County’s ecological balance and heritage, while providing for the appropriate use and enjoyment of natural resources.
- (B) The use of the AG Zone is intended to promote the economic use and conservation of agriculture, natural resources, residential estates, nonintensive recreational uses, and similar uses.



## (2) Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Other Uses	NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
Density, max. (du/ac of net lot area)	0.20	No requirement	[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.
Net lot area, min. (ac)	5.00	5.00	[2] On corner lot, min. side yard depth alongside street = 50 ft. [6]
[1] Lot width, min. (ft)	300	300	[3] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception, and may be increased to forty (40) feet with approval of a Special Exception, if the building is used for agricultural purposes and is erected on property (used for agriculture) containing at least five (5) acres.
Lot frontage (width) at front street line, min. (ft)	240	240	
Lot coverage, max. (% of net lot area)	5	25	
[2] Front yard depth, min. (ft)	50	50	
[3] Side yard depth, min. (ft) [2]	20	20	
[4] Rear yard depth, min. (ft)	20	20	
[5] Principal structure height, max. (ft)	35	35	
Accessory structure height, max. (ft) [3]	15	15	



## (3) References to Other Standards

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards

Part 27-4 Zones and Zone Regulations  
Sec. 27-4200 Base Zones  
27-4201 Rural and Agricultural Base Zones  
27-1101(a)

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Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs

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1 **(d) Agricultural-Residential (AR) Zone**

**(1) Purposes**

The purposes of the Agricultural-Residential (AR) Zone are: :

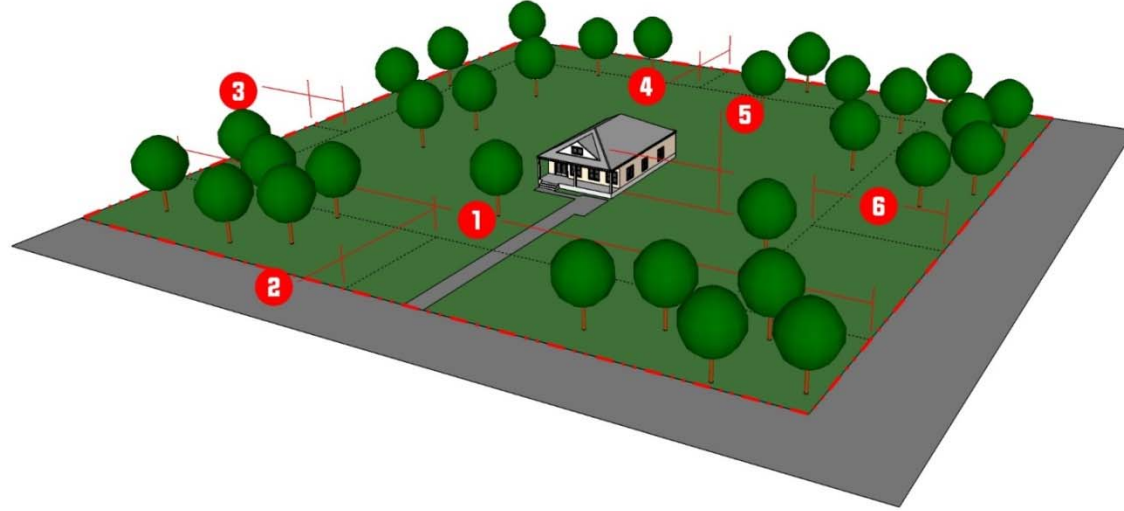
- (A)** To provide for large-lot one-family detached residential subdivisions, while encouraging the retention of agriculture as a primary land use;
- (B)** To encourage the preservation of trees and open spaces; and
- (C)** To prevent soil erosion and stream valley flooding.





## (2) Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Other Uses	NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
Density, max. (du/ac of net lot area)	0.50	No requirement	[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.
Net lot area, min. (ac)	2.00	2.00	[2] On corner lot, min. side yard depth alongside street = 50 ft. <b>6</b>
<b>1</b> Lot width, min. (ft)	150	150	[3] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception.
Lot frontage (width) at front street line, min. (ft)	120	120	[4] No height limit for agricultural buildings.
Lot coverage, max. (% of net lot area)	10	25	
<b>2</b> Front yard depth, min. (ft)	50	50	
<b>3</b> Side yard depth, min. (ft) [2]	17	17	
<b>4</b> Rear yard depth, min. (ft)	35	35	
<b>5</b> Principal structure height, max. (ft)	50	50	
Accessory structure height, max. (ft) [3][4]	15	15	



### (3) References to Other Standards

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs



1 **27-4202. Residential Base Zones**

2 **(a) Residential Estate (RE) Zone**

**(1) Purposes**

The purposes of the Residential Estate (RE) Zone are: :

- (A)** To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;
- (B)** To facilitate the planning of one-family residential developments with large lots and dwellings of various sizes and styles;
- (C)** To encourage the preservation of trees and open spaces in order to create an estate-like atmosphere; and
- (D)** To prevent soil erosion and stream valley flooding.

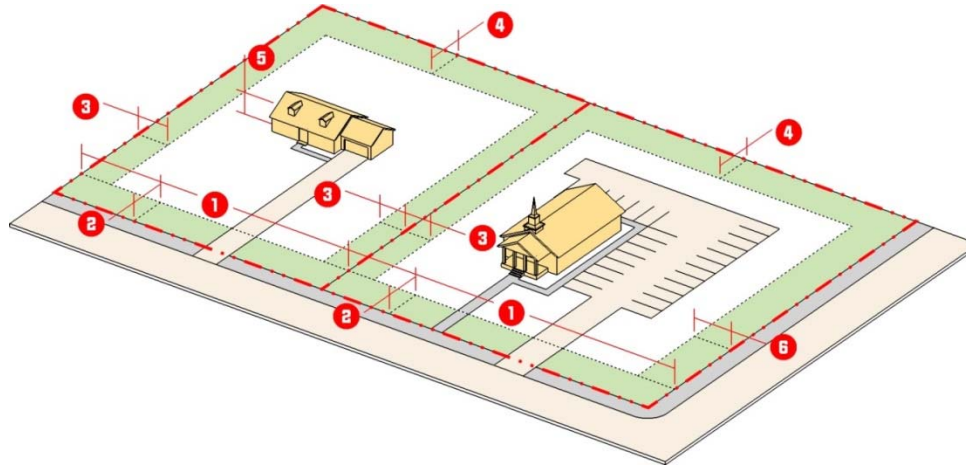




## (2) Intensity and Dimensional Standards

Standard[1]	Agricultural Uses	Single-Family Detached Dwelling	Other Uses	NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
Density, max. (du/ac of net lot area)	No requirement	1.08	No requirement	[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.
Net lot area, min.	2 ac	40,000 sf	40,000 sf	[2] On corner lot, min. side yard depth alongside street = 25 ft. <b>6</b>
<b>1</b> Lot width, min. (ft)	50	120	50	[3] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception, and may be increased to forty (40) feet with approval of a Special Exception, if the building is used for agricultural purposes and is erected on property (used for agriculture) containing at least five (5) acres.
Lot frontage (width) at front street line, min. (ft)	40	70	40	
Lot coverage, max. (% of net lot area)	20	20	60	
<b>2</b> Front yard depth, min. (ft)	25	25	25	
<b>3</b> Side yard depth, min. (ft) [2]	17	17	17	
<b>4</b> Rear yard depth, min. (ft)	25	25	25	
<b>5</b> Principal structure height, max. (ft)	35	35	35	
Accessory structure height, max. (ft) [3]	15	15	15	

**Single-Family Detached Dwellings  
 and Agricultural and Other Uses**



**(3) References to Other Standards**

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs





1 **(b) Residential, Rural (RR) Zone**

**(1) Purposes**

The purposes of the Residential, Rural (RR) Zone are:

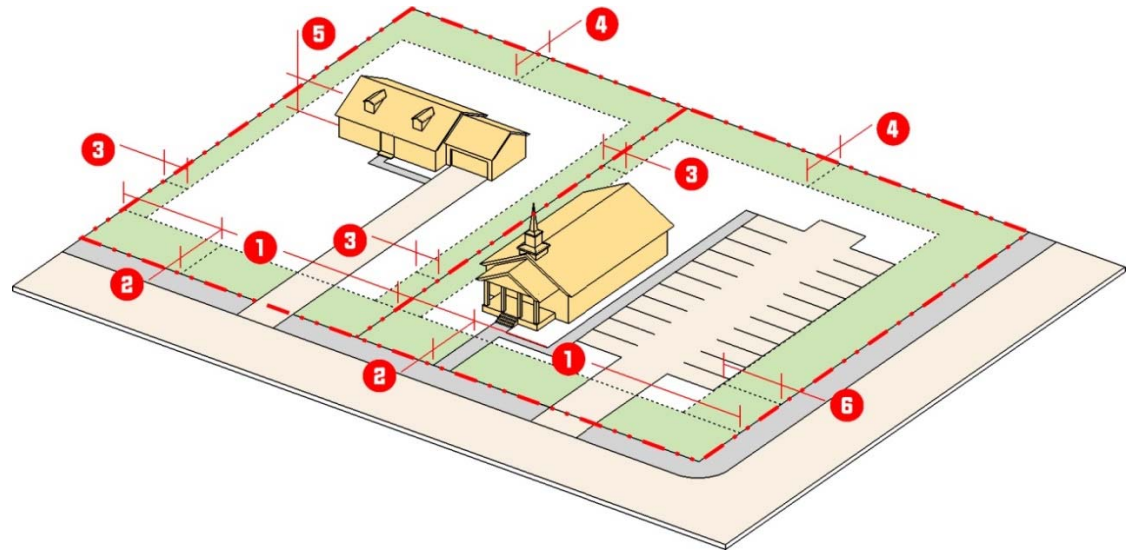
- (A)** To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize their natural terrain;
- (B)** To facilitate the planning of one-family residential developments with moderately large lots and dwellings of various sizes and styles;
- (C)** To encourage the preservation of trees and open spaces; and
- (D)** To prevent soil erosion and stream valley flooding.



**(2) Intensity and Dimensional Standards**

Standard[1]	Single-Family Detached Dwelling	Other Uses	NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
Density, max. (du/ac of net lot area)	2.17	No requirement	[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.
Net lot area, min. (sf)	20,000	20,000	[2] On corner lot, min. side yard depth alongside street = 25 ft. [6]
[1] Lot width, min. (ft)	100	100	[3] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception, and may be increased to forty (40) feet with approval of a Special Exception, if the building is used for agricultural purposes and is erected on property (used for agriculture) containing at least five (5) acres.
Lot frontage (width) at front street line, min. (ft)	70	70	
Lot coverage, max. (% of net lot area)	25	60	
[2] Front yard depth, min. (ft)	25	25	
[3] Side yard depth, min. (ft) [2]	8	8	
[4] Rear yard depth, min. (ft)	20	20	
[5] Principal structure height, max. (ft)	40	40	
Accessory structure height, max. (ft) [3]	15	15	

Single-Family Detached Dwellings and Other Uses



**(3) References to Other Standards**

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards

Part 27-4 Zones and Zone Regulations  
Sec. 27-4200 Base Zones  
27-4202 Residential Base Zones  
27-4202(b) Residential, Rural (RR) Zone

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Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs

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1      **(c) Residential, Single-Family-95 (RSF-95) Zone**

**(1) Purposes**

The purposes of the Residential, Single-Family-95 (RSF-95) Zone are:

- (A)** To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;
- (B)** To facilitate the planning of one-family residential developments with medium-sized lots and dwellings of various sizes and styles;
- (C)** To encourage the preservation of trees and open spaces; and
- (D)** To prevent soil erosion and stream valley flooding.





## (2) Intensity and Dimensional Standards

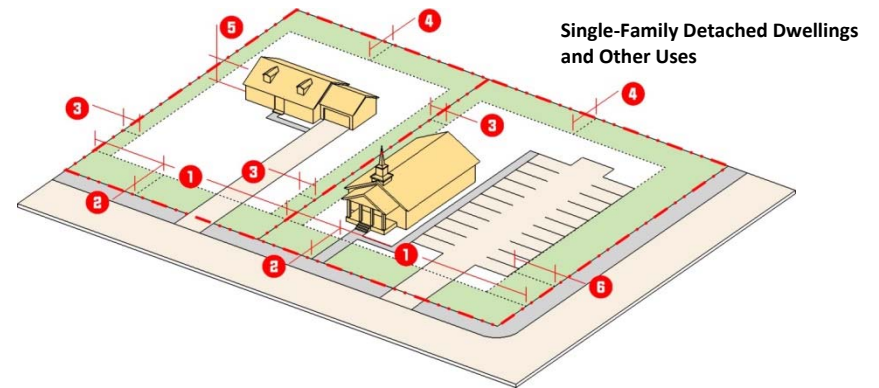
Standard[1]	Single-Family Detached Dwelling	Other Uses
Density, max. (du/ac of net lot area)	4.58	No requirement
Net lot area, min. (sf)	9,500	9,500
① Lot width, min. (ft)	75	75
Lot frontage (width) at front street line, min. (ft)	60	60
Lot coverage, max. (% of net lot area)	30	60
② Front yard depth, min. (ft)	25	25
③ Side yard depth, min. (ft) [2]	8	8
④ Rear yard depth, min. (ft)	20	20
⑤ Principal structure height, max. (ft)	40	40
Accessory structure height, max. (ft) [3]	15	15

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] On corner lot, min. side yard depth alongside street = 25 ft. ⑥

[3] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception.



## (3) References to Other Standards

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards

Part 27-4 Zones and Zone Regulations  
Sec. 27-4200 Base Zones  
27-4202 Residential Base Zones  
27-4202(c) Residential, Single-Family-95 (RSF-95) Zone

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Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs

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## (d) Residential, Single-Family-65 (RSF-65) Zone

### (1) Purposes

The purposes of the Residential, Single-Family-65 (RSF-65) Zone are :

- (A) To provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots, in order to better utilize the natural terrain;
- (B) To facilitate the planning of higher density one-family residential developments with small lots and dwellings of various sizes and styles;
- (C) To encourage the preservation of trees and open spaces; and
- (D) To prevent soil erosion and stream valley flooding.





## (2) Intensity and Dimensional Standards

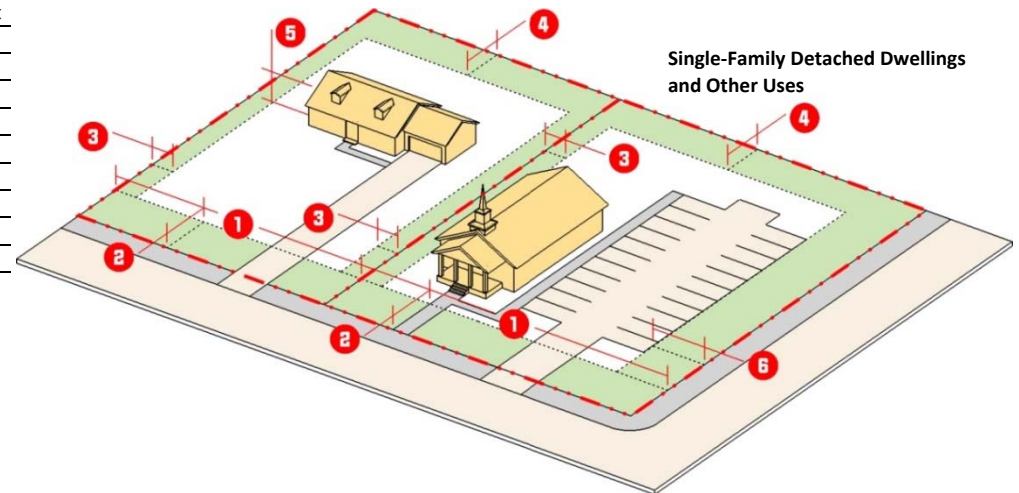
Standard[1]	Single-Family Detached Dwelling	Other Uses
Density, max. (du/ac of net lot area)	6.7	No requirement
Net lot area, min. (sf)	6,500	6,500
① Lot width, min. (ft)	65	45
Lot frontage (width) at front street line, min. (ft)	52	36
Lot coverage, max. (% of net lot area)	35	60
② Front yard depth, min. (ft)	25	25
③ Side yard depth, min. (ft) [2]	8	8
④ Rear yard depth, min. (ft)	20	20
⑤ Principal structure height, max. (ft)	40	40
Accessory structure height, max. (ft) [3]	15	15

**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] On corner lot, min. side yard depth alongside street = 25 ft. ⑥

[3] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception.



**(3) References to Other Standards**

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs

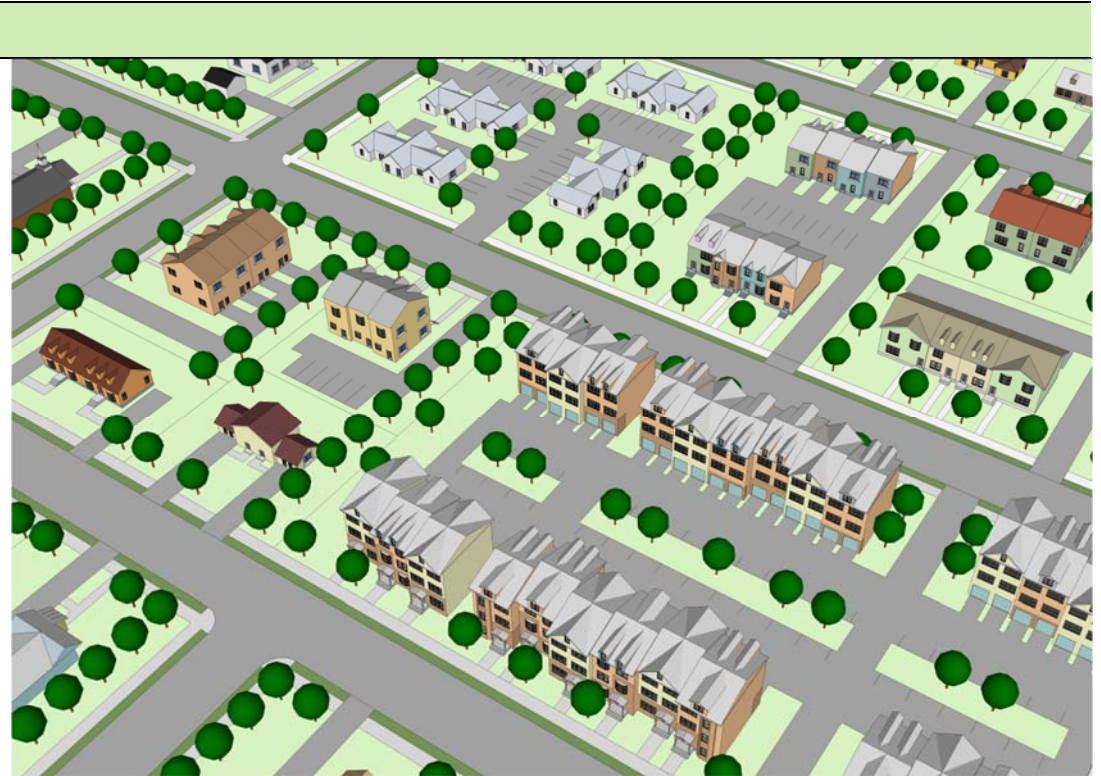


1 (e) Residential, Single-Family-Attached (RSF-A) Zone

(1) Purposes

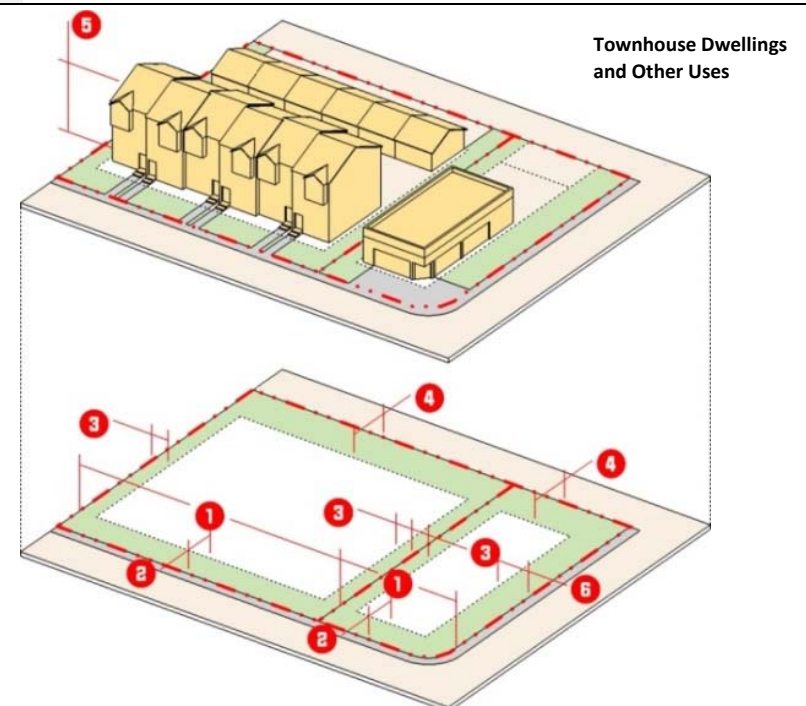
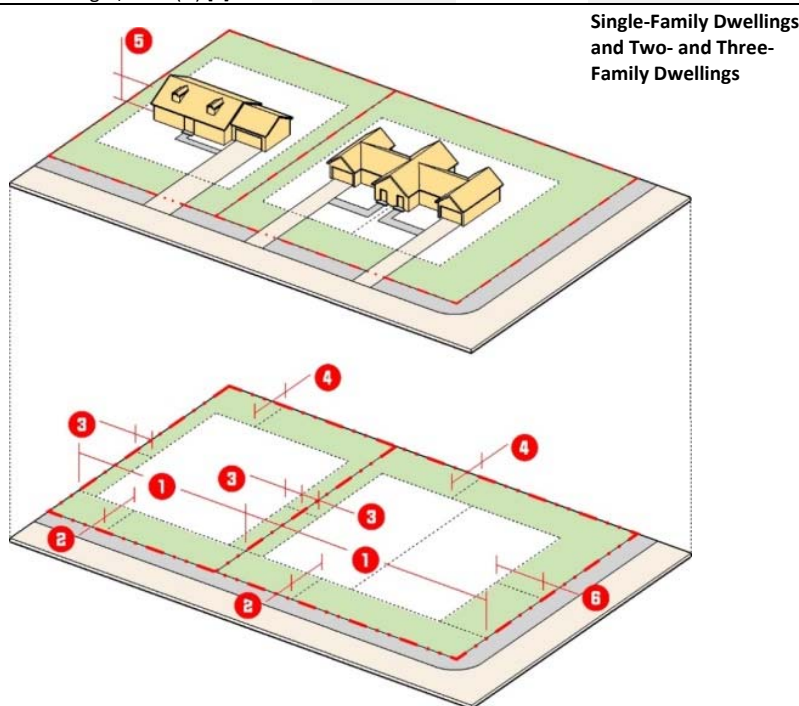
The purposes of the Residential, Single-Family-Attached (RSF-A) Zone are:

- (A) To provide for development in a form that supports residential living and walkability, is pedestrian oriented and is well connected to surrounding lands;
- (B) To provide development that is respectful of the natural features of the land; and
- (C) To provide development that is compatible with surrounding lands.



**(2) Intensity and Dimensional Standards**

Standard[1]	Single-Family Detached Dwelling	Two-Family Dwelling	Three-Family Dwelling	Townhouse Dwelling	Other Uses	NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
Density, max. (du/ac of net lot area)	8.70	32.66	12.44	16.33	No requirement	[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.
Net lot area, min. (sf)	5,000	No requirement	No requirement	No requirement	6,500	[2] Applicable to the lot coverage of the development lot as a whole rather than individual lots under townhouse units.
1 Lot width, min. (ft)	50	60	40	20 [5]	45	[3] On corner lot, min. side yard depth alongside street = 25 ft. 6
2 Front yard depth, min. (ft)	40	48	32	16	36	[4] Applicable to the buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings.
Lot coverage, max. (% of net lot area)	40	45 [2]	40 [2]	45 [2]	60	[5] Applicable to the individual lots under townhouse units. The minimum lot width for the development lot as a whole shall be 100 ft.
3 Side yard depth, min. (ft) [3]	15	15	15	15	15	[6] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception. Height may not exceed 2 stories.
4 Rear yard depth, min. (ft)	8	8 [4]	8 [4]	8 [4]	8	
5 Principal structure height, max. (ft)	20	20	20	20	20	
6 Accessory structure height, max. (ft) [6]	40	50	40	50	40	
	25	25	25	25	25	



**(3) References to Other Standards**

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	<b>Error! Reference source not found.</b> Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs





1 (f) Residential, Multifamily-12 (RMF-12) Zone

(1) Purposes

The purposes of the RMF-12 Zone are::

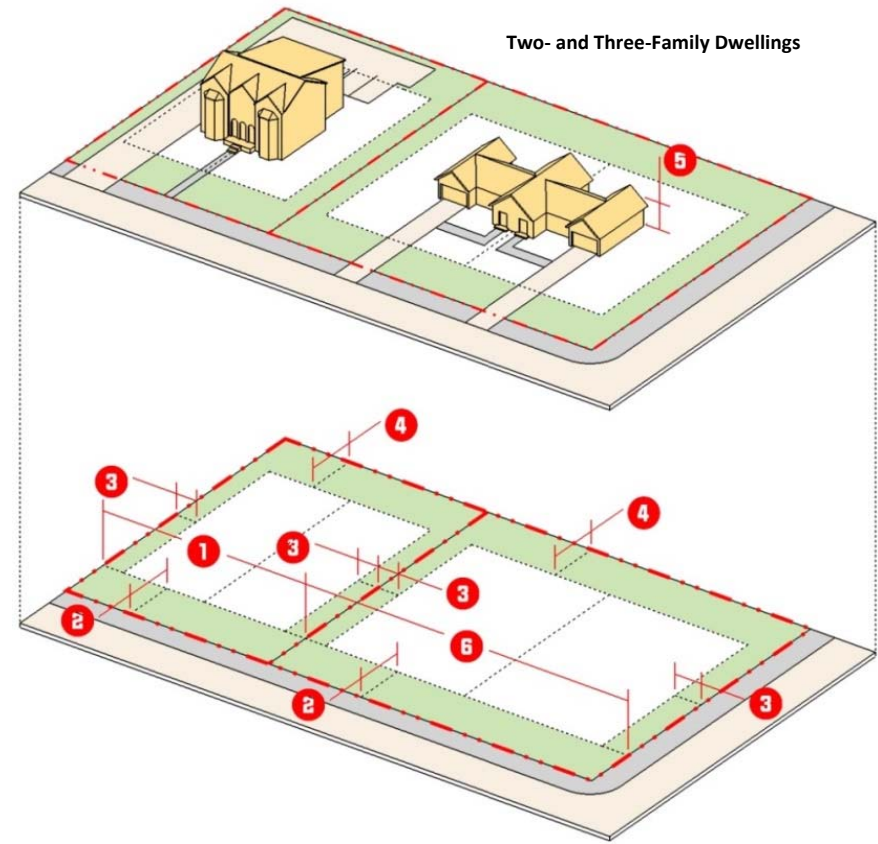
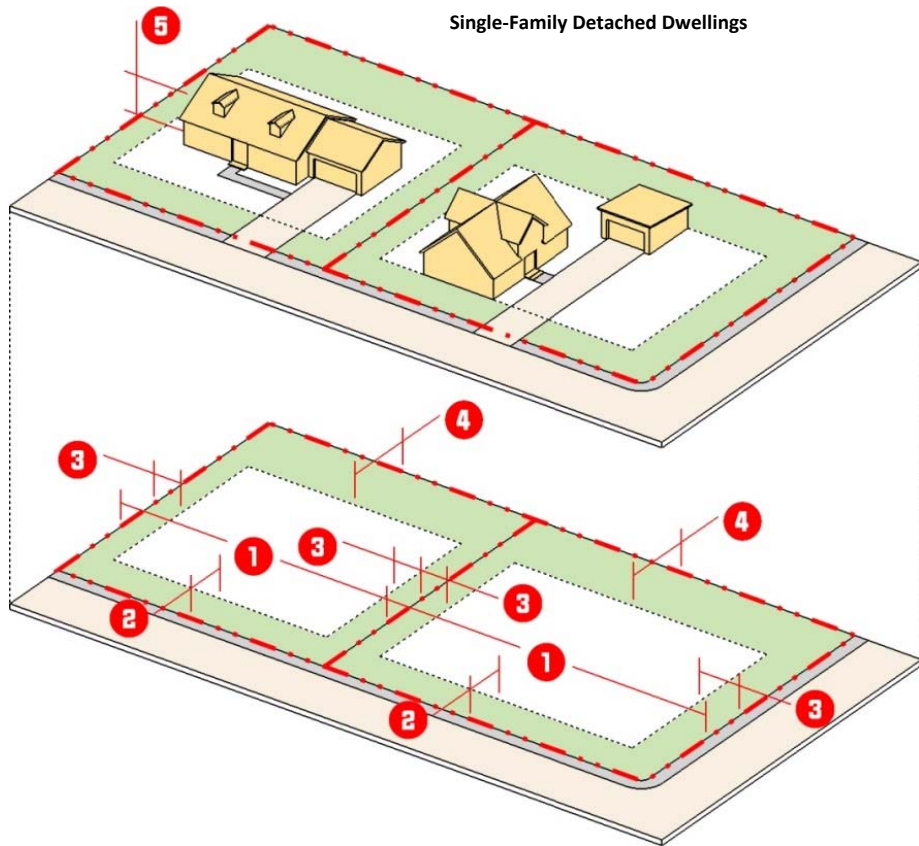
- (A) To make available low-density, multifamily developments of the “garden apartment” type which would offer many of the advantages normally associated with a one-family dwelling;
- (B) To provide for this type of development at locations recommended in an Master Plan or Sector Plan, or at other locations which are found to be suitable by the District Council; and
- (C) To provide for this type of development at locations which are adequately served by facilities such as those for circulation, sanitation, and retail sales and service.

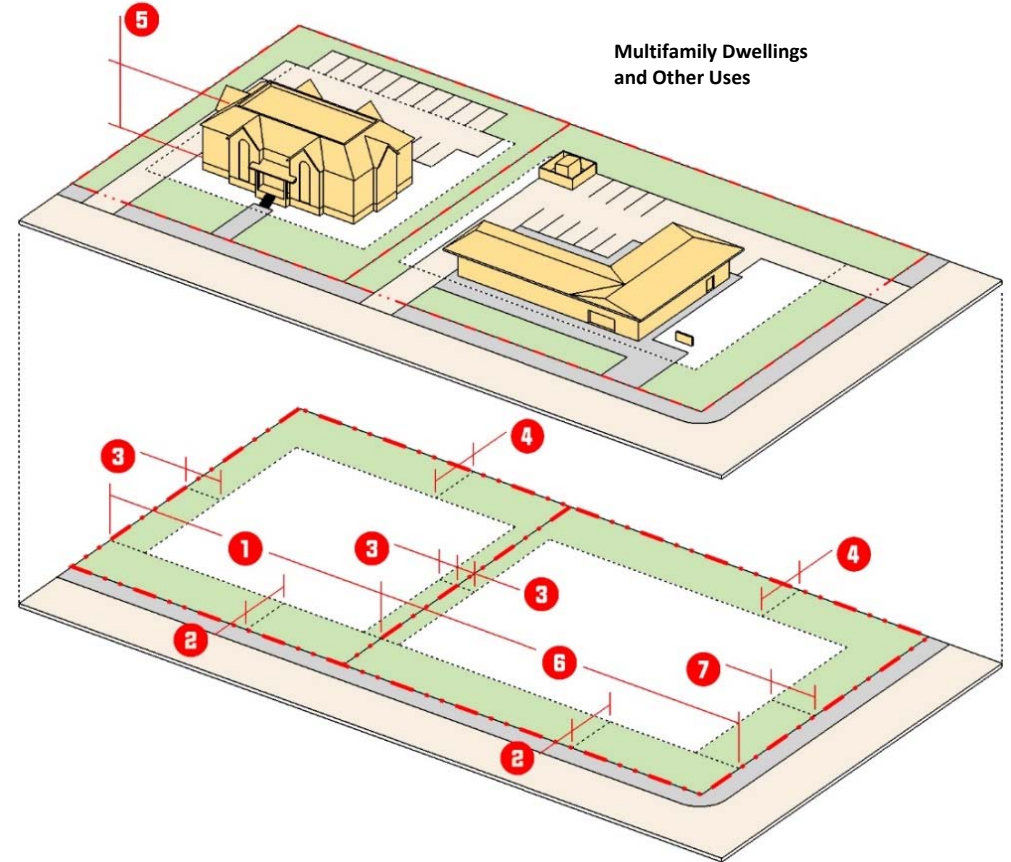
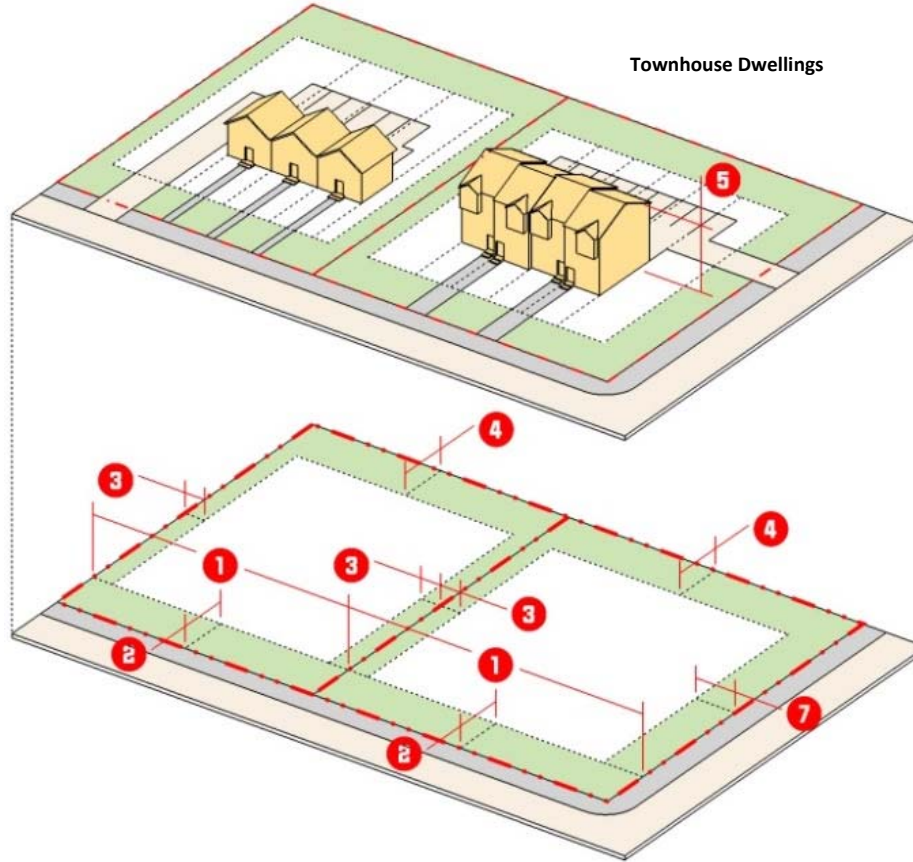




## (2) Intensity and Dimensional Standards

Standard[1]	Single-Family Detached Dwelling	Two-Family Dwelling	Three-Family Dwelling	Townhouse Dwelling	Multifamily Dwelling	Other Uses	NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet [1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards. [2] 100 ft on corner lots. <b>6</b> [3] Applicable to the building coverage of the development lot as a whole rather than individual lots under townhouse units. [4] Applicable to buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings. [5] On corner lot, min. side yard depth alongside street = 15 ft. <b>7</b> [6] Applicable to the individual lots under townhouse units. The minimum lot width for the development lot as a whole shall be 100 ft. [7] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception.
Density, max. (du/ac of net lot area)	8.70	24.00	10.00	12.00	12.00	No requirement	
Net lot area, min. (sf)	5,000	No requirement	No requirement	No requirement	9,000	14,000	
<b>1</b> Lot width, min. (ft)	50	60 [2]	60 [2]	20 [2][6]	75 [2]	75 [2]	
Lot frontage (width) at front street line, min. (ft)	40	48	48	16	60	60	
Lot coverage, max. (% of net lot area)	30	35 [3]	35 [3]	35 [3]	35	20	
Green area, min. (% of net lot area)	No requirement	No requirement	No requirement	50	50	70	
<b>2</b> Front yard depth, min. (ft)	15	15	15	15	15	20	
<b>3</b> Side yard depth, min. (ft)	8	8 [4]	8 [4]	8 [4]	8 [5]	8 [5]	
<b>4</b> Rear yard depth, min. (ft)	20	20	20	20	20	20	
<b>5</b> Principal structure height, max. (ft)	40	50	40	50	50	40	
Accessory structure height, max. (ft) [7]	15	15	15	15	15	15	





### (3) References to Other Standards

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3700	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage

Part 27-4 Zones and Zone Regulations  
Sec. 27-4200 Base Zones  
27-4202 Residential Base Zones  
27-4202(f) Residential, Multifamily-12 (RMF-12) Zone

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Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs

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## (g) Residential, Multifamily-20 (RMF-20) Zone

### (1) Purposes

The purposes of the Residential, Multifamily-20 (RMF-20) Zone are :

- (A) To provide suitable sites for high-density multifamily residential development;
- (B) To provide for this type of development at locations recommended by an Master Plan or Sector Plan, or at other locations which are found to be suitable by the District Council;
- (C) To support multifamily development at sites that are proximate to centers or are at appropriate locations along commercial corridors; and
- (D) To ensure compatibility with surrounding lands.

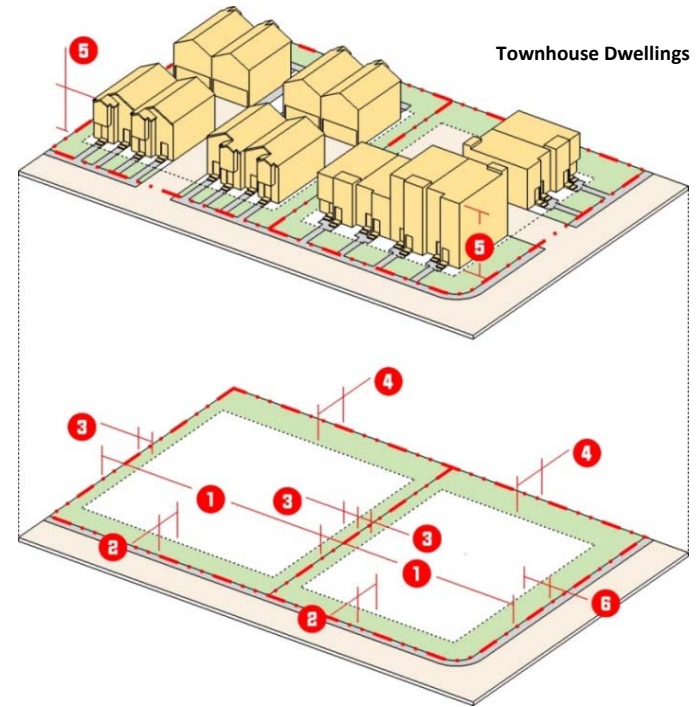
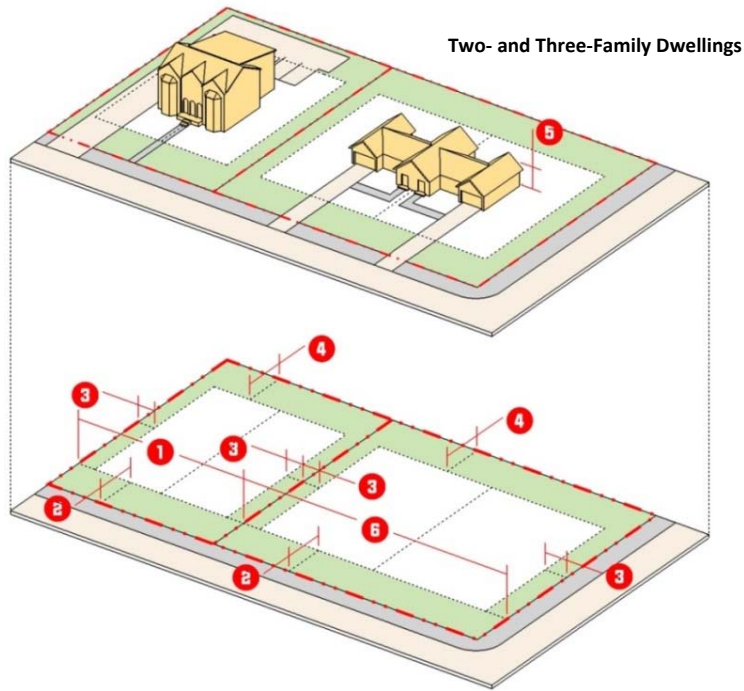


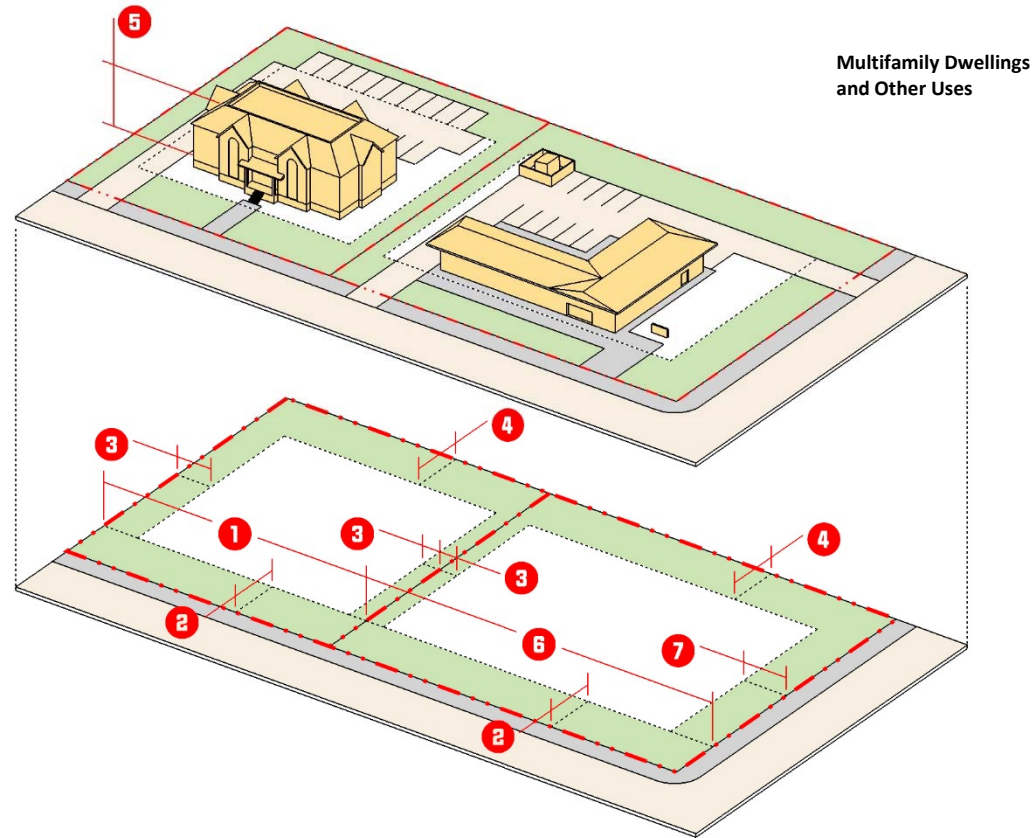




## (2) Intensity and Dimensional Standards

Standard[1]	Two-Family Dwelling	Three-Family Dwelling	Townhouse Dwelling	Multifamily Dwelling	Other Uses	NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
Density, max. (du/ac of net lot area)	40.00	14.00	20.00	20.00	No requirement	[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.
Net lot area, min. (sf)	No requirement	No requirement	No requirement	7,500	7,500	[2] 80 ft on corner lots. <b>6</b> [3] Applicable to the lot coverage of the development lot as a whole rather than individual lots under townhouse units.
<b>1</b> Lot width, min. (ft)	60 [2]	60 [2]	20 [7]	60 [2]	60 [2]	[4] Applicable to buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings.
Lot frontage (width) at front street line, min. (ft)	48	48	48	48	48	[5] On corner lot, min. side yard depth alongside street = 15 ft. <b>7</b>
Lot coverage, max. (% of net lot area)	35 [3]	35 [3]	40 [3]	40	60	[6] 80 ft where net lot area ≥ 4 acres.
Green area, min. (% of net lot area)	No requirement	No requirement	50	60	No requirement	[7] Applicable to the individual lots under townhouse units. The minimum lot width for the development lot as a whole shall be 100 ft.
<b>2</b> Front yard depth, min. (ft)	15	15	15	15	0	[8] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception.
<b>3</b> Side yard depth, min. (ft)	8 [4]	8 [4]	8 [4]	8 [5]	8 [5]	
<b>4</b> Rear yard depth, min. (ft)	20	20	20	20	20	
<b>5</b> Principal structure height, max. (ft) [6]	50	50	50	50	40	
Accessory structure height, max. (ft) [7]	15	15	15	15	15	





### (3) References to Other Standards

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions





1 (h) Residential, Multifamily-48 (RMF-48) Zone

(1) Purposes

The purposes of the Residential, Multifamily-48 (RMF-48) Zone are:

- (A) To provide suitable sites respectful of the natural features of the land for high-density multifamily residential development and other forms of development that support residential living and walkability;
- (B) To provide for this type of development at locations recommended by an Master Plan or Sector Plan, proximate to centers (including transit centers) or at other locations which are found to be suitable by the District Council; and
- (C) To ensure development is compatible with surrounding lands.



## (2) Intensity and Dimensional Standards

Standard[1]	Multifamily Dwelling	Other Uses
Density, max. (du/ac of net lot area)	48.00	No requirement
Net lot area, min. (sf)	7,500	7,500
1 Lot width, min. (ft)	75 [2]	75 [2]
Lot frontage (width) at front street line, min. (ft)	60	60
Lot coverage, max. (% of development lot as a whole)	60	60
2 Front yard depth, min. (ft)	15	15
3 Side yard depth, min. (ft) (both yards total/either yard) [3]	8	8
4 Rear yard depth, min. (ft)	20	20
5 Principal structure height, max. (ft)	110 [4][5]	110 [5]
Accessory structure height, max. (ft) [6]	15	15

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

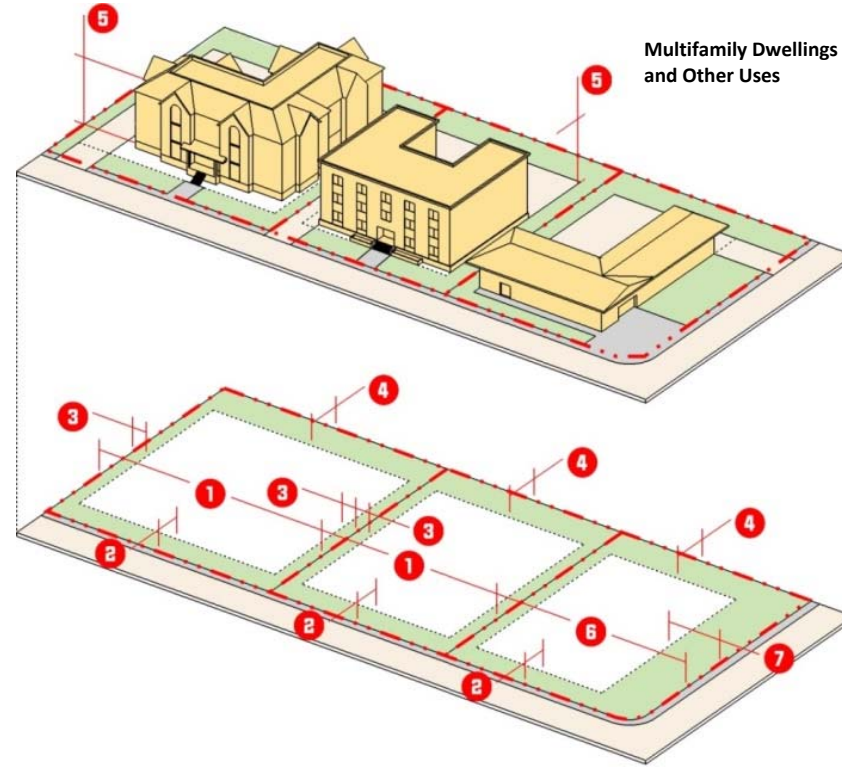
[2] 100 ft on corner lots. 6

[3] On corner lot, min. side yard depth alongside street = 30 ft. 7

[4] At least 80% of buildings in the multifamily development must be ≥ 52 ft high.

[5] Provided those portions of the structure greater than 52 ft high are set back from the minimum front, side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 52 ft.

[6] May be increased for certain purposes by approval of a special exception pursuant to Section 27-3604, Special Exception.



## (3) References to Other Standards

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions





1	<b>27-4203. Nonresidential Base Zones</b>	28	(6) Ensure nonresidential development is located and designed to protect and preserve the character of existing single-family zones and neighborhoods; and
2	<b>(a) General Purposes of Nonresidential Base Zones</b>	29	
3	The Nonresidential base zones are established for the general	30	
4	purpose of ensuring there are lands in the County that provide	31	(7) Promote sustainable development that conserves
5	a wide range of retail, office, service, employment, light	32	energy and is energy-efficient, reduces the emission of
6	industrial, heavy industrial, and related uses to meet the needs	33	greenhouse gases, provides physical and economic
7	of County residents and the region, and more specifically to:	34	access to nutritious foods, employs sustainably-sourced
8	(1) Provide appropriately located lands for the full range of	35	and recycled materials, and meets similar sustainability
9	business uses needed by the County’s residents,	36	goals.
10	businesses, and workers, consistent with the goals and		
11	policies of the General Plan and the applicable Area		
12	Master Plan or Sector Plan to support quality economic		
13	growth;		
14	(2) Strengthen the County’s economic base, and provide		
15	employment opportunities close to home for County		
16	residents;		
17	(3) Create suitable environments for various types of		
18	businesses, and protect them from the adverse effects		
19	of incompatible development;		
20	(4) Create suitable environments for various types of		
21	mixed-use development, where business, office, retail,		
22	and residential development is designed and integrated		
23	in compatible ways;		
24	(5) Accommodate new infill development and		
25	redevelopment that is consistent with the context and		
26	the character of the nonresidential zone in which it is		
27	located;		

1 **(b) Commercial, Neighborhood (CN) Zone**

**(1) Purposes**

The purposes of the Commercial, Neighborhood (CN) Zone are:

- (A)** To provide lands for a range of small-scale, low-intensity retail and service commercial development that provides goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods; and
- (B)** To ensure uses, development intensities, and development forms that are consistent with a pedestrian-friendly and neighborhood-scale, traditional main street character, that are well-connected to and compatible with surrounding areas, and that do not attract significant traffic from outside the surrounding neighborhoods.





## (2) Intensity and Dimensional Standards

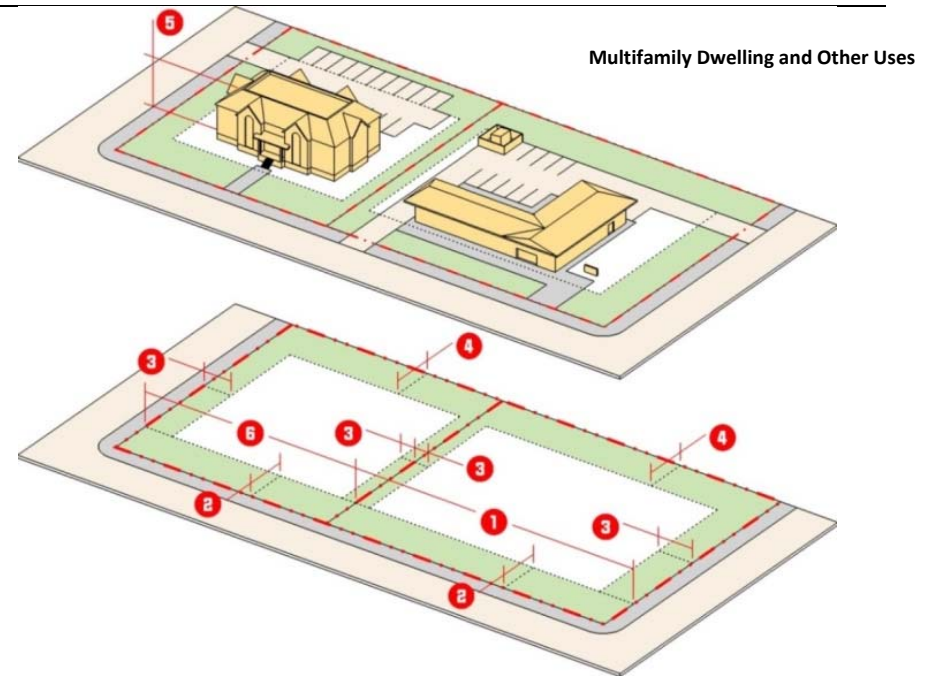
Standard[1]	Single-Family Detached Dwelling	Two-Family Dwelling	Townhouse Dwelling, including "Dwelling, Live-Work" uses	Multifamily Dwelling[2]	Other Uses
Density, max. (du/ac of net lot area)	9.00	24.00	12.00	12.00	No requirement
Net lot area, min. (sf)	4,000	No requirement	No requirement	9,000	No requirement
1 Lot width, min. (ft)	50	50	20	75	50
Lot coverage, max. (% of net lot area)	60	65 [3]	65 [3]	65	65
2 Front yard depth, min. (ft)	10	No requirement	No requirement	No requirement	No requirement
3 Side yard depth, min. (ft)	5	No requirement	No requirement	No requirement	No requirement
4 Rear yard depth, min. (ft)	15	15	15	20	20
5 Principal structure height, max. (ft)	35	50	50	50	50

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] The standards in this column apply to multifamily dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.

[3] Applicable to the lot coverage of the development lot as a whole rather than individual lots under townhouse units.



### (3) References to Other Standards

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs



1 (c) Commercial, Service (CS) Zone

(1) Purpose

The purposes of the Commercial, Service (CS) Zone are:

- (A) To provide for a concentration of retail sales and services (including auto-oriented commercial uses), office, and eating or drinking establishments; and
- (B) To accommodate medium- to moderately high-density residential development as part of vertically or horizontally mixed-use development.

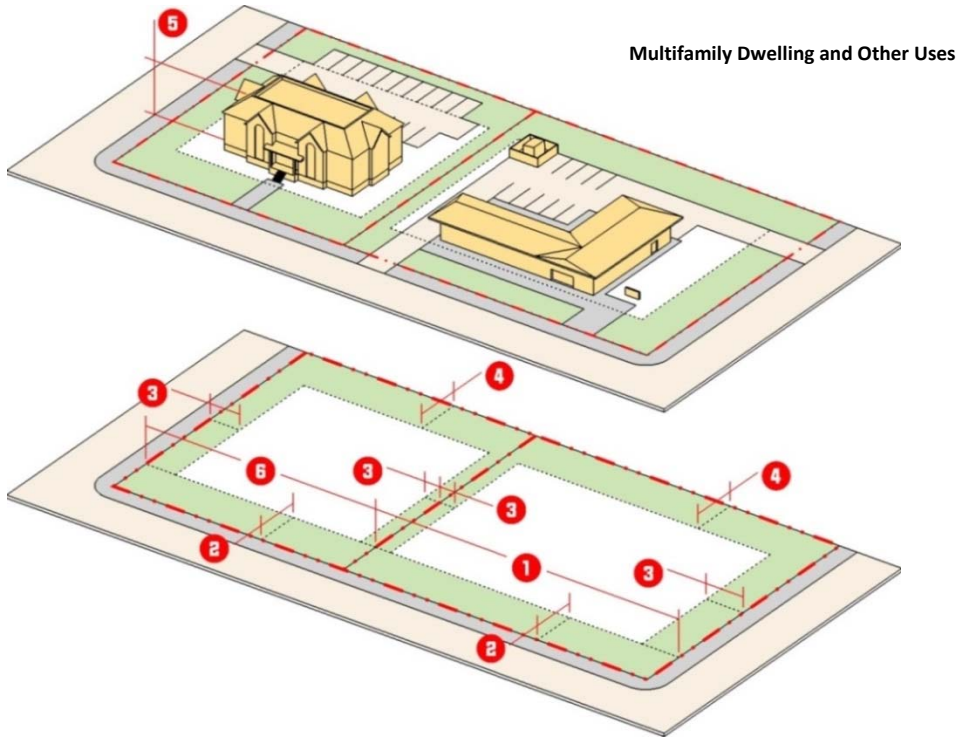




**(2) Intensity and Dimensional Standards**

Standard[1]	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling[2]	Other Uses
Density, max. (du/ac of net lot area)	20.00	No requirement
Net lot area, min. (sf)	7,500	5,000
1 Lot width, min. (ft)	60 [3]	50
Lot coverage, max. (% of net lot area)	40	No requirement
2 Front yard depth, min. (ft) [4]	15	10
3 Side yard depth, min. (ft) [4]	8	0
4 Rear yard depth, min. (ft) [4]	20	0
5 Principal structure height, max, (ft)	50	50

**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet  
 [1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.  
 [2] The standards in this column apply to multifamily dwellings, artists' residential studios, and live-work dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.  
 [3] 80 ft on corner lots 6.  
 [4] Provided those portions of the structure greater than 35 ft high are set back from the minimum front, side, and rear yard depths an additional 1 ft for each 2 ft (or major fraction thereof) the height of the portion exceeds 35 ft.



**(3) References to Other Standards**

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs





1 **(d) Commercial, General and Office (CGO) Zone**

**(1) Purposes**

The purposes of the Commercial, General and Office (CGO) Zone are:

- (A)** To provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness;
- (B)** To incorporate development with multiple uses, shared parking, and coordinated signage and landscaping; and
- (C)** To accommodate higher-density residential uses as part of vertically or horizontally mixed-use development.





## (2) Intensity and Dimensional Standards

Standard[1]	Townhouse Dwelling	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling[2]	Other Uses
Density, max. (du/ac of net lot area)	20.00	48.00	No requirement
Net lot area, min. (sf)	No requirement	7,500	No requirement
1 Lot width, min. (ft)	20	50	No requirement
Lot coverage, max. (% of net lot area)	65 [3]	70	No requirement
2 Front yard depth, min. (ft)	10	10	0
3 Side yard depth, min. (ft)	8 [4]	8	0
4 Rear yard depth, min. (ft)	15	15	0
5 Principal structure height, max. (ft) [5][6]	50	86	No requirement

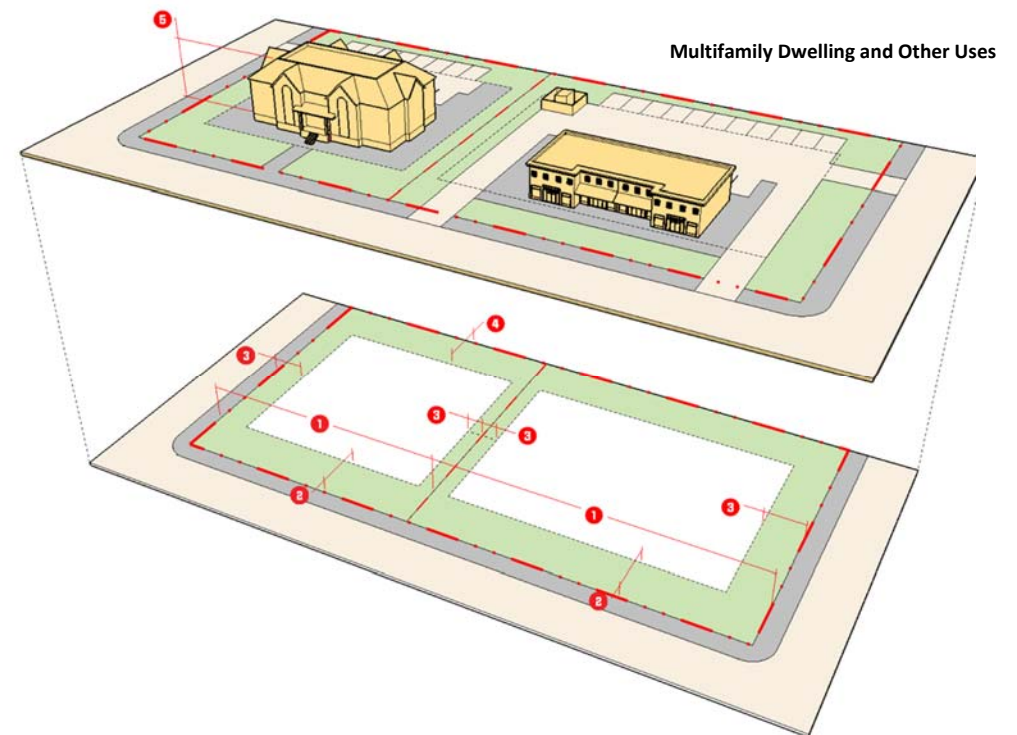
NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] The standards in this column apply to multifamily dwellings, artists' residential studios, and live-work dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.

[3] Applicable to the lot coverage of the development lot as a whole rather than individual lots under townhouse units.

[4] Applicable to buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings.



[5] Provided those portions of the structure greater than 50 ft high are set back from the minimum front , side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 50 ft.  
 [6] 110 ft for office buildings or mixed-use development consisting primarily of office uses.

**(3) References to Other Standards**

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs



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## (e) Industrial, Employment (IE) Zone

### (1) Purposes

The purposes of the Industrial, Employment (IE) Zone are::

- (A) To provide for a mix of employment, research and development, and light industrial development, with an expectation of high-quality design that is set apart from the high-traffic-generating commercial zones and residential communities;
- (B) To provide lands to serve light industrial uses while prohibiting more intensive forms of industrial development;
- (C) To accommodate limited residential development; and
- (D) To ensure compatibility between industrial development and nearby residential uses.





## (2) Intensity and Dimensional Standards

Standard[1]	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling[2]	Other Uses
Density, max. (du/ac of net lot area)	20.00	No requirement
Net lot area, min. (sf)	10,000	10,000
① Lot width, min. (ft)	75	75
Lot coverage, max. (% of net lot area)	45	45
Green area, min. (% of net lot area)	25	25
② Front yard depth, min. (ft)	10	10
③ Side yard depth, min. (ft) (both yards total)	20	20
④ Rear yard depth, min. (ft)	0/20 [5]	0/20 [5]
Building separation, min. (ft)	25 or height of taller building [3], whichever is greater	25 or height of taller building [3], whichever is greater
⑤ Principal structure height, max. (ft) [4]	50	No requirement

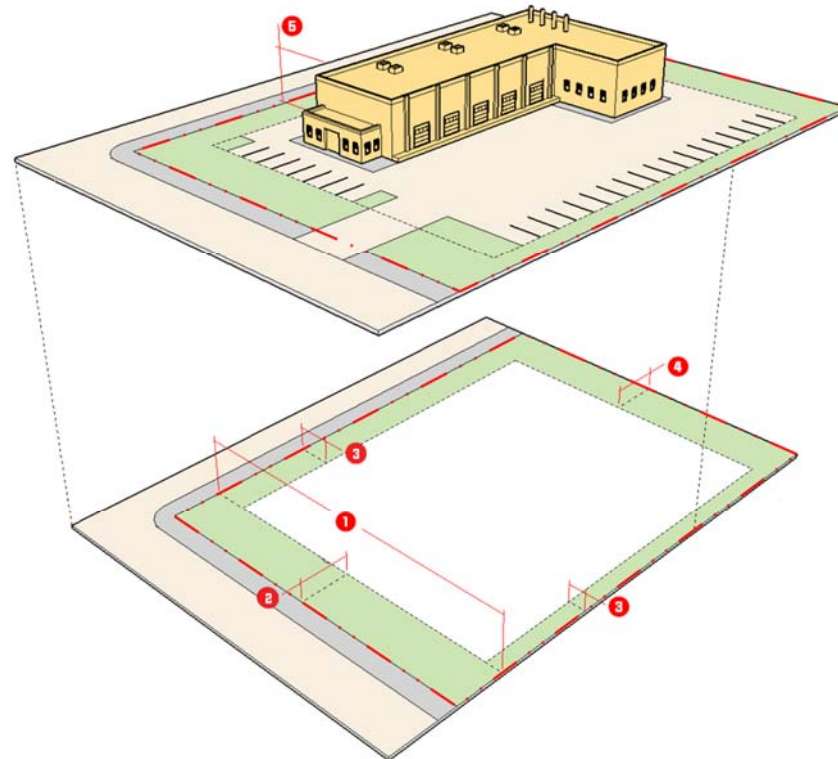
**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] The standards in this column apply to multifamily dwellings, artists' residential studios, and live-work dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.

[3] Up to a distance of 150 ft.

[4] Provided those portions of the structure greater than 50 ft high are set back from the minimum front, side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 50 ft.



[5] The minimum rear yard depth is 0 feet when abutting property in a Nonresidential base zone, Transit-Oriented/Activity Center base or Planned Development Zone, or the MU-PD Zone, and 20 feet when abutting property in any other zone.

### (3) References to Other Standards

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs





1 (f) Industrial, Heavy (IH) Zone

(1) Purposes

The purposes of the Industrial, Heavy (IH) Zone are:

- (A) To provide lands for intense industrial development that generally requires large sites, as well as industrial uses that are important for the County’s economic growth but may impact adjoining lands. Such uses generally involve greater potential for adverse off-site impacts on the environment and surrounding development (e.g., from dust, fumes, smoke, odors, noise, or vibration, or due to exterior movement of vehicles, materials, and goods);
- (B) To accommodate limited residential uses, particularly as adaptive reuse opportunities;
- (C) To encourage the reuse of existing industrial development; and
- (D) To mitigate potential impacts to surrounding residential neighborhoods.



## (2) Intensity and Dimensional Standards

Standard[1]	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling[2]	Other Uses
Density, max. (du/ac of net lot area)	12.00	No requirement
Net lot area, min. (sf)	10,000	10,000
① Lot width, min. (ft)	75	75
Lot coverage, max. (% of net lot area)	No requirement	No requirement
Green area, min. (% of net lot area) [5]	10	10
② Front yard depth, min. (ft)	25	25
③ Side yard depth, min. (ft) (both yards total)	30	30
④ Rear yard depth, min. (ft)	0/20 [4]	0/20 [4]
⑤ Principal structure height, max. (ft) [3]	No requirement	No requirement

**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet

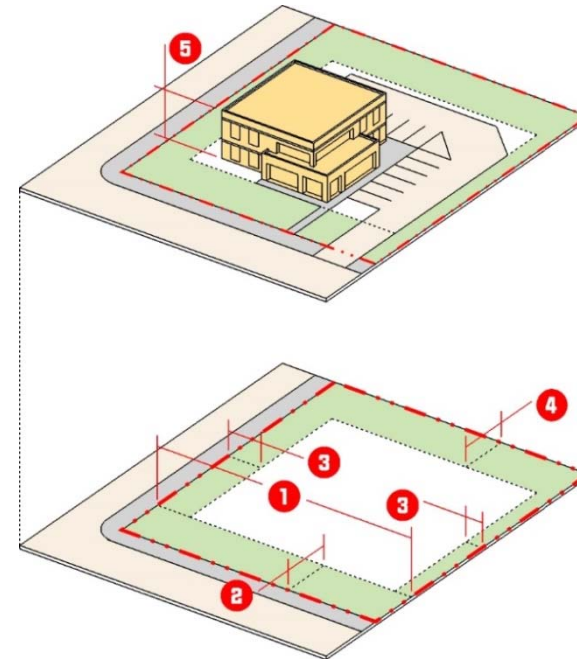
[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] The standards in this column apply to multifamily dwellings, artists' residential studios, and live-work dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.

[3] Provided those portions of the structure greater than 50 ft high are set back from the minimum front, side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 35 ft.

[4] The minimum rear yard depth is 0 feet when abutting property in a Nonresidential Base Zone, Transit-Oriented/Activity Center Base or Planned Development Zone, or the MU-PD Zone, and 20 feet when abutting property in any other zone.

[5] Multiple industrial uses on a single property or on one or more adjoining properties under the same ownership (and which are located not more than 1,000 feet away from each other) may consolidate the required minimum green area for the entire industrial development as a whole and is not required to provide minimum green area on each individual lot or parcel.



## (3) References to Other Standards

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards

Part 27-4 Zones and Zone Regulations  
Sec. 27-4200 Base Zones  
27-4203 Nonresidential Base Zones  
27-4203(f) Industrial, Heavy (IH) Zone

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Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs

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1 **27-4204. Transit-Oriented/Activity Center Base** 29  
 2 **Zones** 30  
 3 **(a) General Purposes of Transit-Oriented/Activity** 31  
 4 **Center Base Zones** 32  
 5 **(1) Serve as focal points for a neighborhood or series of** 33  
 6 **neighborhoods.** 34  
 7 **(2) Provide development that is more urban than the areas** 35  
 8 **they serve, are walkable, and contain mixed-use** 36  
 9 **development.** 37  
 10 **(3) Concentrate intense urban development around major** 38  
 11 **transit stations and the principal targets for the County's** 39  
 12 **future planned growth and mixed-use development.** 40

13 **(b) Standards Applicable to all Transit-**  
 14 **Oriented/Activity Center Base Zones**

15 **(1) Supplemental Development Standards**

16 In addition to the generally applicable development  
 17 standards in Part 27-6, Development Standards (unless the  
 18 proposed project is exempt in accordance with the  
 19 development standards exemptions), the following  
 20 standards shall apply to development within the Transit-  
 21 Oriented/Activity Center base zones and PD zones (as may  
 22 be modified subject to the approval of a PD Basic Plan and  
 23 PD Conditions of Approval).

24 **(A) Connectivity**

25 **(i)** The internal vehicular, bicycle, and pedestrian  
 26 circulation systems of development shall be  
 27 designed to allow vehicular, bicycle, and  
 28 pedestrian cross-access between the internal

system and any internal vehicular, bicycle, and  
 pedestrian circulation systems of existing or  
 approved future development on adjoining  
 lots.

**(ii)** Easements allowing vehicular, bicycle, or  
 pedestrian cross-access between adjoining lots,  
 along with agreements defining maintenance  
 responsibilities of the property owners, shall be  
 recorded in the land records of Prince George's  
 County, Maryland.

**(B) Vehicular Access and Circulation**

The location and design of curb-cuts shall comply with  
 the standards in Table 27-4204(b)(1)(B): Curb-Cut  
 Standards: Transit-Oriented/Activity Center Zones.

Table 27-4204(b)(1)(B): Curb Cut Standards: Transit-Oriented/Activity Center Zones			
Zone	Minimum Distance from Street Intersection (ft)	Minimum Distance from Other Curb Cuts on Same Block Face (ft)	Maximum Curb Cut Width (ft)
RTO-H and RTO-L Core and Edge areas	Curb-cuts allowed only if adequate parcel access cannot be provided by alleys or secondary street system. If curb-cuts are necessary, they shall be shared between sites and parcels to minimize their use (as appropriate), and shall comply with the curb-cut standards for the NAC, TAC and LTO Core area.		
NAC, TAC, and LTO Core area	50	100	24
TAC and LTO Edge areas	25	50	30

1 **(C) Pedestrian Access and Circulation** 17  
 2 Sidewalks shall be provided on both sides of the street. 18  
 3 Sidewalk widths shall comply with the standards in 19  
 4 Table 27-4204(b)(1)(C): Sidewalk Widths: Transit- 20  
 5 Oriented/Activity Center Zones. 21

Table 27-4204(b)(1)(C): Sidewalk Widths: Transit-Oriented/Activity Center Zones			
Zone	Width (ft)	Sidewalk Pedestrian Clearance Zone Required?	Sidewalk Pedestrian Clearance Zone Minimum Width (ft)
RTO-H Core area RTO-L Core area	20 [1]	Yes	5
RTO-H Edge area RTO-L Core area LTO Core area TAC Core area NAC	10 [2]	Yes	5
LTO Edge area TAC Edge area	6 [2]	No requirement	No requirement

NOTES:  
 [1] This includes the street tree planting area.  
 [2] Does not include street tree planting area.

6 **(i)** In addition: 36  
 7 **(aa)** In the RTO-H, RTO-L, LTO, and TAC Core 37  
 8 areas, a 5-foot deep by 8-foot wide street 38  
 9 tree planting area shall be provided for the 39  
 10 location of street trees, planted every 40-50 40  
 11 feet on center; and 41  
 12 **(bb)** In the RTO-H, RTO-L, LTO, and TAC edge 42  
 13 areas and the NAC, a sidewalk planting strip 43  
 14 at least 5 feet wide between the sidewalk 44  
 15 and the street shall be provided, with street 45  
 16 trees planted every 40-50 feet on center. 46

**(ii)** At least one walkway shall be provided from an adjacent sidewalk to each pedestrian entrance required in Section 27-4204(b)(1)(F)(iii), Building Entrances.  
**(iii)** Where a sidewalk, greenway path, or other walkway in the RTO-H, RTO-L, LTO, or NCO zones, or the Core area of the TAC zone, crosses a street, driveway, drive aisle, or parking lot, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar elements.

**(D) Off-Street Parking**

**(i) Reduced Minimum Vehicle Parking Space Requirements**

Development in the Core area of the RTO-H, RTO-L, or LTO zones shall be exempt from the off-street vehicular parking standards in Section 27-6305(a), Minimum Number of Off-Street Vehicle Parking Spaces.

The minimum required number of off-street vehicle parking spaces for development in the Edge area of the RTO-H, RTO-L, or LTO zones, the Core area of the TAC zone, and the NAC zone, shall be 50 percent of the minimum requirements in Section 27-6305(a), Minimum Number of Off-Street Vehicle Parking Spaces.

**(ii) Maximum Off-Street Vehicle Parking Spaces**

**(aa)** In the Core area of the RTO-H, RTO-L, or LTO zones, the maximum number of off-street vehicle parking spaces for development

1	shall be 125 percent of the minimum	33	along the street (on-street parking), subject to
2	requirements for the Edge area of the RTO-	34	the approval of the appropriate operating
3	H, RTO-L, or LTO zones calculated in	35	agency (see Section 27-6307(e), On-Street
4	accordance with Section 27-6305(a),	36	Parking).
5	Minimum Number of Off-Street Vehicle	37	
6	Parking Spaces. Spaces in structured	38	<b>(ii) Break-Up of Large Parking Lots</b>
7	parking facilities do not count toward the	39	Surface parking lots with more than 100 parking
8	maximum allowed.	40	spaces shall be organized into smaller modules
9	<b>(bb)</b> In the Edge area of the RTO-H, RTO-L, or LTO	41	that contain 50 or fewer spaces each and are
10	zones, and in the TAC and NAC zones, the	42	visually separated by buildings, pedestrian
11	maximum number of off-street vehicle	43	walkways, or landscaped areas in accordance
12	parking spaces for development shall be	44	with the Landscape Manual.
13	150 percent of the minimum requirements	45	
14	calculated in accordance with Section 27-	46	<b>(iii) Pedestrian Walkways Through Parking Areas</b>
15	6305(a), Minimum Number of Off-Street	47	All vehicle parking lots and structures containing
16	Vehicle Parking Spaces. Spaces in structured	48	more than 50 parking spaces shall provide clearly
17	parking facilities do not count toward the	49	identified pedestrian routes between parking
18	maximum allowed.	50	areas and the primary pedestrian entrance(s) to
19	<b>(E) Arrangement and Design of Off-Street Vehicle</b>	51	the building(s) served by the parking areas that
20	<b>Parking</b>	52	are designed and located to minimize the
21	<b>(i) Location</b>	53	interface between pedestrian routes and traffic
22	Within the RTO-H, RTO-L, LTO, or NAC zones, and	54	circulation routes, and provide pedestrian
23	in the Core area of the TAC zone, all proposed	55	walkways with direct pedestrian and ADA access
24	new or additional surface vehicle parking shall be	56	to the primary building entrance(s).
25	located to the rear or side of the development's	57	
26	principal building(s), or in a parking structure	58	<b>(iv) Bicycle Parking</b>
27	built in accordance with Section 27-	59	Bicycle parking facilities required in accordance
28	4204(b)(1)(F)(v), Parking Structures in RTO-H and	60	with Section 27-6309, Bicycle Parking Standards,
29	RTO-L Zones or Section 27-4204(b)(1)(F)(vi),		shall be located within 50 feet of the primary
30	Parking Structures in Other Transit-		pedestrian entrance(s) to the development's
31	Oriented/Activity Center Zones, as applicable.		principal building(s).
32	Parking may, and is encouraged to be, provided		

1	<b>(F) Building Form Standards</b>	30	equal to at least 80 percent of the façade's height;
2	<b>(i) Building Placement in Build-To Zone</b>	31	
3	Where the façades of principal buildings face a	32	<b>(ee)</b> Ground level arcades, awnings, or similar overhangs;
4	street frontage and are required to be located	33	
5	within a build-to zone, the buildings shall be	34	<b>(ff)</b> Second floor galleries/balconies;
6	located such that the façades occupy a minimum	35	<b>(gg)</b> Cornices;
7	percentage of the build-to zone along the street	36	<b>(hh)</b> Projected and recessed entries; or
8	frontage. Minimum percentages are as shown as	37	<b>(ii)</b> Vertical accents or focal points.
9	the minimum building width in the build-to zone	38	
10	standards in the Intensity and Dimensional		<b>(iii) Building Entrances</b>
11	Standards tables for each transit-		
12	oriented/activity center zone.	39	<b>(aa)</b> Where the façade of a principal building
13		40	abuts or faces a street frontage in the RTO-
14	<b>(ii) Building Massing and Scale</b>	41	H, RTO-L, LTO, TAC, or NAC zone, at least
15	If the street-facing façade of a building is more	42	one operable pedestrian entrance
16	than 60 feet wide, the perceived massing and	43	providing both ingress and egress shall be
17	scale of the building shall be reduced by	44	provided for every 150 feet, or major
18	incorporating at least 3 of the following design	45	fraction thereof, along the façade. An
19	elements to create distinctive differences in	46	angled entrance at the corner of the
20	façade design or composition, spaced no more	47	building may count toward satisfying this
21	than 60 feet apart:	48	requirement on both sides of the entrance.
22	<b>(aa)</b> Differences in roof form and parapet	49	
23	heights;	50	<b>(bb)</b> If a façade in the RTO-H, RTO-L, LTO, TAC, or
24	<b>(bb)</b> Recesses (at least one foot deep) and/or	51	NAC zone includes multiple tenant spaces,
25	projections (not created by windows) in the	52	at least one such entrance shall be provided
26	wall plane;	53	for each street-level tenant space that is at
27	<b>(cc)</b> Distinct changes in texture and/or color of	54	least 25 feet wide.
28	wall surfaces;	55	
29	<b>(dd)</b> Pilasters that are at least 8 inches deep and	56	<b>(cc)</b> These required pedestrian entrances shall
	at least 8 inches wide, that have a height	57	open directly to the street sidewalk without
		58	requiring pedestrians to pass through a
			garage, parking lot, or other non-pedestrian
			area.



1	<b>(dd)</b> All primary pedestrian entrances into	32	<b>(v) Parking Structures in RTO-H and RTO-L Zones</b>
2	principal buildings shall be clearly defined	33	<p>In the RTO-H and RTO-L zones, where the street-level façade of a parking structure abuts or faces a street frontage, the structure shall be designed to accommodate retail sales and service uses, service-oriented office uses, or entertainment uses to a depth of 30 feet along at least 60 percent of the width of such street-level façade—to provide visual interest and create pedestrian activity at the street level. In addition, the upper level façade of the parking structure shall be articulated through use of at least three of the following features:</p> <p><b>(aa)</b> Windows or window-shaped openings;</p> <p><b>(bb)</b> Masonry columns;</p> <p><b>(cc)</b> Decorative wall insets or projections;</p> <p><b>(dd)</b> Awnings;</p> <p><b>(ee)</b> Changes in color or texture of exterior materials;</p> <p><b>(ff)</b> Integrated vegetation (hanging or along trellises); or</p> <p><b>(gg)</b> Similar features.</p>
3	and emphasized using changes in the wall	34	
4	plane or façade material, lintels, pediments,	35	
5	pilasters, awnings, canopies, porches, or	36	
6	other additional architectural elements.	37	
7	<b>(iv) Windows and Doors</b>	38	
8	<b>(aa)</b> Where the façade of a principal building	39	
9	other than a single-family or two-family	40	
10	dwelling abuts or faces a street frontage or	41	
11	an adjoining public gathering space in the	42	
12	RTO-H, RTO-L, LTO, or NAC zones, and in the	43	
13	Core area of the TAC zone, a minimum	44	
14	percentage of the street-level façade area	45	
15	shall consist of transparent window or door	46	
16	openings to allow views of interior spaces	47	
17	and merchandise so as to enhance safety	48	
18	and create a more inviting environment for	49	
19	pedestrians. Minimum percentages are as	50	
20	shown as the minimum building façade	51	
21	fenestration/transparency standard in the	52	
22	Intensity and Dimensional Standards table	53	
23	for each individual transit-oriented/activity	54	
24	center zone.	55	
25	<b>(bb)</b> Window and door openings counting	56	<b>(vi) Parking Structures in Other Transit-Oriented/Activity Center Zones</b>
26	toward meeting this transparency	57	
27	requirement shall consist of glass that is	58	
28	relatively clear and non-reflective, with a	59	
29	minimum visible light transmittance of 0.65	60	
30	and maximum visible light reflectance of		
31	0.20.		

- 1                    **(aa)** Windows or window-shaped openings;
- 2                    **(bb)** Masonry columns;
- 3                    **(cc)** Decorative wall insets or projections;
- 4                    **(dd)** Awnings;
- 5                    **(ee)** Changes in color or texture of exterior
- 6    materials;
- 7                    **(ff)** Integrated vegetation (hanging or along
- 8    trellises); or
- 9                    **(gg)** Similar features.
- 10
- 11
- 12
- 13



1 **(c) Neighborhood Activity Center (NAC) Zone**

**(1) Purposes**

The purposes of the Neighborhood Activity Center (NAC) Zone are:

- (A)** To provide lands for lower-density, small-scale, mixed-use centers that are attractive to employers and employees are well connected to transit, and serve the surrounding neighborhood;
- (B)** To incorporate walkable and bikeable areas that are well-connected to a regional transportation network through a range of transit options; and
- (C)** To provide a mix of uses that serve local neighborhood needs.



**(2) Intensity and Dimensional Standards**

**Standard [1]**

① Block length, min. | max. (ft)

**All Uses**

200 | 600

Lot area, min. (sf)	5,000 [2]
② Lot width, min. (ft)	50 [3]
Density, min.   max. (du/ac of net lot area) [4]	10.00   30.00
Floor area ratio (FAR), min.   max. [5]	0.25   2.0
Lot coverage, min.   max. (% of net lot area)	40   100
Build-to line, min.   max. (ft) [6][7]	15   35
Building width in build-to zone, min. (% of lot width) [7][8]	60
③ Front yard depth, min. (ft.)	0
Side yard depth, min. (ft)	0
Rear yard depth, min. (ft)	0
Building façade fenestration/transparency, min. (% of street-level façade area)	Abutting or facing a street frontage or pedestrian way Facing a transit station or public gathering space 40 35
④ Principal structure height, min.   max. (ft)	No requirement   50

**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] 1,200 sf for townhouse lots, and 4,000 sf for single-family detached dwellings.

[3] 18 ft for townhouse lots.

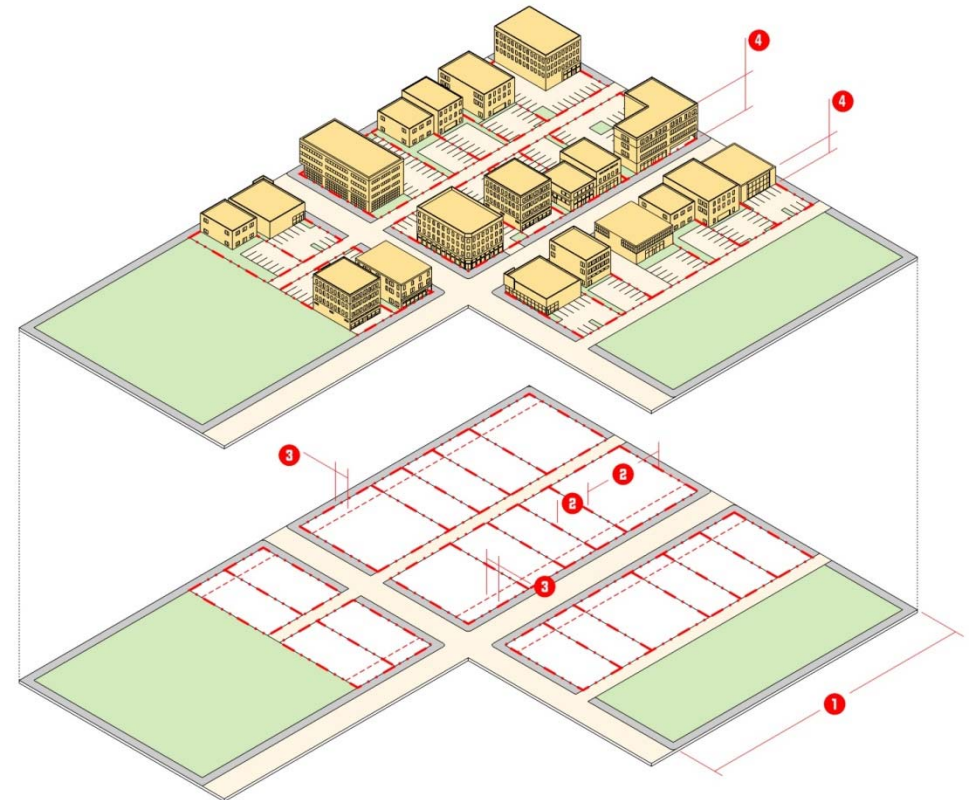
[4] Applicable to residential development and the residential component of mixed-use development.

[5] Applicable to nonresidential development.

[6] The area between the minimum and maximum build-to lines that extends the width of the lot constitutes the build-to zone.

[7] Where existing buildings along street frontages are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in the build-to zone standard.

[8] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities that use Environmental Site Design techniques, driveways (subject to Section Sec. 27-6100), or surface parking (subject to Section Sec. 27-6300).



**(3) References to Other Standards**

See development standards in Part 27-6: Development Standards(including those noted below) and any modified development standards for any overlay zones, subject to the supplemental development standards in Section 27-4204(b)(1).

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs



## (d) Town Activity Center (TAC) Zone

### (1) Purposes

The purposes of the Town Activity Center (TAC) Zone are:

- (A) To provide lands for moderate-intensity, auto-accessible, mixed-use centers that serve larger areas of surrounding neighborhoods; and
- (B) To provide a mix of uses that serve community-wide needs. To encourage development that is well integrated in terms of complementary uses, access and circulation and compatible design.

### (2) Division of Zone into Core and Edge Areas

When land is zoned or rezoned to a TAC Zone, it shall be designated as part of the zone's Core area or part of its Edge area. The Core area shall include the land area that is the main focal point of the zone or a concentrated area of the zone's most intense development. The remainder of the zone shall be designated as the zone's Edge area, which is intended to accommodate less intense, more auto-oriented development with more of a residential mix and less emphasis on commercial development. The zone's Core area and Edge area shall be delineated on the Zoning Map in conjunction with the mapping of the TAC Zone.







### (3) Intensity and Dimensional Standards

Standard [1]	Core		Edge	
	All Uses	Nonresidential & Mixed-Use	Residential	
1 Block length, min.   max. (ft)	200   600	400   800 [2]	400   800 [2]	
Lot area, min. (sf)	1,500 [3]	3,000	5,000 [3]	
2 Lot width, min. (ft)	20 [4]	30	50 [4]	
Density, min.   max. (du/ac of net lot area) [5]	15.00   80.00	5.00   60.00 [11]	5.00   60.00	
Floor area ratio (FAR), min.   max. [6]	0.5   2.5	0.25   1.5	No requirement	
Lot coverage, min.   max. (% of net lot area)	50   100	40   85	No requirement   75	
3 Build-to line, min.   max. (ft) [7][8]	15   27	6   26 [2]	6   26 [2]	
Building width in build-to zone, min. (% of lot width) [8][9]	70	50	50	
4 Front yard depth, min. (ft)	0	0	10	
5 Side yard depth, min. (ft)	0	0	5 [10]	
Rear yard depth, min. (ft)	0	0	5	
Building façade fenestration/transparency min. (% of street-level façade area)	Abutting or facing a street frontage or pedestrian way Facing a public gathering space	40 35	35 35	No requirement No requirement
6 Principal structure height, min.   max. (ft)	24   80	No requirement   70	No requirement   70	

**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] These standards do not apply in Edge areas that extend more than one-half mile beyond the Core area; in such areas, there is no requirement.

[3] 1,200 sf for townhouse lots.

[4] 18 ft for townhouse lots.

[5] Applicable to residential development and the residential component of mixed-use development.

[6] Applicable to nonresidential development.

[7] The area between the minimum and maximum build-to lines that extends the width of the lot constitutes the build-to zone.

[8] Where existing buildings along a street frontage are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in the build-to zone standard.

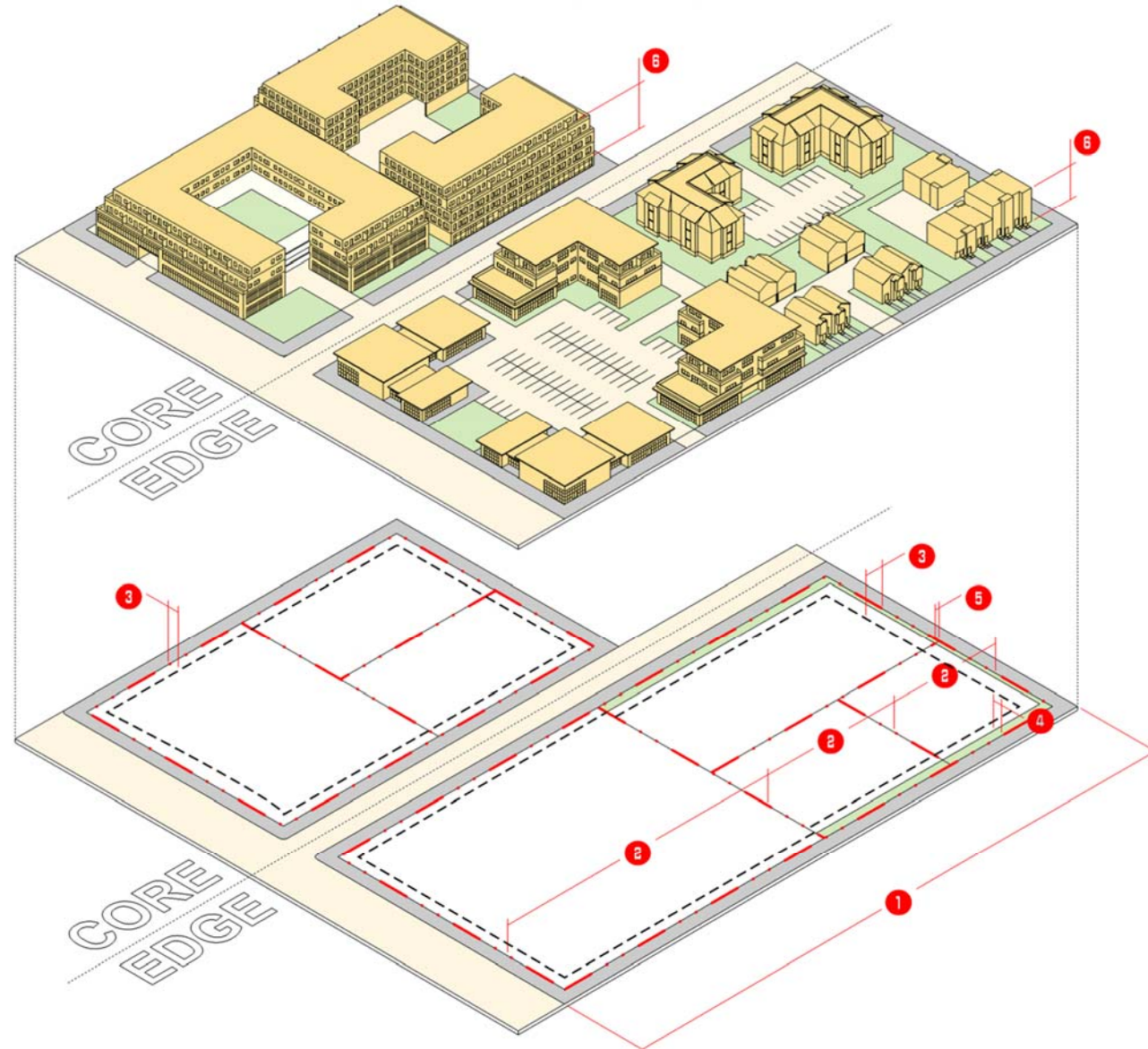
Part 27-4 Zones and Zone Regulations  
Sec. 27-4200 Base Zones  
27-4204 Transit-Oriented/Activity Center Base Zones  
27-4204(d) Town Activity Center (TAC) Zone

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[9] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities that use Environmental Site Design techniques, driveways (subject to Section Sec. 27-6100), or surface parking (subject to Section Sec. 27-6300).

[10] Not applicable to townhouse lots except to the outside of end units.

[11] Applies to the residential component of mixed-use development only.



**(4) References to Other Standards**

See development standards in Part 27-6: Development Standards, (including those noted below) and any modified development standards for any overlay zones, subject to the supplemental development standards in Section 27-4204(b)(1).

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs

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1 **(e) Local Transit-Oriented (LTO) Zone**

**(1) Purposes**

The purposes of the Local Transit-Oriented (LTO) Zone are:

- (A)** To provide lands for moderate-intensity, vibrant, and transit-rich mixed-use centers;
- (B)** To incorporate walkable and bikeable areas that are well-connected to a regional transportation network through a range of transit options; and
- (C)** To provide a mix of uses that serve community-wide needs. To encourage development that is well integrated in terms of complementary uses, access and circulation and compatible design.

**(2) Division of Zone into Core and Edge Areas**

When land is zoned or rezoned to a LTO Zone, it shall be designated as part of the zone’s Core area or part of its Edge area. The Core area shall include land that is within convenient walking distance (generally about ¼ mile) of the existing or proposed transit station/stop, if any, around which the zone is centered or otherwise has a high potential for higher-intensity, mixed-use, pedestrian-oriented, and transit-supportive development. The remainder of the zone shall be designated as the zone’s Edge area, which is intended to accommodate less intense development with more of a residential mix and less emphasis on commercial development. The zone’s Core area and Edge area shall be delineated on the Zoning Map in conjunction with the mapping of the LTO Zone.





### (3) Intensity and Dimensional Standards

Standard [1]	Core		Edge	
	All Uses	Nonresidential & Mixed-Use	Residential	
1 Block length, min.   max. (ft)	200   600	400   800	400   800	
Lot area, min. (sf)	1,500 [2]	3,000	5,000 [2]	
2 Lot width, min. (ft)	20 [3]	30	50 [3]	
Density, min.   max. (du/ac of net lot area) [4]	20.00   80.00	10.00   40.00 [10]	10.00   40.00	
Floor area ratio (FAR), min.   max. [5]	0.5   3.0	0.25   2.0	No requirement	
Lot coverage, min.   max. (% of net lot area)	65   100	50   90	No requirement   90	
3 Build-to line, min.   max. (ft) [6][7]	15   27	11   31	11   31	
Building width in build-to zone, min. (% of lot width) [7][8]	70	50	50	
Front yard depth, min (ft)	0	0	10	
Side yard depth, min. (ft)	0	0	5 [9]	
Rear yard depth, min. (ft)	0	0	0	
Building façade fenestration/transparency, min. (% of street-level façade area)	Abutting or facing a street frontage or pedestrian way	50	40	No requirement
	Facing a public gathering space	45	35	No requirement
4 Principal structure height, min.   max. (ft)	24   80	No requirement   70	No requirement   70	

**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft. = feet

[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] 1,000 sf for townhouse lots.

[3] 16 ft for townhouse lots.

[4] Applicable to residential development and the residential component of mixed-use development.

[5] Applicable to nonresidential development.

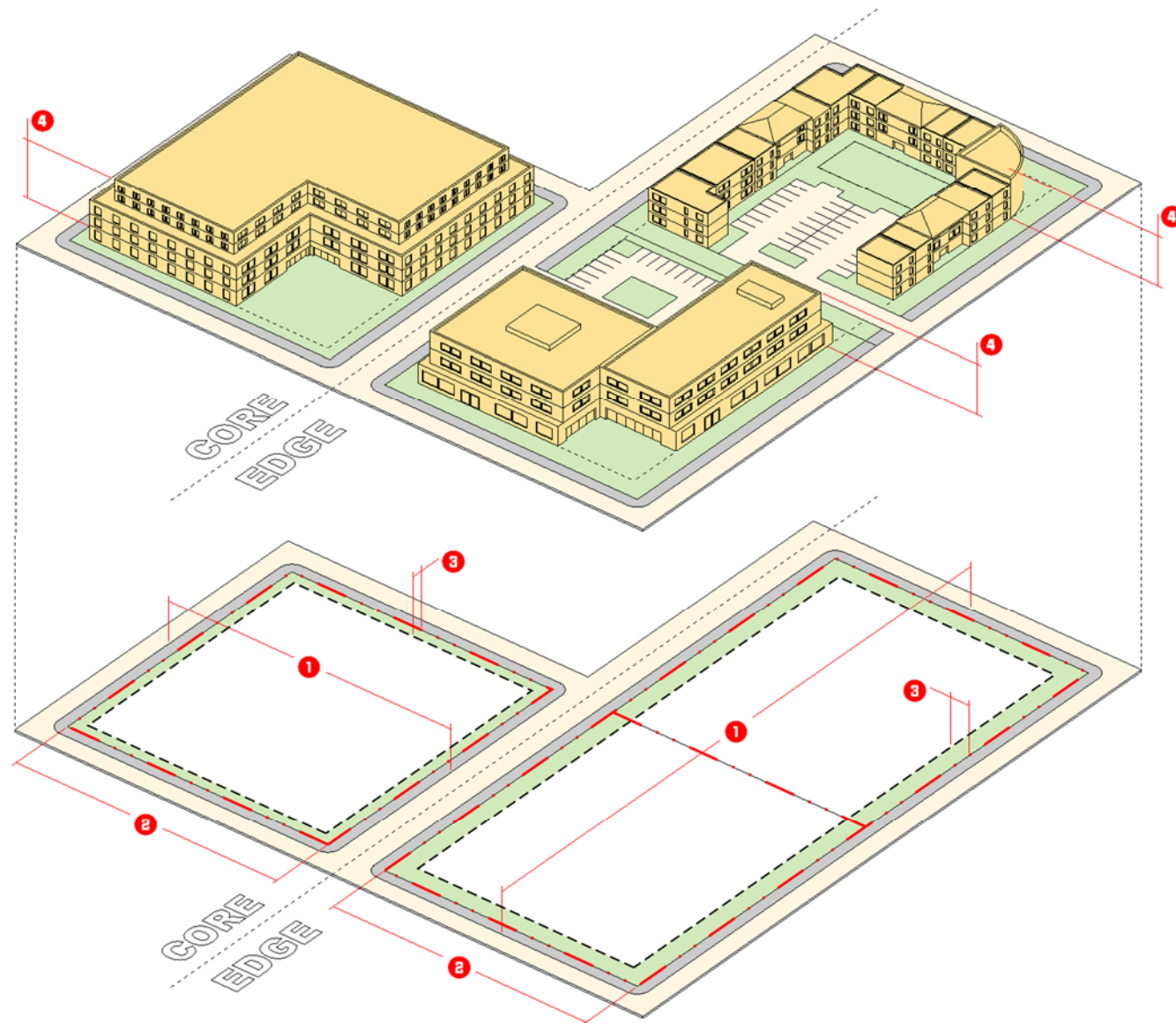
[6] The area between the minimum and maximum build-to lines that extends the width of the lot constitutes the build-to zone.

[7] Where existing buildings along a street frontage are all located behind a required build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in the build-to zone standard.

[8] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities that use Environmental Site Design techniques, driveways (subject to Section Sec. 27-6100), or surface parking (subject to Section Sec. 27-6300).

[9] Not applicable to townhouse lots except to the outside of end units.

[10] Applies to the residential component of mixed-use development only.





**(4) References to Other Standards**

See development standards in Part 27-6: Development Standards, (including those noted below) and any modified development standards for any overlay zones, subject to the supplemental development standards in Section 27-4204(b)(1).

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs

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1 **(f) Regional Transit-Oriented, Low-Intensity (RTO-L) and Regional Transit-Oriented, High-Intensity (RTO-H) Zones**

**(1) Purposes**

The purposes of the Regional Transit-Oriented, Low-Intensity (RTO-L) and Regional Transit-Oriented, High-Intensity Zones are:

- (A)** To provide lands for high-intensity, vibrant, mixed-use centers that are intended to capture the majority of the County’s future residential and employment growth and development;
- (B)** To incorporate walkable and bikeable areas that are well-connected to a regional transportation network through a range of transit options; and
- (C)** To provide a mix of uses that serve regional needs. To encourage development that is well integrated in terms of complementary uses, access and circulation and compatible design.



**(2) Division of Zone into Core and Edge Areas**

When land is zoned or rezoned to a RTO- Zone, it shall be designated as part of the zone’s Core area or part of its Edge area. The Core area shall include land that is within convenient walking distance (generally about ¼ mile) of the existing or proposed transit station, if any, around which the zone is centered and otherwise has a high potential for high-intensity, mixed-use, pedestrian-oriented, and transit-supportive development. If there is no transit station the core area shall include land that is the focal point of development with high potential for high-intensity, mixed-use development. The remainder of the zone shall be designated as the zone’s Edge area, which is intended to accommodate less intense development with more of a residential mix (e.g., townhouses and multifamily). The zone’s Core area and Edge area shall be delineated on the Zoning Map in conjunction with the mapping of the RTO- Zone.



**(3) Intensity and Dimensional Standards**

Standard [1]	Regional Transit-Oriented, Low-Intensity (RTO-L) Zone			Regional Transit-Oriented, High-Intensity (RTO-H) Zone			
	Core		Edge	Core		Edge	
	All Uses	Nonresidential & Mixed-Use	Residential	All Uses	Nonresidential & Mixed-Use	Residential	
① Block length, min.   max. (ft)	200   600	400   800	400   800	200   600	400   800	400   800	
Lot area, min. (sf)	1,500 [2]	3,000	5,000 [2]	1,500 [2]	3,000	5,000 [2]	
② Lot width, min. (ft)	20	30	50 [3]	20	30	50 [3]	
Density, min.   max. (du/ac of net lot area) [4]	30.00   100.00	20.00   60.00 [12]	20.00   60.00	30.00   120.00	20.00   80.00 [12]	20.00   80.00	
Floor area ratio (FAR), min.   max. [5]	1.0   4.0	0.25   2.5	No requirement	1.5   5.0	0.5   3.0	No requirement	
Lot coverage, min.   max. (% of net lot area)	70   100	50   90	No requirement   80	70   100	50   90	No requirement   80	
③ Build-to line, min.   max. (ft) [6][7]	20   30	15   27	15   35	20   30	15   27	15   35	
Building width in build-to zone, min. (% of lot width) [7][8]	80	70	40	80	70	40	
Front yard depth, min. (ft)	0	0	10	0	0	10	
Side yard depth, min. (ft)	0	0	5 [9]	0	0	5 [9]	
Rear yard depth, min. (ft)	0	0	0	0	0	0	
Building façade fenestration/transparency, min. (% of street-level façade area)	Abutting or facing a street frontage or pedestrian way	50	50	No requirement	50	50	No requirement
	Facing a transit station or public gathering space	45	45	No requirement	45	45	No requirement
④ Principal structure height, min.   max. (ft)	35   No requirement [10]	35   126 [10]	35   126 [10]	45   No requirement [11]	35   182 [11]	35   182 [11]	

**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] 1,000 sf for townhouse lots.

[3] 16 ft for townhouse lots.

[4] Applicable to residential development and the residential component of mixed-use development.

[5] Applicable to nonresidential development.

[6] The area between the minimum and maximum build-to lines that extends the width of the lot constitutes the build-to zone.

[7] Where existing buildings along a street frontage are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in build-to zone standard.

[8] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities using Environmental Site Design techniques, driveways (subject to Section Sec. 27-6100), or surface parking (subject to Section Sec. 27-6300).

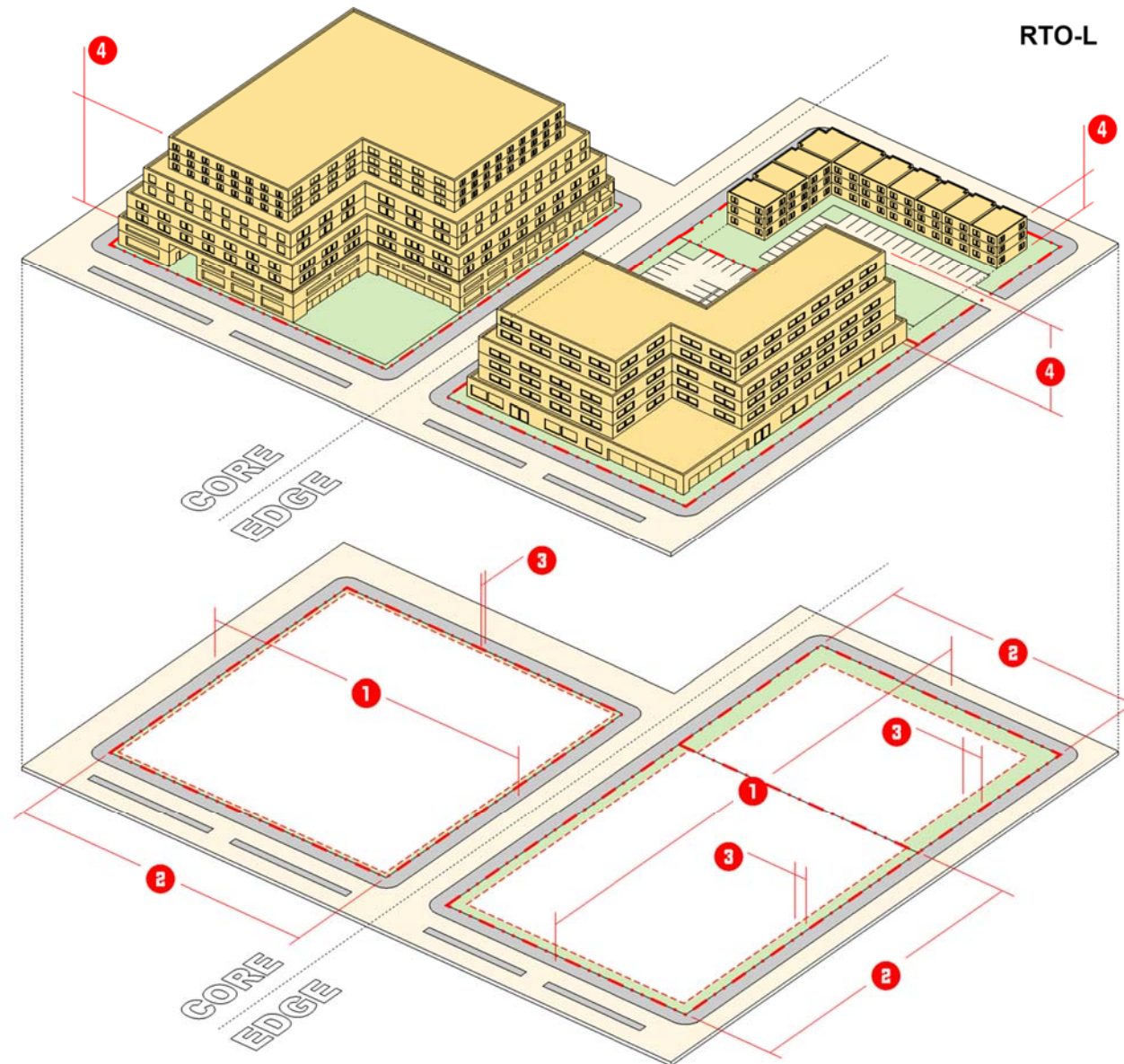
[9] Not applicable to townhouse lots except to the outside of end units.

[10] Provided those portions of the structure on the front façade greater than 50 ft high are set back from the minimum build-to line or front yard depth an additional 0.5 ft. for each 1 ft. (or major fraction thereof) the height of the portion exceeds 50 ft.

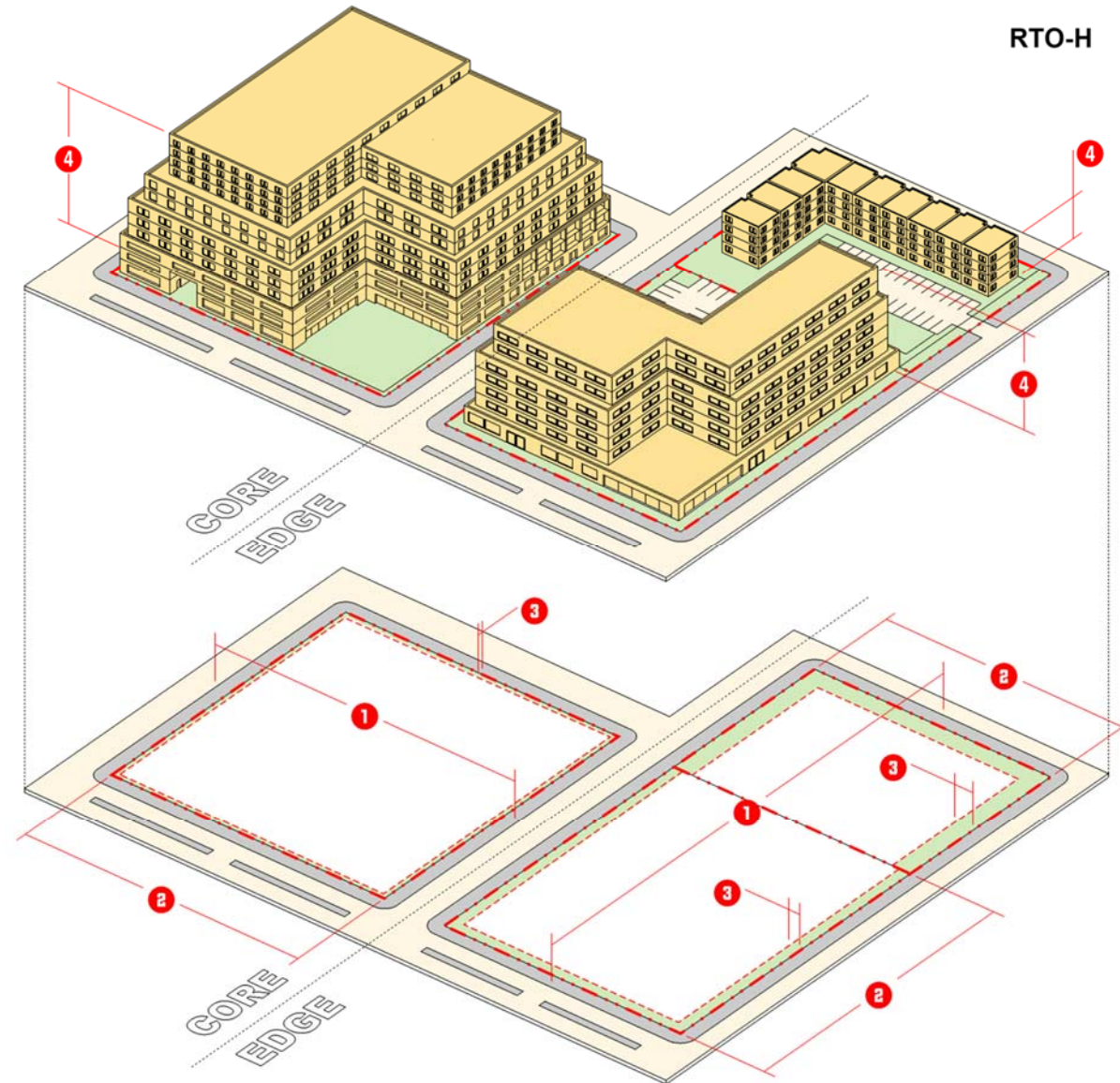
[11] Provided those portions of the structure on the front façade greater than 75 ft high are set back from the minimum build-to line or front yard depth an additional 0.5 ft. for each 2 ft. (or major fraction thereof) the height of the portion exceeds 75 ft.

[12] Applies to the residential component of mixed-use development only.









**(4) References to Other Standards**

See development standards in Part 27-6: Development Standards, (including those noted below) and any modified development standards for any overlay zones, subject to the supplemental development standards in Section 27-4204(b)(1).

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs





1 **27-4205. Other Base Zones**

2 **(a) Zoning of Land to RMH, LCD, LMXC, or LMUTC Zones Prohibited**

3 A Zoning Map Amendment (ZMA) in accordance with Section 0, 27-3601 Zoning Map Amendment (ZMA) or a Sectional Map Amendment  
4 (SMA) in accordance with Section 27-3503, Sectional Map Amendment (SMA), shall not change the zoning classification of any land to the Planned  
5 Mobile Home Community (RMH) Zone, Legacy Comprehensive Design (LCD) Zone, Legacy Mixed-Use Community (LMXC), or Legacy Mixed-Use  
6 Town Center (LMUTC) Zone.

7 **(b) Planned Mobile Home Community (RMH) Zone**

8 The purposes and standards associated with this zone are as set for the R-M-H Zone in the prior Zoning Ordinance (2015 Edition, 2017  
9 Supplement).



1           **(c) Legacy Comprehensive Design (LCD) Zone**

2           **(1) Purpose**

3           The purpose of the Legacy Comprehensive Design (LCD) Zone is to recognize comprehensive design zones established prior to \_\_\_ [*insert*  
4           *effective date of new Zoning Ordinance*] for which a Basic Plan, Comprehensive Design Plan (CDP), or Specific Design Plan (SDP) was  
5           approved prior to \_\_\_ [*insert effective date of new Zoning Ordinance*].

6           **(2) Establishment of Legacy Comprehensive Design (LCD) Zone**

7           The LCD Zone includes all lands located within the following Comprehensive Design zones on \_\_\_ [*insert effective date of new Zoning*  
8           *Ordinance*] for which a Basic Plan, CDP, or SDP was approved prior to \_\_\_ [*insert effective date of new Zoning Ordinance*], if either 1) the  
9           land in the zone is fully developed in accordance with the approved Basic Plan, CDP, or SDP prior to \_\_\_ [*insert effective date of new*  
10          *Zoning Ordinance*], or 2) the approved Basic Plan, CDP, or SDP remains valid in accordance with Section Sec. 27-1700, Transitional  
11          Provisions, on \_\_\_ [*insert effective date of new Zoning Ordinance*]:

- 12           **(A)** The Major Activity Center (M-A-C) Zone;
- 13           **(B)** The Local Activity Center (L-A-C) Zone;
- 14           **(C)** The Employment and Institutional Area (E-I-A) Zone;
- 15           **(D)** The Residential Urban Development (R-U) Zone;
- 16           **(E)** The Residential Medium Development (R-M) Zone;
- 17           **(F)** The Residential Suburban Development (R-S) Zone;
- 18           **(G)** The Village-Medium (V-M) Zone;
- 19           **(H)** The Village-Low (V-L) Zone; and
- 20           **(I)** The Residential Low Development (R-L) Zone.

21          **(3) Legacy Comprehensive Design (LCD) Zone Standards and Permitted Uses**

22          Development within the LCD Zone shall comply with the applicable approved Basic Plan, CDP, and SDP, and with the standards applicable  
23          in the zone listed in subsections (2)(A) through (2)(I) above in which the development was located prior to \_\_\_ [*insert effective date of*  
24          *new Zoning Ordinance*], in accordance with Section Sec. 27-1700, Transitional Provisions. Uses permitted in the LCD Zone shall comply

1 with the uses permitted in the zone listed in subsections 2(A) through 2(I) above in which the development was located prior to \_\_\_\_  
2 *[insert effective date of new Zoning Ordinance]*.

3 **(d) Legacy Mixed-Use Community (LMXC) Zone**

4 **(1) Purpose**

5 The purpose of the Legacy Mixed-Use Community (LMXC) Zone is to recognize Mixed-Use Community (M-X-C) Zones established prior  
6 to \_\_\_\_ *[insert effective date of new Zoning Ordinance]* for which a Comprehensive Sketch Plan, Preliminary Plan of Subdivision, Final  
7 Development Plan, or Detailed Site Plan was approved prior to \_\_\_\_ *[insert effective date of new Zoning Ordinance]*.

8 **(2) Establishment of Legacy Mixed-Use Community (LMXC) Zone**

9 The LMXC Zone includes all lands located within the Mixed-Use Community (M-X-C) Zone on \_\_\_\_ *[insert effective date of new Zoning*  
10 *Ordinance]* for which a Comprehensive Sketch Plan, Preliminary Plan of Subdivision, Final Development Plan, or Detailed Site Plan was  
11 approved prior to \_\_\_\_ *[insert effective date of new Zoning Ordinance]*, if either 1) the land in the zone is fully developed in accordance  
12 with the approved Comprehensive Sketch Plan, Preliminary Plan of Subdivision, Final Development Plan, or Detailed Site Plan prior to  
13 \_\_\_\_ *[insert effective date of new Zoning Ordinance]*, or 2) the approved Comprehensive Sketch Plan, Preliminary Plan of Subdivision, Final  
14 Development Plan, or Detailed Site Plan remains valid in accordance with Section Sec. 27-1700, Transitional Provisions, on \_\_\_\_ *[insert*  
15 *effective date of new Zoning Ordinance]*.

16 **(3) Legacy Mixed-Use Community (LMXC) Zone Standards and Permitted Uses**

17 Development within the LMXC Zone shall comply with the applicable approved Comprehensive Sketch Plan, Preliminary Plan of  
18 Subdivision, Final Development Plan, or Detailed Site Plan, and with the standards applicable in the M-X-C Zone as it existed on \_\_\_\_  
19 *[insert effective date of new Zoning Ordinance]*, in accordance with Section Sec. 27-1700, Transitional Provisions. Uses permitted in the  
20 LMXC Zone shall comply with the uses permitted in the M-X-C Zone as it existed on \_\_\_\_ *[insert effective date of new Zoning Ordinance]*.

21 **(e) Legacy Mixed-Use Town Center (LMUTC) Zone**

22 **(1) Purpose**

23 The purpose of the Legacy Mixed-Use Town Center (LMUTC) Zone is to recognize Mixed-Use Town Center (M-U-TC) Zones established  
24 prior to \_\_\_\_ *[insert effective date of new Zoning Ordinance]*.

1           **(2) Establishment of Legacy Mixed-Use Town Center (LMUTC) Zone**

2           The LMUTC Zone includes all lands located within the Mixed-Use Town Center (M-U-TC) Zone on \_\_\_ [*insert effective date of new Zoning*  
3           *Ordinance*].

4           **(3) Legacy Mixed-Use Town Center (LMUTC) Zone Standards and Permitted Uses**

5           Development within the LMUTC Zone shall comply with the applicable Mixed-Use Town Center Development Plan. Development within  
6           the LMUTC Zone shall also comply with any applicable and valid Conceptual Site Plan, Preliminary Plan of Subdivision, Special Permit,  
7           permit issued in conformance with the Town Center Development Plan, Special Exception, or Detailed Site Plan, in accordance with  
8           Section Sec. 27-1700, Transitional Provisions, and uses permitted in the LMUTC Zone shall comply with the uses permitted in the specific  
9           Mixed-Use Town Center in which the property was located prior to \_\_\_ [*insert effective date of new Zoning Ordinance*].

10  
11           **(4) Legacy Mixed-Use Town Center (LMUTC) Design Review Committee**

12           Each LMUTC includes a local design review committee that is advisory to the Planning Board. These design review committees shall be  
13           reestablished pursuant to the requirements of Section 27-3310, LMUTC Design Review Committee following \_\_\_ [*insert effective date*  
14           *of new Zoning Ordinance*]. This requirement, and the establishment and membership of the LMUTC design review committees, shall  
15           supersede any design review committee membership guidelines, rules of establishment, and regulations contained in any Mixed-Use  
16           Town Center Development Plan and the regulations of the prior Zoning Ordinance.

17           **(5) Legacy Mixed-Use Town Center (LMUTC) Review Procedures**

18           The following LMUTC application review procedures supersede the procedures specified in any Mixed-Use Town Center Development  
19           Plan and the regulations of the prior Zoning Ordinance.

20           **(A) Application Submittal and Review**

21           **(i)** All applications for any proposed building permit, use and occupancy permit, sign permit, special permit, or, where previously  
22           delegated by the District Council to a Mixed-Use Town Center design review committee, other development applications (such  
23           as special exceptions or detailed site plans), shall be submitted to the Planning Director or DPIE Director.

24           **(aa)** For the purposes of this Subsection and the LMUTC Zone, “use and occupancy permit” shall refer to one of:

25                   **(I)** Construction of a building or structure for placement of a new use on land;

26                   **(II)** Conversion of a single-family detached dwelling unit to include additional dwelling units; or

1                   **(III)** Development of any accessory building or structure on a lot.

2                   **(bb)** Other development that may require approval of a use and occupancy permit, including a change in the use or tenancy  
3                   of an existing building or the conversion of a building, structure, or land from one use to another use, shall not require  
4                   review and recommendation by the LMUTC Design Review Committee.

5                   **(ii)** All applications shall be referred to the Planning Director for review, recommendation, and preparation of a Technical Staff  
6                   Report describing the application and making a recommendation to the LMUTC Design Review Committee. The Planning  
7                   Director shall refer the application to the applicable LMUTC Design Review Committee within 10 business days of receipt.

8                   **(B)** LMUTC Design Review Committee Recommendation

9                   **(i)** The LMUTC Design Review Committee shall review the application for consistency with the applicable Mixed-Use Town Center  
10                  Development Plan, and shall schedule a meeting to discuss the application within 30 business days of receipt of the application  
11                  from the Planning Director. Following review of the application, the LMUTC Design Review Committee shall immediately vote  
12                  to make a recommendation to the DPIE Director, which shall consist of one of the following:

13                  **(aa)** Recommend approval;

14                  **(bb)** Recommend approval with conditions;

15                  **(cc)** Recommend disapproval; or

16                  **(dd)** Recommend remanding the application to the applicant with specific, written revisions necessary to meet the  
17                  requirements of the applicable Mixed-Use Town Center Development Plan.

18                  **(I)** Any applications that are remanded to the applicant may only be remanded once, and may only be resubmitted once  
19                  by the applicant for re-review of the application.

20                  **(II)** Requested revisions associated with a recommendation of remanding the application to the applicant may only  
21                  consist of revisions that will bring a noncompliant application into compliance with the mandatory standards of the  
22                  applicable Mixed-Use Town Center Development Plan.

23                  **(ii)** Once an application is recommended for approval or approval with conditions, the chairman of the LMUTC Design Review  
24                  Committee shall affix the official stamp of approval to the submitted application and transmit the application and supporting  
25                  material to the DPIE Director for action. Copies of the stamped application and supporting material shall also be sent to the  
26                  Planning Director and the applicant within 3 business days of the Committee's vote on the application. Failure to submit  
27                  stamped plans to the DPIE Director within 3 business days of the Committee's vote on the application constitutes a  
28                  recommendation of approval.

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**(C) Appeal**

An applicant may appeal the recommendation of the LMUTC Design Review Committee to the Planning Board by filing a notice of appeal within 30 days of the mailing of the Committee’s vote on the application.





1	<b>Sec. 27-4300</b>	<b>Planned Development Zones</b>	27	
2	<b>27-4301.</b>	<b>General Provisions for All Planned</b>	28	development, housing types, lot sizes, and
3		<b>Development Zones</b>	29	densities/intensities;
4	<b>(a)</b>	<b>General Purposes of Planned Development Zones</b>	30	<b>(4)</b> Allowing more efficient use of land, with coordinated
5		The Planned Development (PD) zones are established and	31	and right-sized networks of streets and utilities;
6		intended to encourage innovative land planning and site design	32	<b>(5)</b> Promoting development forms and patterns that
7		concepts that support a high quality of life and achieve a high	33	respect the character of established surrounding
8		quality of development, environmental sensitivity, energy	34	neighborhoods and other types of land uses;
9		efficiency, and other County goals and objectives by:	35	<b>(6)</b> Improving community services and facilities and
10	<b>(1)</b>	Reducing the inflexibility of zone standards that	36	enhancing functionality of vehicular access and
11		sometimes results from strict application of the zone	37	circulation; and
12		development, form, and design standards established in	38	<b>(7)</b> Promoting development forms that respect and take
13		this Ordinance;	39	advantage of a site's natural, scenic, and man-made
14	<b>(2)</b>	Allowing greater freedom and flexibility in selecting:	40	features, such as rivers, lakes, wetlands, floodplains,
15	<b>(A)</b>	The form and design of development;	41	trees, historic features, and cultural and archeological
16	<b>(B)</b>	The ways by which pedestrians, bicyclists, transit	42	resources.
17		users, and motorists circulate;	43	<b>(b) Classification of Planned Development Zones</b>
18	<b>(C)</b>	The location and design of the development	44	Land shall be classified into a PD zone only in accordance with
19		respective and protective of the natural features	45	the procedures and requirements set forth in Section 27-3602,
20		of the land and the environment;	46	Planned Development (PD) Map Amendment.
21	<b>(D)</b>	The location and integration of open space and	47	<b>(c) Organization of Planned Development Zone</b>
22		civic space into the development; and	48	<b>Regulations</b>
23	<b>(E)</b>	Design amenities.	49	Section 27-4301(d), General Standards for All Planned
24	<b>(3)</b>	Where appropriate, allowing greater freedom in	50	Development Zones, sets out general standards applicable to all
25		providing a well-integrated mix of uses in the same	51	types of PD zones. Section 27-4302 through Section 27-4304 sets
26		development, including a mix of nonresidential	52	out for each of the different types of PD zones, a purpose
			53	statement, a list of the types of form, intensity, dimensional,
			54	development, and design standards to be applied as part of the
			55	PD Basic Plan and PD Conditions of Approval, and references to
				applicable use and other standards.

1	<b>(d) General Standards for All Planned Development</b>	32	
2	<b>Zones</b>	33	
3		34	nonresidential intensity shall be consistent with
4	Before approving a PD zone classification, the District Council	35	the general purposes of the PD zone and the
5	shall find that the application for the PD zone classification, as	36	specific requirements of the individual PD zone;
6	well as the PD Basic Plan and Conditions of Approval, comply	37	
7	with the following standards:	38	<b>(D)</b> Establish the dimensional standards that apply in
8		39	the PD zone. The dimensional standards shall be
9	<b>(1) PD Basic Plan</b>	40	consistent with the requirements of the
10	The PD Basic Plan shall:	41	individual PD zone, and its purposes;
11		42	
12	<b>(A)</b> Establish a statement of planning and	43	<b>(E)</b> Where relevant, establish the standards and
13	development goals for the zone that is	44	requirements that ensure development on the
14	consistent with the General Plan and the	45	perimeter of the PD zone is designed and located
15	applicable Area Master Plan or Sector Plan and	46	to be compatible with the character of adjacent
16	purposes of the PD Zone;	47	existing or approved development.
17		48	Determination of compatible character shall be
18	<b>(B)</b> Establish the specific principal, accessory, and	49	based on densities/intensities, lot size and
19	temporary uses permitted in the zone. They	50	dimensions, building height, building mass and
20	shall be consistent with the Principal Use Tables	51	scale, form and design features, location and
21	(and may only be selected from uses identified as	52	design of parking facilities, hours of operation,
22	Allowable in the desired PD zone) in Section 27-	53	exterior lighting, siting of service areas, and any
23	5101(e), Principal Use Table for Planned	54	other standards deemed appropriate by the
24	Development Zones, and the purposes of the	55	District Council;
25	particular type of PD zone, and be subject to	56	
26	applicable use-specific standards identified in	57	<b>(F)</b> Establish the general location, amount, and type
27	the PD Basic Plan, and any additional limitations	58	(whether designated for active or passive
28	or requirements applicable to the particular type	59	recreation) of open space, consistent with the
29	of PD zone;	60	purposes of the individual PD zone;
30		61	
31	<b>(C)</b> Establish the general location of each		<b>(G)</b> Identify the general location of environmentally
	development area in the zone, its acreage, types		sensitive lands, resource lands, wildlife habitat,
	and mix of land uses, number of residential units		and waterway corridors, and ensure protection
	(by use type), nonresidential floor area (by use		of these lands consistent with the purposes of
	type), residential density, and nonresidential		the individual PD zone and the requirements of
	intensity. The residential density and		this Ordinance;

1	<b>(H)</b> Identify the general location of existing on-site	34
2	and adjacent historic sites and districts and	35
3	archeological and cultural resources;	36
4	<b>(I)</b> Identify the general on-site pedestrian	37
5	circulation system, including any existing on-site	38
6	and adjacent pedestrian circulation systems	39
7	(pedestrian and bicycle pathways, and trails),	40
8	and how it will connect to off-site pedestrian	41
9	systems in ways that are consistent with the	42
10	purposes of the individual PD zone, and the	43
11	requirements of this Ordinance;	44
12	<b>(J)</b> Identify the general design and layout of the on-	45
13	site transportation circulation system, including	46
14	the general location of all public and private	47
15	streets, existing or projected transit corridors,	48
16	and how they interface with the pedestrian	49
17	circulation system, and connect to existing and	50
18	planned County and regional systems in a	51
19	manner consistent with the purposes of the	52
20	individual PD zone, and the requirements of this	53
21	Ordinance;	
22	<b>(K)</b> Identify the general location of on-site potable	54
23	water and wastewater facilities, and how they	55
24	will connect to existing and planned County and	56
25	regional systems in a manner consistent with the	57
26	purposes of the individual PD zone, and the	58
27	requirements of this Ordinance;	59
28	<b>(L)</b> Identify the general location of on-site storm	60
29	drainage facilities, and how they will connect to	61
30	existing and planned County systems, in a	62
31	manner consistent with the purposes of the	63
32	individual PD zone, and the requirements of this	64
33	Ordinance;	65

- (M)** Identify the general location and layout of all other on-site and off-site public facilities serving the development (including any municipal public facilities, when the subject property is located within a municipality), and how they are consistent with the purposes of the individual PD zone. The other on-site and off-site public facilities considered shall include—but not limited to—parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management;
- (N)** Establish provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development;
- (O)** Establish the development standards that will be applied to development in accordance with Section 27-4301(d)(2), Development Standards.

**(2) Development Standards**

The development standards in Part 27-6: Development Standards and the Landscape Manual, shall apply to all development in each PD zone. Development standards (but not the Landscape Manual; modifications to the Landscape Manual may only be made pursuant to Alternative Compliance or a major departure) may be modified as indicated in Table 27-4301(d)(2): Modification of Development Standards, if consistent with the relevant Area Master Plan or Sector Plan, the purposes and requirements of the individual PD zone, and any other applicable requirements of this Ordinance. To the extent a standard in Part 27-6: Development Standards, conflicts

1 with a standard in Section 27-4302, Residential Planned  
2 Development Zones; Section 27-4303, Transit-  
3 Oriented/Activity Center Planned Development Zones; or  
4 Section 27-4304, Other Planned Development Zones, the  
5 standard in Section 27-4302, Section 27-4303, or Section  
6 27-4304 shall apply.

**Table 27-4301(d)(2): Modification of Development Standards**

Standard	Means of Modifying
General Site Layout (Part 24-3: Subdivision Standards; Section Sec. 27-6200, Roadway Access, Mobility, and Circulation.)	PD Basic Plan
Roadway Access, Mobility, and Circulation (Section Sec. 27-6200)	PD Basic Plan
Off-Street Parking and Loading (including bicycle parking) (Section Sec. 27-6300)	Alternative Parking Plan PD Basic Plan
Open Space Set-Asides (Section Sec. 27-6400)	Modifications Prohibited
Landscaping (Section Sec. 27-6500)	Modifications Prohibited
Fences and Walls (Section Sec. 27-6600)	PD Basic Plan
Exterior Lighting (Section Sec. 27-6700)	PD Basic Plan
Environmental Protection and Noise Controls (floodplain management, environmental features, stormwater, erosion and sedimentation, CBCAO protections, wetlands, noise) (Section Sec. 27-6800)	Modifications Prohibited
Multifamily, Townhouse, and Three-Family Form and Design (Section Sec. 27-6900)	PD Basic Plan
Nonresidential and Mixed-Use Form and Design (Section Sec. 27-61000)	PD Basic Plan
Industrial Form and Design (Section Sec. 27-61100)	PD Basic Plan
Neighborhood Compatibility (Section Sec. 27-61200)	PD Basic Plan
Agricultural Compatibility (Section Sec. 27-61300)	Modifications Prohibited, if Compatibility Standards are Applicable
Urban Agriculture Compatibility (Section Sec. 27-61400)	Modifications Prohibited, if Compatibility Standards are Applicable
Signage (Section Sec. 27-61500)	PD Basic Plan
Green Building (Section Sec. 27-61600)	Modifications Prohibited

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- (ii) Conditions related to the approval of the PD Basic Plan, including any conditions related to the form and design of development shown in the PD Basic Plan;
- (iii) Provisions addressing how public facilities (transportation, potable water, wastewater, stormwater management, and other public facilities) will be provided to accommodate the proposed development, in accordance with any Certificate of Adequacy required under Subtitle 24: Subdivision Regulations. The provisions shall include but not be limited to:
  - (aa) Recognition that the applicant/landowner will be responsible to design and construct or install required and proposed on-site and off-site public facilities in compliance with applicable municipal, County, State, and Federal regulations; and/or
  - (bb) The responsibility of the applicant/landowner to dedicate to the public the rights-of-way and easements necessary for the construction or installation of required and proposed on-site public facilities in compliance with applicable municipal, County, State, and Federal regulations.
- (iv) Provisions related to environmental protection and monitoring (e.g., restoration of mitigation measures, annual inspection reports);
- (v) Identification of community benefits and amenities that will be provided to compensate

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**(3) PD Conditions of Approval**

- (A) The PD Conditions of Approval shall include, but not be limited to:
  - (i) Conditions related to approval of the application for the PD zone classification;

1 for the added development flexibility afforded 31  
2 by the PD zone; 32  
3 (vi) Identification of minor deviations not materially 33  
4 affecting the PD zone’s basic concept or the 34  
5 designated general use of the land within the 35  
6 zone, that may be approved by the Planning 36  
7 Director in accordance with Section 27- 37  
8 3602(b)(11)(G), Minor Deviations; and 38  
9 (vii) Any other provisions the District Council 39  
10 determines are relevant and necessary to the 40  
11 development of the planned development. 41  
12 (B) All Conditions of Approval shall be related in both  
13 type and amount to the anticipated impacts of  
14 the proposed development on the public and  
15 surrounding lands.

16 **(4) Development Phasing Plan**

17 If development in the PD zone is proposed to be phased,  
18 the PD Basic Plan shall include a development phasing plan  
19 that identifies the general sequence or phases in which the  
20 zone is proposed to be developed, including how  
21 residential and nonresidential development will be timed,  
22 how infrastructure (public and private), open space, and  
23 other amenities will be provided and timed, how  
24 development will be coordinated with the County’s capital  
25 improvement program, and how environmentally sensitive  
26 lands will be protected and monitored.

27 **(5) Conversion Schedule**

28 The PD Basic Plan may include a conversion schedule that  
29 identifies the extent and timing to which one type of use  
30 may be converted to another type of use.

**(e) Departures for PD Basic Plan**

Applicants or landowners may seek minor departures to an approved PD Basic Plan in accordance with the procedures and standards in Section 27-3614, Departure (Minor and Major). Major departures to an approved PD Basic Plan may not be sought or granted. Instead, applicants may amend the approved PD Basic Plan in accordance with the procedures and standards established for its original approval (See Section 27-3602, Planned Development (PD) Map Amendment).





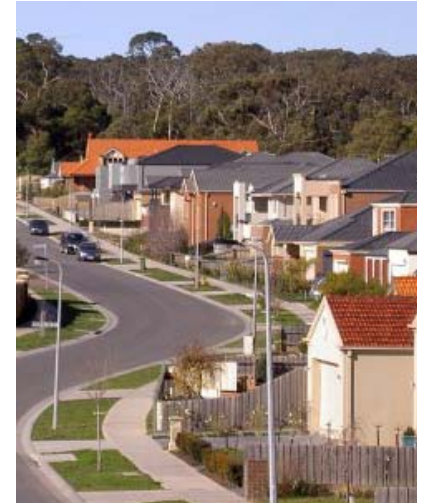
1 **27-4302. Residential Planned Development**  
2 **Zones**

1 (a) Residential Planned Development (R-PD) Zone

**(1) Purposes**

The purposes of the Residential Planned Development (R-PD) Zone are:

- (A) To provide flexibility for the design of innovative, high-quality, planned residential communities that include a mix of residential use types along with a range of complementary and mutually supporting nonresidential land uses that serve the needs of the residents of the development;
- (B) To ensure and support the development of comprehensive pedestrian and bicycle circulation networks, which are separated from vehicular roadways and link residential, commercial, open space, and recreation areas;
- (C) To preserve and support well-integrated open spaces and recreation facilities for the use of the residents of the planned residential community;
- (D) To ensure that the planned residential community is developed in a manner that does not adversely impact the surrounding communities; and
- (E) To ensure the planned residential community respects the topographic and other environmental characteristics of the site on which it is located.



(2) Use Standards	(3) Intensity and Dimensional Standards [1]																																							
<p>The specific principal, accessory, and temporary uses allowed in an individual R-PD Zone shall be established in the PD Basic Plan (see Section 27-4301(d), General Standards for All Planned Development Zones). Uses shall be consistent with the relevant Area Master Plan or Sector Plan, and the purposes of the R-PD zone.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: left; padding: 2px;">Standard [1]</th> <th style="text-align: left; padding: 2px;"></th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">Density, min. (du/net lot area)</td> <td style="padding: 2px;">Continuing care retirement community</td> <td style="padding: 2px;">To be established in PD Basic Plan (see Section 27-4301(d))</td> </tr> <tr> <td></td> <td style="padding: 2px;">All other uses</td> <td style="padding: 2px;">1.00</td> </tr> <tr> <td colspan="3" style="padding: 2px;">Density, max. (du/net lot area)</td> </tr> <tr> <td colspan="3" style="padding: 2px;">Net lot area, min. (sf)</td> </tr> <tr> <td colspan="3" style="padding: 2px;">Lot width, min. (ft.)</td> </tr> <tr> <td colspan="2" style="padding: 2px;">Lot coverage, max. (% of net lot area)</td> <td style="padding: 2px;">To be established in PD Basic Plan (see Section 27-4301(d))</td> </tr> <tr> <td colspan="3" style="padding: 2px;">Front yard depth, min. (ft.)</td> </tr> <tr> <td colspan="3" style="padding: 2px;">Side yard depth, min. (ft.)</td> </tr> <tr> <td colspan="3" style="padding: 2px;">Rear yard depth, min. (ft.)</td> </tr> <tr> <td colspan="3" style="padding: 2px;">Principal structure height, max. (ft.)</td> </tr> <tr> <td colspan="3" style="padding: 2px;"><b>NOTES:</b> sf = square feet; ft. = feet; du = dwelling unit; ac = acre</td> </tr> <tr> <td colspan="3" style="padding: 2px;">[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.</td> </tr> </tbody> </table>	Standard [1]			Density, min. (du/net lot area)	Continuing care retirement community	To be established in PD Basic Plan (see Section 27-4301(d))		All other uses	1.00	Density, max. (du/net lot area)			Net lot area, min. (sf)			Lot width, min. (ft.)			Lot coverage, max. (% of net lot area)		To be established in PD Basic Plan (see Section 27-4301(d))	Front yard depth, min. (ft.)			Side yard depth, min. (ft.)			Rear yard depth, min. (ft.)			Principal structure height, max. (ft.)			<b>NOTES:</b> sf = square feet; ft. = feet; du = dwelling unit; ac = acre			[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.		
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<p>Minimum Area Threshold</p>	<p>The minimum area for an R-PD zone is:</p> <ul style="list-style-type: none"> <li>• 20 gross acres if the proposed gross density is less than 5 units an acre</li> <li>• 10 gross acres if the gross density is 5 to 8 units an acre</li> <li>• 5 gross acres if the gross density is greater than 8 units an acre</li> </ul>																																							
<p>Location Standards</p>	<p>An R-PD Zone shall only be approved if the property is located in a Residential base zone.</p>																																							
<p>Street Access</p>	<p>Each lot and attached unit in the development shall have direct access to a street.</p>																																							

1



1 **27-4303. Transit-Oriented/Activity Center**  
2 **Planned Development Zones**  
3

1 **(a) Neighborhood Activity Center Planned Development (NAC-PD) Zone**

**(1) Purposes**

The purposes of the Neighborhood Activity Center Planned Development (NAC-PD) Zone are:

- (A)** To accommodate and promote the establishment of high-quality, vibrant, lower- to moderate-density, mixed-use development that fosters economic development, reduces automobile dependency, supports walkable areas, and provides opportunities for alternative modes of travel;
- (B)** To provide use types and densities/intensities needed to support mixed-use and transit-supportive development (as appropriate);
- (C)** To encourage a live, work, shop, and play environment that serves as an economic driver for the County’s Neighborhood Centers;
- (D)** To include a well-integrated mix of complementary uses, including commercial, personal services, office, and recreation, where appropriate to support residential uses and serve the needs of the surrounding neighborhood;
- (E)** To provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between development;
- (F)** To incorporate buildings, open spaces, and other site elements that are arranged and designed to create an inviting, walkable, safe, and interactive environment;
- (G)** To include distinctive and attractive public spaces that help create an identity and sense of place for the zone; and
- (H)** To provide a range of housing options.



(2) Use Standards	(3) Intensity and Dimensional Standards	
<p>The specific principal, accessory, and temporary uses allowed in an individual NAC-PD Zone shall be established in the PD Basic Plan (see Section 27-4301(d), General Standards for All Planned Development Zones). Uses shall be consistent with relevant Area Master Plan or Sector Plan, and the purposes of the NAC-PD Zone.</p> <p>Approximately two-thirds of the gross floor area in the zone shall be provided for residential development at build-out. In addition, there shall be a minimum of two different residential housing types, each consisting of approximately one-quarter of the dwelling units in the zone at build-out.</p>	<b>Standard [1]</b>	<b>All Uses</b>
	Block length, min.   max. (ft)	To be established in PD
	Lot area, min.   max. (sf.)	Basic Plan (see Section 27-4301(d))
	Lot width, min. (ft)	
	Density, min. (du/ net lot area) [2]	10.00
	Floor area ratio (FAR), min. [3]	0.25
	Lot coverage, min.   max. (% of net lot area)	
	Density, max. (du/net lot area) [2]	
	Floor area ratio (FAR), max. [3]	
	Build-to line, min.   max. (ft.) [4][5]	
	Building width in build-to zone, min. (% of lot width)	
	Front yard depth, min. (ft.)	To be established in PD
	Side yard depth, min. (ft.)	Basic Plan (see Section 27-4301(d))
	Rear yard depth, min. (ft.)	
	Building façade transparency, min. (% of street-level façade area) [6]	Abutting or facing a street frontage or pedestrian way Facing a transit station or public gathering space
	Principal structure height, max. (ft.)	
<p><b>NOTES:</b> sf = square feet; ft. = feet; du = dwelling unit; ac = acre</p> <p>[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.</p> <p>[2] Applicable to residential development and the residential component of mixed-use development.</p> <p>[3] Applicable to nonresidential development.</p> <p>[4] The area between the minimum and maximum build-to lines that extends the width of the lot, constitutes the build-to zone.</p> <p>[5] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities using Environmental Site Design techniques, or driveways).</p> <p>[6] Where existing buildings along a street frontage are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in build-to zone standard.</p>		

(4) Other Standards	
	A NAC-PD Zone may only be located on lands within:
Location Standards	<ul style="list-style-type: none"> <li>A Neighborhood Center as designated on the Growth Policy Map in the General Plan, as may be amended from time to time;</li> <li>The Innovation Corridor as designated on the Strategic Investment Map in the General Plan; or</li> <li>Along that portion of US 1 located south of the Innovation Corridor to the border with Washington, D.C.</li> </ul>
Use Mixing	The zone shall be designed to provide a mix of residential and nonresidential uses to allow residents to meet more of their daily needs within the zone. In addition, provision of a variety of housing options shall occur in the zone.
Vertical Mixing of Residential and Nonresidential Uses	The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is encouraged.
Horizontal Mixing of Residential and Nonresidential	The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

Part 27-4 Zones and Zone Regulations  
 Sec. 27-4300 Planned Development Zones  
 27-4303 Transit-Oriented/Activity Center Planned Development Zones  
 27-4303(a) Neighborhood Activity Center Planned Development (NAC-PD) Zone

Shopping Centers	Shopping centers shall be a minimum of two stories (multistory).
Blocks and Alleys	The zone shall be laid out in blocks, streets, and alleys, to the maximum extent practicable.
Streets	Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.
Parking	<ul style="list-style-type: none"> <li>• Along any street frontage, all proposed new or additional off-street surface vehicle parking shall be located to the rear or side of the development’s principal building(s) or in a parking structure.</li> <li>• Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces each and are visually separated by buildings or landscaped swales.</li> <li>• All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas.</li> </ul>
Private Sidewalks and Private Street Trees	<ul style="list-style-type: none"> <li>• Sidewalks shall be located on both sides of every street with a planting strip between the curb and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40 and 50 feet on center.</li> <li>• Sidewalks along street frontages shall be at least 10 feet wide and shall maintain a pedestrian "clear zone" that is at least 5 feet in width and unobstructed by any permanent or nonpermanent object.</li> <li>• At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance.</li> <li>• Where a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar elements.</li> </ul>
Connectivity	The internal vehicular, bicycle, and pedestrian circulation system shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and any internal systems of adjoining lots, to the maximum extent practicable.
Building Configuration	<ul style="list-style-type: none"> <li>• Public buildings and uses, including government facilities, cultural facilities, religious institutions, assembly uses, and schools, should serve as focal points and landmarks for the zone and are encouraged to be located on prominent sites.</li> <li>• To the maximum extent practicable, buildings shall be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a fairly consistent setback alignment along the street frontage.</li> <li>• Buildings should be designed with a common architectural scheme and landscaping to support that identity. The intent should not be to create a uniform appearance, but rather a distinct sense of place.</li> </ul>
Transparency	Where the façade of a principal building other than a single-family detached or two-family dwelling abuts or faces a street frontage with a sidewalk, or a public gathering space, a percentage of the street-level façade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians.
Open Space Design	Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas should be bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.





1 **(b) Town Activity Center Planned Development (TAC-PD) Zone**

**(1) Purposes**

The purposes of the Town Activity Center Planned Development (TAC-PD) Zone are:

- (A)** To accommodate and promote the establishment of high-quality, moderate-intensity activity center development, that while encouraging and supporting mixed- use and pedestrian-friendliness, is more auto-oriented in character;
- (B)** To provide the use types and densities/intensities that are needed to support mixed-use and activity center development;
- (C)** To Encourage a live, work, shop, and play environment that serves as an economic driver for the County’s Town Centers;
- (D)** To Include a well-integrated mix of complementary uses—including commercial, residential, employment, recreational, and civic uses;
- (E)** To Provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between the uses in the Core area, and to nearby areas;
- (F)** To Incorporate buildings, open spaces, and other site elements that are arranged and designed to create an inviting, safe, interactive, and, in some locations, walkable environment;
- (G)** To Include distinctive, attractive, and engaging public spaces that help create an identity and sense of place for the zone; and
- (H)** To Provide a range of housing options.



(2) Use Standards	(3) Intensity and Dimensional Standards		
The specific principal, accessory, and temporary uses allowed in an individual TAC-PD Zone shall be established in the PD Basic Plan (see Section 27-4301(d), General Standards for All Planned Development Zones). Uses shall be consistent with the relevant Area Master Plan or Sector Plan, and the purposes of the TAC-PD Zone.	Core [1]	Edge [1]	
	All Uses	Nonresidential & Mixed-Use	Residential
<b>Standard [2]</b>	To be established in PD Basic Plan and PD Conditions of Approval (see Section 27-4301(d))		
Block length, min.   max. (ft.)			
Lot area, min.   max. (sf.)	To be established in PD Basic Plan (see Section 27-4301(d))		
Lot width, min. (ft.)			
Density, min. (du/net lot area) [3]	15.00	10.00 [8]	5.00
Floor area ratio (FAR), min. [4]	0.50	0.25	No requirement
Lot coverage, min.   max. (% of net lot area)	To be established in PD Basic Plan (see Section 27-4301(d))		
Density, max. (du/net lot area) [3]			
Floor area ratio (FAR), max. [4]	To be established in PD Basic Plan (see Section 27-4301(d))		
Build-to line, min.   max. (ft.) [5][6]			
Building width in build-to zone, min. (% of lot width) [7]	To be established in PD Basic Plan (see Section 27-4301(d))		
Front yard depth, min. (ft.)			
Side yard depth, min. (ft.)	To be established in PD Basic Plan (see Section 27-4301(d))		
Rear yard depth, min. (ft.)			
Building façade transparency, min. (% of street-level façade area)	Abutting or facing a street frontage or pedestrian way Facing a transit station or public gathering space		
Principal and accessory structure height, max. (ft.)	To be established in PD Basic Plan (see Section 27-4301(d))		
<b>Notes:</b> sf = square feet; ft. = feet; du = dwelling unit; ac = acre [1] A Core area and an Edge area may have been designated by the applicable Area Master Plan or Sector Plan. Where a Core area is not designated, the PD Zone may not incorporate standards applicable to a Core area. [2] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards. [3] Applicable to residential development and the residential component of mixed-use development. [4] Applicable to nonresidential development. [5] The area between the minimum and maximum build-to lines that extends the width of the lot constitutes the build-to zone. [6] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities that use Environmental Site Design techniques, and driveways (subject to Section Sec. 27-6100). [7] Where existing buildings along a street frontage are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in build-to zone standard. [8] For the residential component of mixed-use development only.			
(4) Other Standards			
Location Standards	A TAC-PD Zone may only be located on lands within a Town Center as designated on the Growth Policy Map in the General Plan or the applicable Area Master Plan or Sector Plan, as may be amended from time to time.		
Use Mixing	The zone shall be designed to provide a mix of uses. The integration of residential and nonresidential uses is strongly encouraged to allow residents to meet more of their daily needs within the zone. In addition, provision of a variety of housing options shall occur within the zone.		
Vertical Mixing of Residential and Nonresidential Uses	The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged in the Core area.		

Part 27-4 Zones and Zone Regulations  
 Sec. 27-4300 Planned Development Zones  
 27-4303 Transit-Oriented/Activity Center Planned Development Zones  
 27-4303(b) Town Activity Center Planned Development (TAC-PD) Zone

Horizontal Mixing of Residential and Nonresidential	The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed and encouraged, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.
Blocks and Alleys	The Core area of the zone shall be laid out in blocks, streets, and alleys. The Edge area should be laid out in blocks, streets, and alleys, to the maximum extent practicable.
Streets	Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.
Private Sidewalks and Private Street Trees	<ul style="list-style-type: none"> <li>• Sidewalks shall be located on both sides of every street, with a planting strip between the curb and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 feet on center.</li> <li>• Sidewalks shall be at least 10 feet wide along street frontages in the Core area, with a pedestrian "clear zone" for a minimum width of 5 feet that is unobstructed by any permanent or nonpermanent object.</li> <li>• Sidewalks shall be at least 6 feet wide along street frontages in the Edge area.</li> <li>• At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance.</li> </ul>
Connectivity	In the Core area, the internal vehicular, bicycle, and pedestrian circulation systems shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and adjoining lots and development.
Parking Location	<ul style="list-style-type: none"> <li>• In the Core area, all proposed new or additional off-street surface vehicle parking shall be located to the rear or side of the development's principal building(s) or in a parking structure.</li> <li>• Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces, each visually separated by buildings or landscaped swales.</li> <li>• All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas.</li> </ul>
Building Configuration	<ul style="list-style-type: none"> <li>• In the Core area, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a consistent setback alignment along the street frontage.</li> <li>• In the Edge area, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots, as appropriate.</li> <li>• Buildings should be designed with a common architectural scheme and landscaping to support that identity. The intent should not be to create a uniform appearance, but rather a distinct sense of place.</li> </ul>
Open Space Design	Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas should be bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.



1 **(c) Local Transit-Oriented Planned Development (LTO-PD) Zone**

**(1) Purposes**

The purposes of the Local Transit-Oriented Planned Development (LTO-PD) Zone are:

- (A)** To accommodate and promote the establishment of high-quality, vibrant, moderate-intensity, mixed-use, transit-accessible development that will foster economic development, reduce automobile dependency, support walkable areas, and provide opportunities for alternative modes of travel;
- (B)** To provide the "critical mass" of use types and densities/intensities needed to support mixed use, transit-accessible development;
- (C)** To Encourage a live, work, shop, and play environment that serves as an economic driver for the County’s Local Transit Centers;
- (D)** To Include a well-integrated mix of complementary uses—including commercial, personal services, office, residential, and recreational;
- (E)** To Provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between developments, and prioritize transit, pedestrian, and bicyclist access;
- (F)** To Incorporate buildings, open spaces, and other site elements that are arranged and designed to create an inviting, walkable, safe, interactive, and human-scale environment;
- (G)** To Include distinctive and attractive public spaces that help create an identity and sense of place for the zone; and
- (H)** To Provide a range of housing options.



(2) Use Standards	(3) Intensity and Dimensional Standards			
<p>The specific principal, accessory, and temporary uses allowed in an individual LTO-PD Zone shall be established in the PD Basic Plan (see Section 27-4301(d), General Standards for All Planned Development Zones). Uses shall be consistent with the relevant Area Master Plan or Sector Plan, and the purposes of the LTO-PD Zone.</p> <p>A minimum of one-quarter of the gross floor area in the zone shall be provided for residential development, at build-out. In addition, there shall be a minimum of three different residential housing types, each consisting of a minimum of 20 percent of the dwelling units in the zone at build-out.</p> <p>A minimum of one-half of the gross floor area in the zone shall be provided for nonresidential development, at build-out.</p>	Standard [2]	Core [1]	Edge [1]	
	All Uses	Nonresidential & Mixed-Use	Residential	
	Block length, min.   max. (ft.)	To be established in PD Basic Plan and PD Conditions of Approval (see Section 27-4301(d))		
	Lot area, min.   max. (sf.)			
	Lot width, min. (ft.)	10.00		
	Density, min. (du/net lot area) [3]			
	Floor area ratio (FAR), min. [4]	0.50	0.25	No requirement
	Lot coverage, min.   max. (% of net lot area)	To be established in PD Basic Plan (see Section 27-4301(d))		
	Density, max. (du/net lot area) [3]			
	Floor area ratio (FAR), max. [4]	To be established in PD Basic Plan (see Section 27-4301(d))		
	Build-to line, min.   max. (ft.) [5][6]			
	Building width in build-to zone, min. (% of lot width) [7]	To be established in PD Basic Plan (see Section 27-4301(d))		
	Front yard depth, min. (ft.)			
	Side yard depth, min. (ft.)	To be established in PD Basic Plan (see Section 27-4301(d))		
	Rear yard depth, min. (ft.)			
Building façade transparency, min. (% of street-level façade area)	Abutting or facing a street frontage or pedestrian way			
	Facing a transit station or public gathering space			
Principal and accessory structure height, max. (ft.)				
<p><b>NOTES:</b> sf = square feet; ft = feet; du = dwelling unit; ac = acre</p> <p>[1] A Core area and an Edge area may have been designated by the applicable Area Master Plan or Sector Plan. Where a Core area is not designated, the PD Zone may not incorporate standards applicable to a Core area.</p> <p>[2] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.</p> <p>[3] Applicable to residential development and the residential component of mixed-use development.</p> <p>[4] Applicable to nonresidential development.</p> <p>[5] The area between the minimum and maximum build-to lines that extends the width of the lot constitutes the build-to zone.</p> <p>[6] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities using Environmental Site Design techniques, and driveways (subject to Section Sec. 27-6100).</p> <p>[7] Where existing buildings along a street frontage are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in the build-to zone standard.</p> <p>[8] For the residential component of mixed-use development only.</p>				

(4) Other Standards	
Location Standards	<p>An LTO-PD Zone may only be located on lands designated:</p> <ul style="list-style-type: none"> <li>• Within a Local Transit Center on the Growth Policy Map in the General Plan or applicable Area Master Plan or Sector Plan, as may be amended from time to time.</li> <li>• That portion of the Innovation Corridor as designated on the Strategic Investment Map in the General Plan or applicable Area Master Plan or Sector Plan, as may be amended from time to time; or</li> <li>• Along that portion of US 1 located south of the Innovation Corridor to the border with Washington, D.C.</li> </ul>

Part 27-4 Zones and Zone Regulations  
 Sec. 27-4300 Planned Development Zones  
 27-4303 Transit-Oriented/Activity Center Planned Development Zones  
 27-4303(c) Local Transit-Oriented Planned Development (LTO-PD) Zone

Use Mixing	The zone shall be designed to provide a mix of uses. The integration of residential and nonresidential uses is required to allow residents to meet more of their daily needs within the zone. In addition, provision of a variety of housing options shall occur within the zone.
Vertical Mixing of Residential and Nonresidential Uses	The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged in the Core area and encouraged in the Edge area.
Horizontal Mixing of Residential and Nonresidential	The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.
Shopping Centers	Shopping centers shall be a minimum of two stories (multistory).
Blocks and Alleys	The zone should be laid out in blocks, streets, and alleys, to the maximum extent practicable.
Streets	Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.
Private Sidewalks and Private Street Trees	<ul style="list-style-type: none"> <li>• Sidewalks shall be located on both sides of every street, with a planting strip between the curb and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 feet on center.</li> <li>• Sidewalks shall be at least 10 feet wide along street frontages in the Core area, with a pedestrian "clear zone" a minimum width of 5 feet that is unobstructed by any permanent or nonpermanent object.</li> <li>• Sidewalks shall be 6 feet in the Edge area.</li> <li>• At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance.</li> <li>• Where a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar elements.</li> </ul>
Connectivity	The internal vehicular, bicycle, and pedestrian circulation systems shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and adjoining lots and development, as well as to any nearby or adjacent transit station.
Building Configuration	<ul style="list-style-type: none"> <li>• In the Core area, public buildings and uses, including government facilities, cultural facilities, religious institutions, assembly uses, and schools, should serve as focal points and landmarks for the zone and are encouraged to be located on prominent sites.</li> <li>• In the Core area, buildings shall be configured in relation to the site and other buildings so that building walls frame and enclose at least two of the following:             <ul style="list-style-type: none"> <li>○ The corners of street intersections or entry points into the development;</li> <li>○ A "main street" pedestrian and/or vehicle access corridor within the development site;</li> <li>○ Parking areas, public spaces, or other site amenities on at least three sides; or</li> <li>○ A plaza, pocket park, square, outdoor dining area, or other outdoor gathering space for pedestrians.</li> </ul> </li> <li>• In the Edge area, and where appropriate, buildings should be used to define the street edge. To this end, buildings should have a consistent setback alignment along the street frontage.</li> <li>• Buildings should be designed with a common architectural scheme and landscaping to support that identity. The intent should not be to create a uniform appearance, but rather a distinct sense of place.</li> </ul>
Parking	<ul style="list-style-type: none"> <li>• All proposed new or additional off-street surface vehicle parking shall be located to the rear or side of the development's principal building(s) or in a parking structure.</li> <li>• Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces each and are visually separated by buildings or landscaped swales.</li> <li>• All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas.</li> </ul>
Transparency	Where the façade of a principal building other than a single-family or two-family dwelling abuts or faces a street frontage, or an adjoining transit station or public gathering space, a percentage of the street-level façade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians.
Open Space Design	Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas are bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.





1 **(d) Regional Transit-Oriented Planned Development (RTO-PD) Zone**

**(1) Purposes**

The purposes of the Regional Transit-Oriented Planned Development (RTO-PD) Zone are :

- (A) To provide lands for the establishment of high-quality, vibrant, high-density, mixed-use, transit-accessible development that supports economic development, reduces automobile dependency, supports walkable areas, and provides opportunities for alternative modes of travel.
- (B) To capture the majority of the County’s future residential and employment growth and development;
- (C) To Incorporate key elements of walkable and bikeable areas that is well-connected to a regional transportation network through a range of transit options;
- (D) To provide the "critical mass" of use types and densities and intensities needed for intense, transit-supportive, mixed-use, transit-accessible development;
- (E) To Encourage a dynamic live, work, shop, and play environment that serves as an economic driver for the County’s Regional Transit Districts;
- (F) To Include a well-integrated mix of complementary uses—including office, retail, personal services, entertainment, public and quasi-public, flex, medical, lodging, eating or drinking establishments, residential, and recreational;
- (G) To Provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between developments, and prioritize transit, pedestrian, and bicyclist access;
- (H) To Incorporate buildings, open spaces, and other site elements that are arranged and designed to create an inviting, walkable, safe, socially-interactive environment;
- (I) To Include distinctive and engaging public spaces that help create an identity and sense of place for the zone; and
- (J) To Provide a range of housing options.



(2) Use Standards	(3) Intensity and Dimensional Standards			
		Core [1]	Edge [1]	
	<b>Standard [2]</b>	All Uses	Nonresidential & Mixed-Use	Residential
<p>The specific principal, accessory, and temporary uses allowed in an individual RTO-PD Zone shall be established in the PD Basic Plan (see Section 27-4301(d), General Standards for All Planned Development Zones). Uses shall be consistent with the relevant Area Master Plan or Sector Plan, and the purposes of the RTO-PD Zone.</p> <p>A minimum of 15 percent of the gross floor area in the zone shall be provided for residential development at build-out. In addition, there shall be a minimum of three different residential housing types, each consisting of a minimum of one quarter of the dwelling units in the zone, at build-out.</p> <p>A minimum of one-half of the gross floor area in the zone shall be provided for nonresidential development, at build-out.</p>	Block length, min.   max. (ft)	To be established in PD Basic Plan (see Section 27-4301(d))		
	Lot area, min.   max. (sf.)			
	Lot width, min. (ft)			
	Density, min. (du/net lot area) [3]	30.00	20.00 [8]	20.00
	Floor area ratio (FAR), min. [4]	1.00	0.25	No requirement
	Density, min. (du/net lot area) [3]			
	Floor area ratio (FAR), min. [4]			
	Lot coverage, min.   max. (% of net lot area)			
	Build-to line, min.   max. (ft.) [5][6]			
	Building width in build-to zone, min. (% of lot width) [7]			
Front yard depth, min. (ft.)	To be established in PD Basic Plan (see Section 27-4301(d))			
Side yard depth, min. (ft.)				
Rear yard depth, min. (ft.)				
Building façade transparency, min. (% of street-level façade area)	Abutting or facing a street frontage or pedestrian way			
	Facing a transit station or public gathering space			
Principal and accessory structure height, max. (ft.)				
<p><b>NOTES:</b> sf = square feet; ft. = feet; du = dwelling unit; ac = acre</p> <p>[1] A Core area and an Edge area may have been designated by the applicable Area Master Plan or Sector Plan. Where a Core area is not designated, the PD Zone may not incorporate standards applicable to a Core area.</p> <p>[2] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.</p> <p>[3] Applicable to residential development and the residential component of mixed-use development.</p> <p>[4] Applicable to nonresidential development.</p> <p>[5] The area between the minimum and maximum build-to lines that extends the length of the lot constitutes the build-to zone.</p> <p>[6] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities using Environmental Site Design techniques, and driveways.</p> <p>[7] Where existing buildings along a street frontage with a sidewalk are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in build-to zone standard.</p> <p>[8] For the residential component of mixed-use development only.</p>				

(4) Other Standards	
Location Standards	An RTO-PD Zone may only be located on lands:

	<ul style="list-style-type: none"> <li>• Within a Regional Transit District as designated on the Growth Policy Map in the General Plan, as may be amended from time to time;</li> <li>• Within that portion of the Innovation Corridor as designated on the Strategic Investment Map in the General Plan, as may be amended from time to time, located within that portion of the City of College Park between the Capital Beltway/I-95, south to the city's southern boundary.</li> </ul>
Use Mixing	The zone shall be designed to provide a mix of uses. The integration of residential and nonresidential uses is required to allow residents to meet more of their daily needs within the zone. In addition, provision of a variety of housing options shall occur within the zone.
Vertical Mixing of Residential and Nonresidential Uses	The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged in the Core area and encouraged in the Edge area.
Horizontal Mixing of Residential and Nonresidential	The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.
Shopping Centers	Shopping centers shall be a minimum of two stories (multi-story).
Blocks and Alleys	The zone shall be laid out in blocks, streets, and alleys, to the maximum extent practicable.
Streets	Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.
Private Sidewalks and Private Street Trees	<ul style="list-style-type: none"> <li>• Sidewalks shall be located on both sides of every street, with a planting strip between the curb and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 feet on center.</li> <li>• Sidewalks shall be at least 15 feet wide along street frontages in the Core area, and at least 10 feet wide in the Edge area.</li> <li>• Sidewalks shall maintain a pedestrian "clear zone" a minimum width of 5 feet that is unobstructed by any permanent or nonpermanent object.</li> <li>• At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance.</li> <li>• Where a sidewalk, greenway path, or other walkway crosses a street, driveway, or drive aisle, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar features.</li> </ul>
Connectivity	The internal vehicular, bicycle, and pedestrian circulation systems shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the internal system and adjoining lots and development, as well as to any nearby or adjacent transit station.
Building Configuration	<ul style="list-style-type: none"> <li>• In the Core area, public and quasi-public buildings and uses, including government facilities, cultural facilities, religious institutions, assembly uses, and schools, should serve as focal points and landmarks for the zone and are encouraged to be located on prominent sites.</li> <li>• In the Core area, buildings shall be configured in relation to the site and other buildings so that building walls frame and enclose at least two of the following:             <ul style="list-style-type: none"> <li>○ The corners of street intersections or entry points into the development;</li> <li>○ A "main street" pedestrian and/or vehicle access corridor within the development site;</li> <li>○ Parking areas, public spaces, or other site amenities on at least three sides; or</li> <li>○ A plaza, pocket park, square, outdoor dining area, or other outdoor gathering space for pedestrians.</li> </ul> </li> <li>• In the Edge area, and where appropriate, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. To this end, buildings should have a consistent, setback alignment along the street frontage.</li> <li>• Buildings should be designed with a common architectural scheme. The intent should not be to create a uniform appearance, but rather a distinct sense of place.</li> </ul>
Parking	<ul style="list-style-type: none"> <li>• All proposed new or additional off-street surface vehicle parking shall be located to the rear or side of the development's principal building(s) or in a parking structure.</li> <li>• Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain fewer spaces each and are visually separated by buildings or landscaped swales</li> <li>• All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas</li> </ul>
Transparency	Where the façade of a principal building other than a single-family or two-family dwelling abuts or faces a street frontage or pedestrian way, or an adjoining transit station or public gathering space, a percentage of the street-level façade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians.

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Open Space Design	Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas should be bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.
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1 **27-4304. Other Planned Development Zones**  
2 **(a) Mixed-Use Planned Development (MU-PD) Zone**

**(1) Purposes**

The purposes of the Mixed-Use Planned Development (MU-PD) Zone are :

- (A)** To accommodate and promote the establishment of high-quality, mixed-use development that will foster economic development, reduce automobile dependency, support walkable and bikeable areas , and provide opportunities for alternative modes of travel;
- (B)** To provide the mix of uses and densities/intensities needed to support mixed-use development;
- (C)** To accommodate and promote compact, pedestrian-friendly, mixed-use development that encourages a dynamic live, work, shop, and play environment that serves as an economic driver for the County;
- (D)** To include a well-integrated mix of complementary high-activity uses—including supportive commercial, residential, civic, recreation, and employment uses;
- (E)** To Provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between the uses, and prioritizes transit, pedestrian, and bicyclist access;
- (F)** To Incorporate buildings, open spaces, and other site elements that are arranged and designed to create an inviting, walkable, safe, and socially-interactive environment;
- (G)** To Include distinctive, attractive, and engaging public spaces that help create an identity and sense of place for the zone;
- (H)** To Provide a range of housing options;



- (I) To Permit a flexible response to the market and promotes economic vitality;
- (J) To Encourage innovation in the planning and design of new and infill development; and
- (K) To Implement County policies, as specified in approved Area Master Plans and Sector Plans, for mixed-use development at appropriate locations to meet community needs.



(2) Use Standards	(3) Intensity and Dimensional Standards																								
<p>The specific principal, accessory, and temporary uses allowed in an individual MU-PD Zone shall be established in the PD Basic Plan (see Section 27-4301(d), General Standards for All Planned Development Zones). Uses shall be consistent with the relevant Area Master Plan or Sector Plan, and the purposes of the MU-PD Zone.</p>	<table border="1"> <thead> <tr> <th style="background-color: #d9ead3;">Standard [1]</th> <th style="background-color: #d9ead3;">All Uses</th> </tr> </thead> <tbody> <tr> <td>Lot area, min.   max. (sf.)</td> <td>To be established in PD Basic Plan and</td> </tr> <tr> <td>Lot width, min. (ft.)</td> <td>PD Conditions of Approval (see Section 27-4301(d))</td> </tr> <tr> <td>Density, min. (du/net lot area) [2]</td> <td>6.00</td> </tr> <tr> <td>Floor area ratio (FAR), min. [3]</td> <td>0.50</td> </tr> <tr> <td>Density, max. (net lot area) [2]</td> <td></td> </tr> <tr> <td>Floor area ratio (FAR), max. [3]</td> <td></td> </tr> <tr> <td>Lot coverage, min.   max. (% of net lot area)</td> <td>To be established in PD Basic Plan</td> </tr> <tr> <td>Front yard depth, min. (ft.)</td> <td>(see Section 27-4301(d))</td> </tr> <tr> <td>Side yard depth, min. (ft.)</td> <td></td> </tr> <tr> <td>Rear yard depth, min. (ft.)</td> <td></td> </tr> <tr> <td>Principal and accessory structure height, max. (ft.)</td> <td></td> </tr> </tbody> </table>	Standard [1]	All Uses	Lot area, min.   max. (sf.)	To be established in PD Basic Plan and	Lot width, min. (ft.)	PD Conditions of Approval (see Section 27-4301(d))	Density, min. (du/net lot area) [2]	6.00	Floor area ratio (FAR), min. [3]	0.50	Density, max. (net lot area) [2]		Floor area ratio (FAR), max. [3]		Lot coverage, min.   max. (% of net lot area)	To be established in PD Basic Plan	Front yard depth, min. (ft.)	(see Section 27-4301(d))	Side yard depth, min. (ft.)		Rear yard depth, min. (ft.)		Principal and accessory structure height, max. (ft.)	
	Standard [1]	All Uses																							
	Lot area, min.   max. (sf.)	To be established in PD Basic Plan and																							
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	Density, min. (du/net lot area) [2]	6.00																							
	Floor area ratio (FAR), min. [3]	0.50																							
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	Floor area ratio (FAR), max. [3]																								
	Lot coverage, min.   max. (% of net lot area)	To be established in PD Basic Plan																							
	Front yard depth, min. (ft.)	(see Section 27-4301(d))																							
Side yard depth, min. (ft.)																									
Rear yard depth, min. (ft.)																									
Principal and accessory structure height, max. (ft.)																									
<p><b>Notes:</b> sf = square feet; ft. = feet; du = dwelling unit; ac = acre</p> <p>[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.</p> <p>[2] Applicable to residential development and the residential component of mixed-use development.</p> <p>[3] Applicable to nonresidential development.</p>																									
(4) Other Standards																									
Minimum Area Threshold	The minimum area for an MU-PD Zone is 5 gross acres, unless the District Council finds a proposed zone of less than 5 gross acres is consistent with and achieves the purposes of the MU-PD Zone.																								

Part 27-4 Zones and Zone Regulations  
 Sec. 27-4300 Planned Development Zones  
 27-4304 Other Planned Development Zones  
 27-4304(a) Mixed-Use Planned Development (MU-PD) Zone

Location Standards	An MU-PD Zone may not be located within (1) any Rural and Agricultural base zone, (2) any Residential base zone, or (3) land classified within a Neighborhood Center, a Town Center, a Local Transit Center, or a Regional Transit District as designated on the Growth Policy Map in the General Plan or the applicable Area Master Plan or Sector Plan, as may be amended from time to time.
Use Mixing	The zone shall be designed to provide a mix of uses. The integration of residential and nonresidential uses is strongly encouraged to allow residents to meet more of their daily needs within the zone. In addition, provision of a variety of housing options shall occur in the zone.
Vertical Mixing of Residential and Nonresidential Uses	The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged.
Horizontal Mixing of Residential and Nonresidential	The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.
Shopping Centers	Shopping centers shall be a minimum of two stories (multistory), and no building shall have a footprint that exceeds 50,000 sf.
Blocks and Alleys	The zone should be laid out in blocks, streets, and alleys, to the maximum extent practicable.
Streets	Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.
Parking Location	<ul style="list-style-type: none"> <li>• Along any street frontage with a sidewalk, all proposed new or additional off-street surface vehicle parking shall be located to the rear or side of the development's principal building(s), or in a parking structure.</li> <li>• All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas</li> </ul>
Private Sidewalks and Private Street Trees	<ul style="list-style-type: none"> <li>• Sidewalks shall be located on both sides of every street, with a planting strip between the curb and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 feet on center.</li> <li>• Sidewalks shall be at least 10 feet wide along street frontages, but may be increased in width as part of the approval of the PD Basic Plan and zone.</li> <li>• Sidewalks shall maintain a pedestrian "clear zone" a minimum width of 5 ft that is unobstructed by any permanent or nonpermanent object.</li> <li>• At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance.</li> </ul>
Building Configuration	<ul style="list-style-type: none"> <li>• Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain 50 or fewer spaces, each visually separated by buildings or landscaped swales</li> <li>• To the maximum extent practicable, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. Buildings should have a consistent setback alignment along the street frontage.</li> <li>• Buildings should be designed with a common architectural scheme and landscaping to support that identity. The intent should not be to create a uniform appearance, but rather a distinct sense of place.</li> </ul>
Open Space Design	Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas should be bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.





1 **(b) Industrial/Employment Planned Development (IE-PD) Zone**

**(1) Purposes**

The purposes of the Industrial/Employment Planned Development (IE-PD) Zone are:

- (A)** To accommodate and promote the establishment of a mix of high-quality, primarily non-retail employment uses that will foster economic growth and development;
- (B)** To provide use types and intensities and densities needed to support such development, along with the necessary support facilities;
- (C)** To allow and encourage limited residential and mixed-use development to reduce automobile dependency and support walkable areas; and
- (D)** To encourage development of building forms that can be easily altered as the range of tenants and regional market for employment-related development evolves over time.



(2) Use Standards		(3) Intensity and Dimensional Standards	
<p>The specific principal, accessory, and temporary uses allowed in an individual IE-PD Zone shall be established in the PD Basic Plan (see Section 27-4301(d), General Standards for All Planned Development Zones). Uses shall be consistent with the relevant Area Master Plan or Sector Plan, and the purposes of the IE-PD Zone.</p>	<b>Standard [1]</b>		<b>All Uses</b>
	Density, max. (du/net lot area) [2]		12.00
	Lot area, min.   max. (sf.)		
	Lot width, min. (ft.)		
	Floor area ratio (FAR), min.   max. [3]		
	Lot coverage, min.   max. (% of net lot area)		To be established in PD Basic Plan (see Section 27-4301(d))
	Front yard depth, min. (ft.)		
	Side yard depth, min. (ft.)		
	Rear yard depth, min. (ft.)		
	Principal structure height, max. (ft.)		
<p><b>Notes:</b> sf = square feet; ft = feet; du = dwelling unit; ac = acre            [1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.            [2] Applicable to residential development and the residential component of mixed-use development.            [3] Applicable to nonresidential development.</p>			
(4) Other Standards			
Minimum Area Threshold	The minimum area for an IE-PD Zone is 5 gross acres, unless the District Council finds a proposed zone of less than 5 gross acres is consistent with and achieves the purposes of the IE-PD Zone.		
Location Standards	An IE-PD Zone may only be located on lands designated within : (1) the Employment Areas on the Growth Policy Map of the General Plan or the applicable Area Master Plan or Sector Plan, as may be amended from time to time, (2) the Industrial/Employment (IE) Zone, or (3) the Industrial Heavy (IH) Zone.		
Street Access	Each lot and attached unit in the development shall have direct access to a public street.		

1

1 **Sec. 27-4400 Overlay Zones**

2 **27-4401. General**

3 **(a) General Purpose of Overlay Zones**

4 Overlay zones are superimposed over portions of one or more  
5 underlying base zones with the intent of supplementing  
6 generally applicable development regulations with additional  
7 development regulations that address special area-specific  
8 conditions, features, or plans while maintaining the character  
9 and purposes of the underlying zones. Some overlay zones  
10 include standards that modify or supersede standards applied  
11 by the underlying base zone (as indicated in the use tables and  
12 use-specific standards in Part 27-5, Use Regulations); otherwise  
13 the uses allowed or prohibited in overlay zones are the same as  
14 allowed or prohibited in the underlying zone.

15 **(b) Classification of Overlay Zones**

16 Land shall be classified or reclassified into an overlay zone only in  
17 accordance with the procedures and requirements set forth in  
18 Section 27-3503, Sectional Map Amendment (SMA), Section 0, 27-  
19 3601 Zoning Map Amendment (ZMA), or Section 27-3603,  
20 Chesapeake Bay Critical Area Overlay (CBCAO) Zoning Map  
21 Amendment, this Section, and State law.

22 **27-4402. Policy Area Overlay Zones**

23 **(a) Chesapeake Bay Critical Area Overlay (CBCAO)**  
24 **Zones**

25 **(1) Purposes of CBCAO Zones**

26 **(A) Resource Conservation Overlay (RCO) Zone**

27 The purpose of the RCO Zone is to:

- 28 (i) Provide adequate breeding, feeding, and  
29 wintering habitats for wildlife populations that  
30 require natural coastal environments along the  
31 tributaries of the Chesapeake Bay to sustain  
32 their populations;
- 33 (ii) Conserve, protect, and enhance the overall  
34 ecological values of the Chesapeake Bay Critical  
35 Area Overlay Zone, and its biological productivity  
36 and diversity;
- 37 (iii) Protect the land and water resource base  
38 necessary to support resource-oriented land  
39 uses such as agriculture, timber harvesting, or  
40 fisheries activities; and
- 41 (iv) Conserve existing woodlands and forests for the  
42 water-quality benefits they provide.

43 **(B) Limited Development Overlay (LDO) Zone**

44 The purpose of the LDO Zone is to:

- 45 (i) Maintain and, if possible, improve the quality of  
46 runoff and groundwater entering the tributaries  
47 of the Chesapeake Bay;
- 48 (ii) Maintain existing areas of natural habitat; and

1	<b>(iii)</b> Accommodate additional low- or moderate-	30	<b>(aa)</b> Subject to the Tree Canopy Ordinance,
2	intensity development in accordance with the	31	Subtitle 25, Division 3 of the County Code;
3	Conservation Manual.	32	and
4	<b>(C) Intense Development Overlay (IDO) Zone</b>	33	<b>(bb)</b> Not subject to the Woodland and Wildlife
5	The purpose of the IDO Zone is to:	34	Habitat Conservation Ordinance, Subtitle
6	<b>(i)</b> Accommodate existing residential, commercial,	35	25, Division 2 of the County Code.
7	or industrial development;	36	<b>(B) Grandfathering</b>
8	<b>(ii)</b> Promote new residential, commercial, and	37	<b>(i)</b> Notwithstanding the requirements of this
9	industrial development in accordance with the	38	Section 27-4402(a), all buildable lots (except
10	modified standards for the IDO Zone and the	39	outlots and outparcels) in a subdivision recorded
11	Conservation Manual;	40	prior to December 1, 1985 shall remain as
12	<b>(iii)</b> Conserve and enhance fish, wildlife, and plant	41	buildable lots, regardless of lot area, if:
13	habitats; and	42	<b>(aa)</b> The proposed development will minimize
14	<b>(iv)</b> Improve the quality of runoff that enters the	43	adverse impacts on water quality that result
15	tributary streams of the Chesapeake Bay from	44	from pollutants that are discharged from
16	development in the zone.	45	structures or conveyances or that have
17	<b>(2) Applicability of CBCAO Zone Regulations</b>	46	runoff from surrounding lands;
18	<b>(A) General</b>	47	<b>(bb)</b> The applicant has identified fish, wildlife,
19	<b>(i)</b> All development in the Chesapeake Bay Critical	48	and plant habitat that may be adversely
20	Area Overlay Zones shall comply with the	49	affected by the proposed development and
21	provisions of this Section 27-4402(a); Subtitle 5B,	50	has designed the development to protect
22	Chesapeake Bay Critical Area; Subtitle 24,	51	those identified habitats whose loss would
23	Subdivision Regulations; and the Conservation	52	substantially diminish the continued ability
24	Manual. Where the requirements of Subtitle 5B	53	of populations of affected species to sustain
25	are more stringent than the requirements of this	54	themselves; and
26	Subsection and other relevant requirements, the	55	<b>(cc)</b> The lot area, frontage, and vehicular access
27	requirements of Subtitle 5B shall control.	56	comply with the requirements of the
28	<b>(ii)</b> Property located within the Chesapeake Bay	57	underlying base zone.
29	Critical Area Overlay Zones are:	58	<b>(ii)</b> Notwithstanding the modified or additional
		59	density, impervious surface, and steep slope
		60	standards in Section 27-4402(a)(3) below, a

1	legally established parcel of land recorded on or	32	down in Subtitle 5B, Chesapeake Bay Critical
2	before December 1, 1985 that is not part of a	33	Area.
3	recorded or approved subdivision may be	34	<b>(vi)</b> Nothing in this Section 27-4402(a)(2)(B) may be
4	developed with a single-family detached	35	interpreted as altering any requirements for
5	dwelling if:	36	development activities set out in the Water-
6	<b>(aa)</b> The proposed development will minimize	37	Dependent Facilities Section or the Habitat
7	adverse impacts on water quality that result	38	Protection Areas Section of Subtitle 5B,
8	from pollutants that are discharged from	39	Chesapeake Bay Critical Area.
9	structures or conveyances or that have	40	<b>(vii)</b> All properties affected by the 2014 Critical Area
10	runoff from surrounding lands; and	41	Overlay Zone Sectional Map Amendment shall
11	<b>(bb)</b> The applicant has identified fish, wildlife,	42	be grandfathered with respect to all legally
12	and plant habitat which may be adversely	43	existing buildings and impervious surface as of
13	affected by the proposed development and	44	January 1, 2015.
14	has designed the development to protect	45	<b>(viii)</b> For properties within the Chesapeake Bay
15	those identified habitats whose loss would	46	Critical Area, the following shall apply:
16	substantially diminish the continued ability	47	<b>(aa)</b> A lot or parcel legally developed as of July 1,
17	of populations of affected species to sustain	48	2008, shall not be considered
18	themselves.	49	nonconforming for purposes of Critical Area
19	<b>(iii)</b> All lots grandfathered by this Section 27-	50	lot coverage.
20	4402(a)(2)(B) shall be brought into conformance	51	<b>(bb)</b> For the purpose of increasing Critical Area
21	with the relevant requirements of Subtitle 5B,	52	lot coverage on a lot or parcel under
22	Chesapeake Bay Critical Area, to the reasonable	53	subparagraph (1) above, the Critical Area
23	extent practical, at the time of development.	54	impervious surface limitations of Section
24	<b>(iv)</b> The lot area, frontage, and vehicular access for	55	27-4402(a)(4), Modified Intensity and
25	lots grandfathered by this Section 27-	56	Development Standards for CBCAO Zones,
26	4402(a)(2)(B) shall conform to the requirements	57	shall not be construed to apply to a
27	of the underlying base zone.	58	development activity for which an
28	<b>(v)</b> Development of lots grandfathered by this	59	approved Conservation Plan or staff-level
29	Section 27-4402(a)(2)(B) shall not count towards	60	review was obtained and:
30	the growth allocation of the applicable individual	61	<b>(i)</b> A building permit was issued before July
31	Chesapeake Bay Critical Area Overlay Zone as set	62	1, 2008; and

1	(II) Construction was initiated and an	32	subdivision or issuance of a Grading Permit or
2	inspection was performed before July 1,	33	Building Permit, as applicable.
3	2009.	34	
4	(C) Review for Compliance with CBCAO Zone	35	<b>(3) Modified Use Standards for CBCAO Zones</b>
5	Requirements	36	For the purposes of meeting the requirements of Subtitle
6	(i) Review for compliance with the requirements of	37	5B of the County Code, irrespective of the use standards
7	this Section 27-4402(a) (including its	38	applicable in the underlying base zone, development in a
8	requirements for compliance with Subtitle 5B,	39	Chesapeake Bay Critical Area Overlay Zone shall be subject
9	Chesapeake Bay Critical Area, and the	40	to modified or additional use standards listed in the use
10	Conservation Manual) shall occur through	41	tables and use-specific standards set forth in Part 27-5, Use
11	review and approval of a conservation plan and	42	Regulations, as applicable to the particular Chesapeake Bay
12	conservation agreement that are submitted as	43	Critical Area Overlay Zone.
13	part of an application for subdivision approval	44	<b>(4) Modified Intensity and Development Standards</b>
14	(see Subtitle 24, Subdivision Regulations) or if	45	<b>for CBCAO Zones</b>
15	subdivision approval is not required, an	46	For the purposes of meeting the requirements of Subtitle
16	application for a Grading Permit (see Section 27-	47	5B of the County Code, irrespective of the standards
17	3610) or Building Permit (see Section 27-3611),	48	applicable in the underlying base zone, development in the
18	whichever is submitted and reviewed first.	49	Chesapeake Bay Critical Area Overlay Zones shall be subject
19	(ii) Land disturbance or other development not	50	to the modified or additional intensity and development
20	subject to subdivision approval, a Grading	51	standards in the following Table 27-4402(a)(4), Modified
21	Permit, or a Building Permit does not require	52	Intensity and Development Standards for CBCAO Zones, for
22	approval of a conservation plan or conservation		the particular Chesapeake Bay Critical Area Overlay Zone.
23	agreement, but shall comply with the		
24	requirements of this Subsection (including its		
25	requirements for compliance with Subtitle 5B,		
26	Chesapeake Bay Critical Area, and the		
27	Conservation Manual).		
28	(iii) An approved conservation plan and		
29	conservation agreement shall be recorded		
30	among the Land Records of Prince George's		
31	County before approval of a Final Plat for the		

<b>Table 27-4402(a)(4), Modified Intensity and Development Standards for CBCAO Zones</b>			
<b>Standard</b>	<b>Resource Conservation Overlay (RCO) Zone</b>	<b>Limited Development Overlay (LDO) Zone</b>	<b>Intense Development Overlay (IDO) Zone</b>
Density, max.	1 du/20 ac net lot area [1]	4 du/ac of net lot area [2]	Same as in underlying base zone
Impervious surface coverage, max. (% of net lot area)	15 [3]	15 [3]	
Development on steep slopes	No development on slopes greater than 15% [4]	No development on slopes greater than 15% [4]	No requirement

**NOTES:**

[1] In this table, "du" = dwelling units and "ac" = acres. Net lot area may include private wetlands (as determined by an approved wetlands study) if the density on the upland portion of the parcel does not exceed one dwelling unit per eight net acres.

[2] Or the maximum density standard applicable in the underlying base zone, if less.

[3] May be increased to 25% if:

- The lot is ½ acre or less in area; or
- The lot is 1 acre or less in area and part of a preliminary plat of subdivision approved after December 1, 1985, and the impervious area of the entire subdivision does not exceed 15 percent.

[4] Unless otherwise expressly allowed in Subtitle 5B of the County Code.

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**(b) Aviation Policy Area Overlay (APA) Zones**

**(1) Purposes of APAO Zones**

The purpose of the Aviation Policy Area Overlay Zones is to establish standards of safety and compatibility for the occupants of land in the immediate vicinity of airports with traffic patterns over land in Prince George’s County. Such standards are intended to provide use, intensity, dimensional, and development standards that supplement or supersede other Ordinance regulations that might otherwise apply around the airports, as long as the airport is active and licensed for public use by the Maryland Aviation Administration (MAA). These Aviation Policy Area Overlay Zones and associated regulations benefit existing airport-area residents, future residents, nearby businesses, pilots, and airport operators by:

- (A)** Encouraging compatible land use around airports;
- (B)** Mitigating nuisances and hazards associated with airport operations;
- (C)** Protecting people and structures in critical areas surrounding airports;
- (D)** Ensuring the protection of airspace around airports, in accordance with the Federal Aviation Regulations (FAR) Part 77, Surfaces;
- (E)** Allowing landowners around airports reasonable use of their land;
- (F)** Disclosing the location of airports to prospective purchasers of land within an Aviation Policy Area Overlay Zone; and

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- (G)** Providing landowners with flexibility to meet these regulations.

**(2) Delineation of APAO Zones**

The area encompassed by the various Aviation Policy Area Overlay Zones, as shown as inset maps to the Zoning Map, shall be defined in accordance with the descriptions in the following Table 27-4402(b)(2):

**Table 27-4402(b)(2): Delineation of APAO Zones**

**APA-1 (Runway Protection) Zone**

A trapezoidal area extending outward from the ends of the airport runway. The zone is centered on the extended centerline of the runway, starting 200 feet beyond the end of the runway and extending another 1,000 feet along the extended centerline. Its width extends 125 feet to each side of the extended runway centerline at the start and 225 feet to each side of the extended centerline at the zone’s farthest point from the runway. There is a an APA-1 Zone at each end of the runway comprising approximately eight acres, for a total area of approximately 16 acres for the runway.

**APA-2 (Inner Safety) Zone**

A rectangular area extending outward from the end of the APA-1 Zone at the ends of the airport runway. The zone is centered on and parallel to the extended centerline of the airport runway, extending a distance of 1,500 feet beyond the APA-1 Zone and 225 feet to each side of the extended runway centerline. There is an APA-2 Zone at each end of the runway comprising approximately 16 acres, for a total area of approximately 32 acres for the runway. (The dimensions for APA-2 Zones at the Freeway Airport are different due to permanent restrictions on the airport traffic pattern caused by the PEPCO 500 kv electric transmission lines west of the airport.)

**APA-3S (Small Airport Inner Turning Area) Zone**

A rectangular area on each side of the APA-1 and APA-2 Zones at the ends of the runway at small airports (as defined in Section Sec. 27-

**Table 27-4402(b)(2): Delineation of APAO Zones**

2500, Definitions). The outer boundary of each APA-3S Zone is defined by the extension of the boundary of the APA-5 Zone (which run 500 feet on either side of, and parallel to, the runway centerline) for a distance of 2,700 feet beyond the end of the runway. There is an APA-3S Zone at each end of the runway comprising approximately 17 acres, for a total area of approximately 34 acres for the runway.

**APA-3M (Medium Airport Inner Turning Area) Zone**

A pie-shaped area, exclusive of the APA-1 and APA-2 Zones, at the ends of the runway at medium airports (as defined in Section Sec. 27-2500, Definitions). A 90 degree angle forms the zone’s boundary closest to each end of the airport runway. The zone extends outward at 45 degrees on each side of the extended centerline of the runway to form a sector with an arc radius length of 2,500 feet. There is an APA-3M Zone at each end of the runway comprising approximately 90 acres, for a total area of approximately 180 acres for the runway. (The dimensions and total acreage for APA-3M Zones at the Freeway Airport are different due to permanent restrictions on the airport traffic pattern caused by the PEPCO 500 kv electric transmission lines west of the airport.)

**APA-4 (Outer Safety Area) Zone**

A rectangular area extending outward from the end of the APA-2 Zone at the ends of the airport runway. The zone is centered on and parallel to the extended centerline of the airport runway, extending a distance of 2,500 feet beyond the APA-2 Zone and 225 feet to each side of the extended runway centerline. There is an APA-4 Zone at each end of the runway comprising approximately 26 acres, for a total area of approximately 52 acres for the runway.

**APA-5 (Sideline Safety Area) Zone**

Defined by two lines on either side of, parallel to, and 500 feet from the centerline of the airport runway, between the APA-3 Zones at each end of the runway. Due to varying runway lengths, the acreage of each APA-5 Zone differs at each airport, ranging from 73 to 90 acres.

**Table 27-4402(b)(2): Delineation of APAO Zones**

**APA-6 (Traffic Pattern Area) Zone**

An oblong area with rounded ends, extending 5,000 feet from each point along the centerline of the airport runway—excluding areas within APA-1 through APA-5 Zones. (The dimensions and total acreage for APA-6 Zones at the Freeway Airport are different due to permanent restrictions on the airport traffic pattern caused by the PEPCO 500 kv electric transmission lines west of the airport.)

**Airport Medium**

An airport having one or more of the following:

- (A) Runway length 2,650 feet or more, up to 4,000 feet;
- (B) One or more flight training schools; or
- (C) Aircraft based there weighing up to 12,500 pounds.

**Airport Small**

An airport having all of the following:

- (A) Ownership by a County or State public agency;
- (B) Runway length under 2,650 feet;
- (C) No flight training schools; and
- (D) No aircraft based there weighing more than 8,500 pounds.

**(3) Applicability of APAO Zone Regulations**

**(A) General**

Unless exempted in accordance with Section 27-4402(b)(3)(B) below, all development in the Aviation Policy Area Overlay Zones shall comply with the provisions of this Section 27-4402(b). If the standards and requirements of this Subsection conflict with the regulations in an underlying base zone, the regulations in this Subsection shall control.

**(B) Exemption**

Development in existence on September 1, 2002, shall be exempt from the requirements of this Section 27-4402(b), and shall not be considered nonconforming—

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1	provided that any changes of use or structural changes	32	demonstrate compliance with the height
2	shall comply with all regulations of this Subsection.	33	restrictions in this Subsection.
3	<b>(C) Review for Compliance with APAO Zone</b>	34	<b>(v)</b> Existing restrictions on aircraft operations at
4	<b>Requirements</b>	35	individual airports and the ability to impose and
5	<b>(i)</b> Prior to issuance of a building permit in any of	36	enforce new restrictions on the operation of
6	the APA-1, APA-2, APA-3S, APA-3M, and APA-5	37	aircraft may be taken into account in the review
7	zones, all new development and all existing	38	of development applications in any areas subject
8	development with a proposed increase in floor	39	to the requirements of this Subsection.
9	area greater than 1,000 square feet shall be	40	
10	reviewed for compliance with the requirements	41	<b>(4) Modified Use Standards for APAO Zones</b>
11	of this Section 27-4402(b) in accordance with	42	Irrespective of the use standards applicable in the
12	Subsection (ii) below.	43	underlying base zone, development in Aviation Policy Area
13	<b>(ii)</b> For land within the APA-1, APA-2, APA-3S, APA-	44	Overlay Zones shall be subject to the modified or additional
14	3M, and APA-5 Zones, and except as otherwise	45	use standards listed in the use tables and use-specific
15	provided in Section 27-4402(b)(3)(C)(v) below,	46	standards set forth in Part 27-5, Use Regulations, as
16	review for compliance with the requirements of	47	applicable to the particular Aviation Policy Area Overlay
17	this Section 27-4402(b) shall occur as part of the	48	Zone.
18	review and approval of an application for a	49	<b>(5) Modified Intensity and Development Standards</b>
19	Zoning Map Amendment (ZMA), special	50	<b>for APAO Zones</b>
20	exception, or detailed site plan, as applicable.	51	Irrespective of the standards applicable in the underlying
21	<b>(iii)</b> For land within the APA-1, APA-2, APA-3S, APA-	52	base zone, development in Aviation Policy Area Overlay
22	3M, and APA-5 Zones, an application reviewed	53	Zones shall be subject to the following modified or
23	for compliance with the requirements of this	54	additional performance, intensity, and development
24	Subsection shall include a site plan that clearly	55	standards.
25	identifies the height of all proposed structures	56	<b>(A) General Performance Standards</b>
26	and natural vegetation and delineates their	57	<b>(i)</b> In all APAO Zones, development shall, to the
27	location as measured from the closest runway	58	greatest extent possible, not:
28	end.	59	<b>(aa)</b> Cause electrical interference with
29	<b>(iv)</b> For land within the APA-4, APA-5, and APA-6	60	navigational signals or radio
30	Zones, an application reviewed for compliance		communications at the airport or with radio
31	with the requirements of this Subsection shall		

1	or electronic communications between the	31	lot in the APA-2, APA-3S, APA-3M, and APA-5
2	airport and aircraft;	32	Zones that was recorded before March 1, 2001.
3	<b>(bb)</b> Emit fly ash, dust, vapor, gases, or	33	<b>(C) Height</b>
4	particulate matter that may conflict with	34	<b>(i)</b> In all APAO Zones, no structure or natural feature
5	operation of the airport;	35	shall be constructed, altered, maintained, or
6	<b>(cc)</b> Foster a substantial increase in bird	36	allowed to grow so as to project or otherwise
7	population;	37	penetrate the airspace surfaces defined by
8	<b>(dd)</b> Make it difficult for pilots to distinguish	38	Federal Aviation Regulations (FAR) Part 77, or
9	between airport lights and other lights, or	39	the Code of Maryland, COMAR 11.03.05,
10	impair pilot or ground operator visibility in	40	Obstructions to Air Navigation, except as
11	the vicinity of an airport; or	41	necessary and incidental to airport operations.
12	<b>(ee)</b> Otherwise endanger the landing, taking off,	42	<b>(ii)</b> In the APA-4 and APA-6 Zones, no building
13	or maneuvering of aircraft	43	permit may be approved for a structure higher
14	<b>(ii)</b> In the APA-1 and APA-2 Zones, above-ground	44	than 50 feet unless the applicant demonstrates
15	storage of flammable materials or other	45	that the structure will not project or otherwise
16	hazardous substances is prohibited.	46	penetrate the airspace surfaces defined by FAR
		47	Part 77.
17	<b>(B) Density and Floor Area</b>	48	<b>(D) Open Area</b>
18	<b>(i)</b> In the APA-3S and APA-3M Zones, the overall	49	<b>(i)</b> The purpose of these open area standards is to
19	density of residential development shall not	50	provide strategically located open areas under
20	exceed 0.5 dwelling units per acre in an APAO	51	flight paths to allow for successful emergency
21	Zone mitigation subdivision approved in	52	landings without the airplane hitting or
22	accordance with Section 27-4402(b)(8), APAO	53	damaging an occupied structure, and to allow
23	Zone Mitigation Residential Subdivisions, or 0.2	54	aircraft occupants to survive the landing without
24	dwelling units per acre for any other	55	serious injury.
25	development.	56	<b>(ii)</b> For purposes of this Section 27-4402(b), open
26	<b>(ii)</b> In the APA-2, APA-3S, APA-3M, and APA-5 Zones,	57	areas generally refer to land area occupied by
27	development on a lot shall not exceed a floor	58	stormwater management ponds, field crops, golf
28	area ratio (FAR) of 0.25.	59	courses, pasture lands, streets, parking lots, and
29	<b>(iii)</b> Irrespective of the above density and floor area	60	recreational facilities (such as ball parks or
30	limits, one dwelling unit may be located on any	61	yards), if the area is relatively level and free of

1 objects such as overhead lines and large trees 25  
 2 and poles. Because a pilot’s discretion in 26  
 3 selecting an emergency landing site is reduced 27  
 4 when the aircraft is at low altitude, open areas 28  
 5 should be one or more contiguous acres in area. 29  
 6 (iii) Development shall retain open areas in 30  
 7 accordance with the minimum standards in the 31  
 8 following Table 27-4402(b)(5)(D), for the 32  
 9 particular APAO Zone. 33

Table 27-4402(b)(5)(D): Minimum APAO Zone Open Area Retention (Percent of Net Lot Area)						
APA-1	APA-2	APA-3S	APA-3M	APA-4	APA-5	APA-6
100[1]	50	20	20	30	No requirement	No requirement

NOTES:  
 [1] In accordance with FAA standards. 38

10 (6) Notification Requirements 39  
 11 (A) The General Aviation Airport Environment 40  
 12 Disclosure Notice, in a form approved by the 41  
 13 Planning Board, shall be included as an 42  
 14 addendum to the contract for sale of any 43  
 15 residential land located within an APAO Zone. 44  
 16 (B) All development with an APAO Zone shall be 45  
 17 subject to the following requirements: 46  
 18 (i) Developments with a Homeowners Association 47  
 19 (aa) Prior to final plat approval (see Subtitle 24: 48  
 20 Subdivision Regulations), the Declaration of 49  
 21 Covenants of the homeowners’ association 50  
 22 documents shall include: 51  
 23 (iii) The General Aviation Airport 52  
 24 Environment Disclosure Notice; and 53  
 54  
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(IV) Language notifying all future contract purchasers of lots and homes within the subdivision of the existence of a general aviation airport within approximately one mile of the subdivision.

(bb) At the time of purchase contract with home buyers, the contract purchaser shall sign an acknowledgment of receipt of the Declaration of Covenants.

(cc) The liber and folio number of the recorded Declaration of Covenants shall be noted on the final plat.

(ii) Developments without a Homeowners Association

(aa) A disclosure clause shall be placed on final plats and deeds for all lands that notifies prospective purchasers that the land has been identified as within approximately one mile of a general aviation airport.

(bb) The disclosure clause shall include the cautionary language from the General Aviation Airport Environment Disclosure Notice.

(iii) Other Developments

For development within an APAO Zone that is not subject to Section 27-4402(b)(6)(B)(i) or Section 27-4402(b)(6)(B)(ii) above, an application to the Department of Permitting, Inspections, and Enforcement for a building or use and occupancy permit, if submitted by or on behalf of a prospective or contract purchaser,

1	shall be accompanied by a copy of the General	31
2	Aviation Airport Environment Disclosure Notice	32
3	signed by the purchaser.	33
4	<b>(7) Relationship to Transfer of Development Rights</b>	34
5	<b>Regulations</b>	35
6	Land in the APA-1, APA-2, APA-3S, APA-3M, and APA-5	36
7	Zones that is subject to residential development	37
8	restrictions should be a preferred sending area under	38
9	applicable transfer of development rights provisions.	39
10	<b>(8) APAO Zone Mitigation Residential Subdivisions</b>	40
11	The provisions in this paragraph apply to the subdivision or	41
12	resubdivision of residentially-zoned land or residential	42
13	development affected by the modified intensity and	43
14	development standards of this Section 27-4402(b).	44
15	<b>(A) Transfer of Density</b>	45
16	<b>(i)</b> Except as otherwise provided in Section 27-	46
17	4402(b)(8)(A)(ii) below, the subdivision or re-	47
18	subdivision may relocate potential lots affected	48
19	by the modified standards to other parts of the	49
20	land or to other land in an APAO Zone. (An APAO	50
21	Zone mitigation subdivision need not lie	51
22	adjacent to or within the same APAO Zone as the	52
23	affected land.)	53
24	<b>(ii)</b> Residentially-zoned land owned by the airport in	54
25	an APA-1 or APA-5 Zone is considered an	55
26	essential part of the airport operation and shall	56
27	not qualify for transfer of residential density by	57
28	an APAO Zone mitigation residential subdivision,	58
29	lot size averaging subdivision, or cluster	
30	subdivision.	

**(B) Review, Yield, and Design**

- (i)** The maximum allowed number of residential lots allowed through approval of an APAO Zone mitigation residential subdivision shall be determined by submission of a conceptual subdivision plan that could be approved under existing zoning if the property were not located in the APAO Zone. (The conceptual plan may be submitted as part of a preliminary plat of subdivision.)
- (ii)** In reviewing the APAO Zone mitigation residential subdivision, all regulations that affect development density shall be considered and applied.
- (iii)** To the greatest extent possible, the APAO Zone mitigation residential subdivision shall be designed to accommodate the maximum development yield determined in the conceptual subdivision plan for compliance with appropriate APAO Zone restrictions and conformance with the character of the zone in which the subdivision is located, or as established by the applicable Area Master Plan or Sector Plan.
- (iv)** The preliminary subdivision plat and the site plan shall establish the development regulations for each site, including without limitation, lot dimensions, lot coverage, and yard and setback requirements.

1	<b>(C) Exemption of Certain Resubdivisions from</b>	31	
2	<b>Adequate Public Facilities Requirements</b>	32	
3	If resubdivided solely to meet APAO Zone	33	
4	requirements, a preliminary or final plat approved on	34	
5	or prior to September 1, 2002, is exempt, at the time	35	
6	of resubdivision, from the adequate public facilities	36	
7	requirements of Subtitle 24: Subdivision Regulations.	37	
8	<b>(c) Military Installation Overlay (MIO) Zone</b>	38	
9	<b>(1) Introduction</b>	39	
10	<b>(A)</b> The 2009 Joint Base Andrews Naval Air Facility	40	
11	Washington Joint Land Use Study (“JLUS”),	41	
12	representing a partnership between Joint Base	42	
13	Andrews Naval Air Facility Washington (“Joint	43	
14	Base Andrews” or “the base”), Prince George’s	44	
15	County and the local community, identifies land	45	
16	uses that impair, or are incompatible with, the	46	
17	mission of Joint Base Andrews. In addition, the	47	
18	JLUS identifies several impacts of air operations,	48	
19	such as noise and increased exposure to the	49	
20	potential for an air accident, which adversely	50	
21	affect the public safety, health, and welfare of	51	
22	communities surrounding Joint Base Andrews,	52	
23	including residential, commercial, and	53	
24	employment areas. The JLUS recommends	54	
25	strategies to address the impacts resulting from	55	
26	incompatible land uses and base activities,	56	
27	including, but not limited to:	57	
28	<b>(i)</b> Downzoning impacted residential zones;	58	
29	<b>(ii)</b> Discouraging mixed-use zones to avoid	59	
30	intensification;	60	
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	<b>(iii)</b> The establishment of a Military Installation		
	Overlay Zone.		
	<b>(B)</b> The Military Installation Overlay (“MIO”) Zone		
	establishes standards of use, design, and		
	construction for development in the vicinity of		
	Joint Base Andrews impacted by air operations at		
	the base. These standards are intended to		
	promote the health, safety, and welfare of		
	existing and future base-area residents, workers,		
	and surrounding uses while allowing Joint Base		
	Andrews to fulfill its mission.		
	<b>(C)</b> The Military Installation Overlay Zone is based on		
	three areas of constraint: noise, height, and		
	accident potential. The MIO Zone identifies		
	geographic areas where encroachment should		
	be avoided, identifies prohibited uses, and		
	creates standards for permitted uses that		
	provide for compatibility between the activities		
	at Joint Base Andrews and in the surrounding		
	neighborhoods.		
	<b>(D)</b> The geographic extent of the Joint Base Andrews		
	Impact Areas are established by the United		
	States Department of Defense through the		
	issuance of an Air Installation Compatible Use		
	Zone Study (“AICUZ”). An AICUZ is a study		
	performed and updated periodically by Air Force		
	installations to assist local, regional, state, and		
	federal officials in the communities neighboring		
	military air facilities, such as Joint Base Andrews,		
	by promoting compatible development within		
	areas subject to aircraft noise and accident		
	potential; and protecting Air Force operational		
	capability from the effects of land use that are		

1	incompatible with aircraft operations. The	31
2	geography and extent of the Accident Potential	32
3	Zones, the Clear Zones, the height surfaces, and	33
4	the noise contours are defined in this study.	34
5	<b>(2) Purposes of MIO Zone</b>	35
6	The purposes of the Military Installation Overlay Zone are	36
7	to regulate the development and use of structures and	37
8	property in order to promote land uses compatible with	38
9	operations at Joint Base Andrews; to protect the safety and	39
10	welfare of individuals in the area from the adverse impacts	40
11	associated with high levels of noise from flight operations	41
12	and the potential for aircraft accidents associated with	42
13	proximity to Joint Base Andrews operations. The intent of	43
14	the regulations is to recognize the rights of individual	44
15	property owners while reducing interference with the	45
16	military operations at Joint Base Andrews.	46
17	<b>(3) Applicability of MIO Zone Regulations</b>	47
18	<b>(A) General</b>	48
19	<b>(i)</b> This Subsection applies to the review of all	49
20	development approvals or permits in this	50
21	Ordinance for land or structures located within	51
22	the MIO Zone (see subsection (B) below),	52
23	regardless of the underlying zone or other	53
24	overlay zone(s), unless exempted by subsection	54
25	(C) below. All development applications,	55
26	including permits, not exempt from the	56
27	requirements of the MIO Zone by subsection (C)	57
28	below, shall be referred to the Planning Director	58
29	for a determination of conformance with the	59
30	requirements of the MIO Zone.	60

- (ii)** Where the requirements of the underlying zone are more restrictive than the requirements of the MIO Zone, the requirements of the underlying zone apply; otherwise the requirements of the MIO Zone apply.
  - (iii)** Any use prohibited in the subareas of the MIO Zone as specified in Part 5 of this Subtitle may not be permitted as a principal, accessory, or temporary use within those subareas.
- (B) Impact Areas**
- (i)** The Impact Areas referenced in this Subsection establish the geographic boundaries of the Height, Noise Intensity, and Safety areas of the MIO Zone where the requirements of this Subsection are in effect. The Impact Areas are those in the most current Air Installation Compatible Use Zone Study (AICUZ), as amended from time to time, and are reflected in Figure 27-4402(c)(5)(B): Height, Figure 27-4402(c)(5)(C): Noise Intensity, and Figure 27-4402(c)(4)(C): Accident Potential/Clear Zones North and South.
  - (ii)** Where a property is affected by more than one Impact Area, the requirements of all applicable Impact Areas apply. Where any Impact Area requirements conflict, the most stringent requirements shall control.
  - (iii)** Where a property is split zoned by a boundary of the MIO Zone, only that portion of the property within the MIO Zone shall be required to meet the provisions of this Subsection 27-4402(c).



1	<b>(C) Exemptions</b>	29	<b>(nn)</b> Interior alteration of single-family detached, two-family, or three-family dwelling unit with no change in use;
2	The provisions of this Subsection do not apply to the	30	
3	following:	31	
4	<b>(i)</b> Permits for any of the following:	32	<b>(oo)</b> Restoration of single-family detached dwellings after fire or flood damage, or repair of general deterioration, including pedestrian entrances, with no expansion of exterior walls or roof;
5	<b>(aa)</b> Changes in ownership, name, or occupancy,	33	
6	if there is no change of use;	34	
7	<b>(bb)</b> Routine repair and maintenance;	35	
8	<b>(cc)</b> Grading or infrastructure improvements;	36	<b>(pp)</b> Removal of interior partitions with no change of use;
9	<b>(dd)</b> Alteration or rehabilitation with no increase	37	
10	in the gross floor area;	38	
11	<b>(ee)</b> Public utility, or private utility for public use;	39	<b>(qq)</b> All interior life-safety improvements, exterior life-safety improvements with no expansion of exterior walls or roof, and fire escapes and other means of emergency egress, all with no change in use;
12	<b>(ff)</b> Fences or walls;	40	
13	<b>(gg)</b> Signage;	41	
14	<b>(hh)</b> Boilers and/or mechanical equipment	42	<b>(rr)</b> Alterations or additions which are being made in order to comply with the Maryland Accessibility Code, (Maryland Building Code for the Handicapped, Code of Maryland Regulations, Section 05.02.02) except within the Chesapeake Bay Critical Area;
15	located inside buildings;	43	
16	<b>(ii)</b> Generators or other mechanical equipment	44	
17	for operation of permitted uses on-site;	45	
18	<b>(jj)</b> Replacement and installation of windows	46	
19	and doors, excluding bay, bow, and	47	
20	commercial customer service windows;	48	<b>(ss)</b> Trailers used exclusively by the County Police Department in commercial parking lots for which the permit shall automatically expire when the trailer is vacated by the Police Department;
21	<b>(kk)</b> Replacement in kind and/or removal of	49	
22	underground tanks (water, gas, or oil)	50	
23	except within the Chesapeake Bay Critical	51	
24	Area;	52	<b>(tt)</b> Commercial and residential satellite dishes not exceeding 18 inches in diameter;
25	<b>(ll)</b> Building siding without expansion of	53	
26	exterior walls;	54	<b>(uu)</b> Canopies attached to a building, or freestanding canopies;
27	<b>(mm)</b> Roofing and weatherproofing	55	
28	without increasing height of building;	56	
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		58	

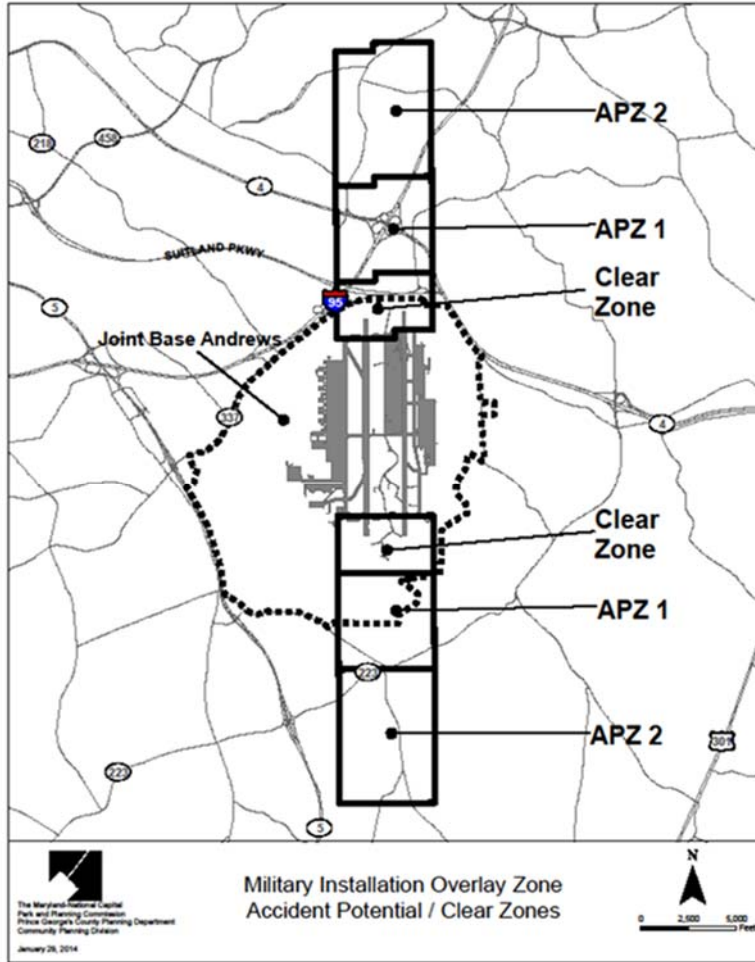
1	<b>(vv)</b> Steps and ground level patios (except within	31	Surfaces "C" (part of the Approach-Departure
2	the Chesapeake Bay Critical Area);	32	Clearance Surface) and "F" (Outer Horizontal
3	<b>(ww)</b> Decks, gazebos, patios, or other	33	Surface).
4	improvements typically associated with	34	<b>(D) Nonconforming Uses</b>
5	residential development;	35	The following uses shall be considered nonconforming
6	<b>(xx)</b> Sheds that do not otherwise require a	36	uses if lawfully existing at the time of reclassification
7	building permit except within the	37	of the subject property to the MIO Zone:
8	Chesapeake Bay Critical Area; and	38	<b>(i)</b> Any use in the High Intensity Noise Area that is
9	<b>(yy)</b> All stadium wayfinding signs located within	39	prohibited in accordance with Subsection 27-
10	parking areas at a stadium.	40	4402(c)(4)(B), High Intensity Noise Area; and
11	<b>(ii)</b> Permits issued pursuant to one of the following	41	<b>(ii)</b> Any use in the Safety Zones that is either:
12	development approvals, provided that the	42	<b>(aa)</b> Prohibited in accordance with Subsections
13	application was approved prior to the date of	43	27-4402(c)(4)(C), Accident Potential Zone
14	classification of the property into the MIO Zone	44	(Accident Potential Zones 1 and 2) or 27-
15	and the validity period for such approval has not	45	4402(c)(4)(D), Clear Zone; or
16	expired:	46	<b>(bb)</b> A, eating or drinking establishment, or
17	<b>(aa)</b> A final plat of subdivision approved for	47	office use prohibited in the underlying base
18	single-family detached residential	48	or overlay zone in which it is located.
19	development;		<b>(E) Nonconforming Structures</b>
20	<b>(bb)</b> A preliminary plan of subdivision for	49	All existing structures within the Military Installation
21	development not otherwise requiring a	50	Overlay Zone whose height exceeds the height limits
22	detailed site plan;	51	established by the Impact Map for Height are
23	<b>(cc)</b> A special exception for development not	52	nonconforming structures.
24	otherwise requiring a detailed site plan;	53	<b>(4) Modified Use Standards for MIO Zone</b>
25	<b>(dd)</b> A detailed site plan; or	54	Irrespective of the use standards applicable in the
26	<b>(ee)</b> A Specific Design Plan for property in the	55	underlying base zone, development in the MIO Zone shall
27	LCD Zone.	56	be subject to the modified or additional use standards
28	<b>(iii)</b> Areas of Prince George's County defined by the	57	listed in the use tables and use-specific standards set forth
29	2009 Joint Base Andrews Naval Air Facility	58	
30	Washington Joint Land Use Study as Imaginary		

1	in Part 27-4, Use Regulations, as well as the following use	30
2	standards.	31
3	<b>(A) Standards Applicable to Principal and</b>	32
4	<b>Accessory Uses</b>	33
5	The standards in Subsections (B) through (D) below	34
6	apply to principal and accessory uses individually.	
7	<b>(B) High Intensity Noise Area</b>	
8	To reduce the adverse impact of the noise of air	
9	operations on vulnerable populations, the following	
10	uses are prohibited in the High Intensity Noise Area	
11	(see Figure 27-4402(c)(5)(C): Noise Intensity):	
12	<b>(i)</b> Uses indicated as prohibited under the heading	
13	"HINA" in the use tables in Sections 27-5101(f),	
14	27-5201(e), and 27-5301(e); and	
15	<b>(ii)</b> Outdoor play areas, playgrounds, and before-	
16	and after-school recreational programs.	
17	<b>(C) Accident Potential Zone (Accident Potential</b>	
18	<b>Zones 1 and 2)</b>	
19	In order to protect the public health, safety, and	
20	welfare of the communities surrounding Joint Base	
21	Andrews and to protect air operations at Joint Base	
22	Andrews, the following use standards apply in the	
23	Accident Potential Zone (Accident Potential Zones 1	
24	and 2) (see Figure 27-4402(c)(4)(C): Accident	
25	Potential/Clear Zones North and South):	
26	<b>(i)</b> Uses indicated as prohibited under the heading	
27	"APZ" in the use tables in Sections 27-5101(f),	
28	27-5201(e), and 27-5301(e) are prohibited in	
29	Accident Potential Zones 1 and 2.	

- (ii)** New places of worship, eating or drinking establishment uses, and office uses, including new accessory permitted uses on the site of an existing principal use, shall comply with the following size restrictions:

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**Figure 27-4402(c)(4)(C): Accident Potential/Clear Zones North and South**



**(aa)** New places of worship shall not exceed 80 sanctuary seats or 6,000 square feet of gross floor area, whichever is greater.

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- (bb)** New eating or drinking establishment uses or office uses located in the CGO Zone shall not exceed 6,000 square feet of gross floor area.
  - (cc)** New eating or drinking establishment uses or office uses located outside the CGO Zone shall not exceed 3,500 square feet of gross floor area.
  - (dd)** New office uses accessory to a permitted use located in the IE Zone or the IH Zone shall not exceed a square footage equivalent to 0.15 FAR; all other new office uses shall not exceed a square footage equivalent to 0.08 FAR.
- (iii)** Places of worship, eating or drinking establishment uses, and office uses existing at the time of reclassification of the subject property to the MIO Zone, are permitted and deemed conforming, if all of the following conditions apply:
- (aa)** The use is permitted in the underlying zone, including any applicable existing overlay zone; and
  - (bb)** The use had a valid use and occupancy permit on the date of the property's classification into the MIO Zone for a church or similar place of worship, eating or drinking establishment, or office.
- (iv)** Alterations, expansion, or extensions of places of worship, eating or drinking establishment uses, and office uses existing at the time of reclassification of the subject property to the

1	MIO Zone may be permitted, subject to all of the	30
2	following:	31
3	<b>(aa)</b> On the date the subject property was	32
4	classified in the MIO Zone and at the time of	33
5	application, the applicant shall have a valid	34
6	use and occupancy permit for the use	35
7	proposed for alteration, expansion, or	36
8	extension;	37
9	<b>(bb)</b> The use shall be located on property that is	38
10	not within the boundaries of the Clear Zone	39
11	of the MIO Zone;	40
12	<b>(cc)</b> The use shall be located on property outside	41
13	the Clear Zone and within Accident	42
14	Potential Zone 1 or Accident Potential Zone	43
15	2 (see Figure 27-4402(c)(4)(C): Accident	44
16	Potential/Clear Zones North and South);	45
17	<b>(dd)</b> The proposed altered, expanded, or	46
18	extended use shall be the primary use of the	47
19	property and limited to one of the	48
20	following:	49
21	<b>(I)</b> Church or other place of worship;	50
22	<b>(II)</b> Eating or drinking establishment; or	51
23	<b>(III)</b> Office.	52
24	<b>(ee)</b> The proposed expansion shall not exceed	53
25	the height limitations in Subsection 27-	54
26	4402(c)(5)(B);	55
27	<b>(ff)</b> The proposed expansion, and the sum total	56
28	of all expansions, shall not exceed a 25	57
29	percent increase in gross floor area; and	58
		59

**(gg)** Prior to approval of a detailed site plan, preliminary plan of subdivision (minor or major), building permit, or use and occupancy permit, the applicant shall execute an affidavit acknowledging the property location within an Accident Potential Zone for Joint Base Andrews.

**(D) Clear Zone**

In order to protect the public health, safety, and welfare of the communities surrounding Joint Base Andrews and to protect air operations at Joint Base Andrews, the following use standards apply in the Clear Zone (see Figure 27-4402(c)(4)(C): Accident Potential/Clear Zones North and South):

- (i)** Uses indicated as prohibited under the heading "CZ" in the use tables in Sections 27-5101(f), 27-5201(e), and 27-5301(e) are prohibited in Clear Zone.
- (ii)** Office uses that exceed a square footage equivalent to 0.08 FAR are prohibited in the Clear Zone.

**(5) Modified Performance, Intensity, and Development Standards in the MIO Zone**

Irrespective of the standards applicable in the underlying base zone, development in the MIO Zone shall be subject to the following modified or additional performance, intensity, and development standards.

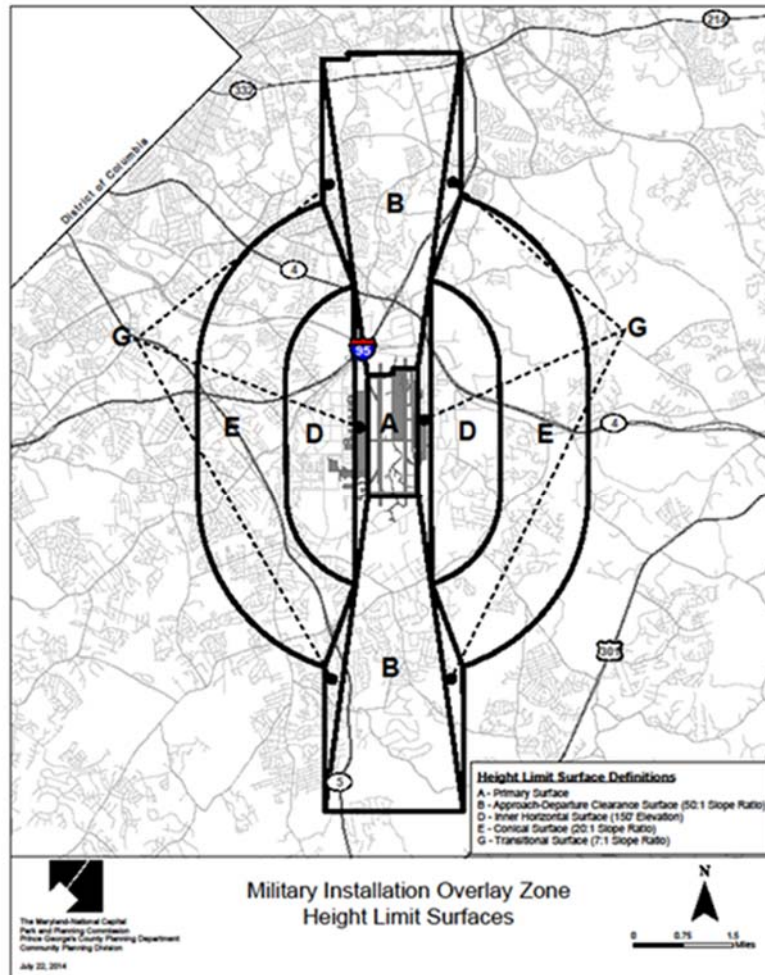
**(A) General Performance Standards**

In the MIO Zone, development shall, to the greatest extent possible, not:

1					
2	(i)	Release into the air any substance, such as	30	(ii)	No development, structure, or alteration of the
3		steam, dust, or smoke which would impair	31		land shall exceed the height established by the
4		visibility or otherwise interfere with the	32		Impact Map for Height.
5		operation of aircraft;	33	(iii)	At the time of building permit, a licensed
6	(ii)	Produce light emissions, either direct or indirect	34		engineer or qualified professional of competent
7		(reflective), which would interfere with pilot	35		expertise shall certify that structures do not
8		vision;	36		exceed the height established by the Impact
9			37		Map for Height, utilizing the formulae and
10	(iii)	Produce electrical emissions which would	38		methodology set forth in Subsection (iv) below
11		interfere with aircraft communication systems	39		(see Figure 27-4402(c)(5)(B): Height).
12		or navigation equipment;	40	(iv)	The Planning Board shall verify certification of
13			41		height using the following formulae:
14	(iv)	Attract large numbers of birds; or	42	(aa)	Military Installation Overlay Zone height
15			43		formulae are based upon the highest
16	(v)	Include the sales, handling, above-ground	44		elevation of the subject property in relation
17		storage, refining, fabrication, or manufacturing	45		to the elevation of the runways at Joint Base
18		of:	46		Andrews, which are 274 feet above sea
19			47		level.
20	(aa)	Explosives, fireworks, or gunpowder;	48	(bb)	The figures calculated through the
21			49		measurements in Subsections (I) through
22	(bb)	Fertilizers, pesticides, or insecticides;	50		(IV) below should add the difference in
23			51		elevation between the runways at Joint
24	(cc)	Petroleum products (other than gas station	52		Base Andrews and the highest elevation on
25		or vehicle repair and service station); or	53		the subject property: properties lower than
26			54		274 feet in elevation should add this
27	(dd)	Other products constituting a potential	55		difference in elevation; properties higher
28		hazard by fire, explosion, or other means,	56		than 274 feet in elevation should subtract
29		should an aircraft accident occur.	57		this difference in elevation to determine the
			58		maximum height:
			59	(I)	Surface A (Primary Surface): No
			60		structures permitted in this imaginary
			61		surface area symmetrically centered on

1 the runway, extending 200 feet beyond  
2 each runway end and 1,000 feet on  
3 each side of the runway centerline.

4 **Figure 27-4402(c)(5)(B): Height**



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- (II) Surface B (Approach-Departure Clearance Surface): Structures in this area shall not exceed a height (in feet) equivalent to the distance between Surface A and nearest boundary of the subject property, divided by 50. No structure shall exceed a height of 500 feet (elevation 774 feet) in this area.
- (III) Surface D (Inner Horizontal Surface): Structures inside this area shall not exceed a height of 150 feet (elevation of 424 feet) in this area.
- (IV) Surface E (Conical Surface): Structures shall not exceed a height (in feet) equivalent to the total of the following equation:

1	a.	Subtotal: Measure the distance	27
2		from the centerline of the	28
3		nearest runway, or, if the subject	29
4		property is beyond the end of the	30
5		runway, measure the distance as	31
6		perpendicular to a tangential arc	32
7		from the runway end, to the	33
8		subject property's boundary	
9		nearest the runway. Subtract	34
10		7,500 feet from this distance to	35
11		obtain the subtotal.	36
			37
12	b.	Total: Divide the subtotal by 20,	38
13		then add 150 feet to determine	39
14		the sum. The maximum structure	40
15		height for purposes of this	
16		Subsection shall be the sum of	41
17		this equation or 500 feet,	42
18		whichever is less.	43
19	(V)	Surface G (Transitional Surface 7:1):	44
20		Structures between the edge of	45
21		Approach-Departure Clearance surface	46
22		(B) and the edge of Inner Horizontal	47
23		surface (D) or the Conical surface (E)	48
24		shall not exceed a height (in feet)	49
25		equivalent to the total of the following	
26		equation:	

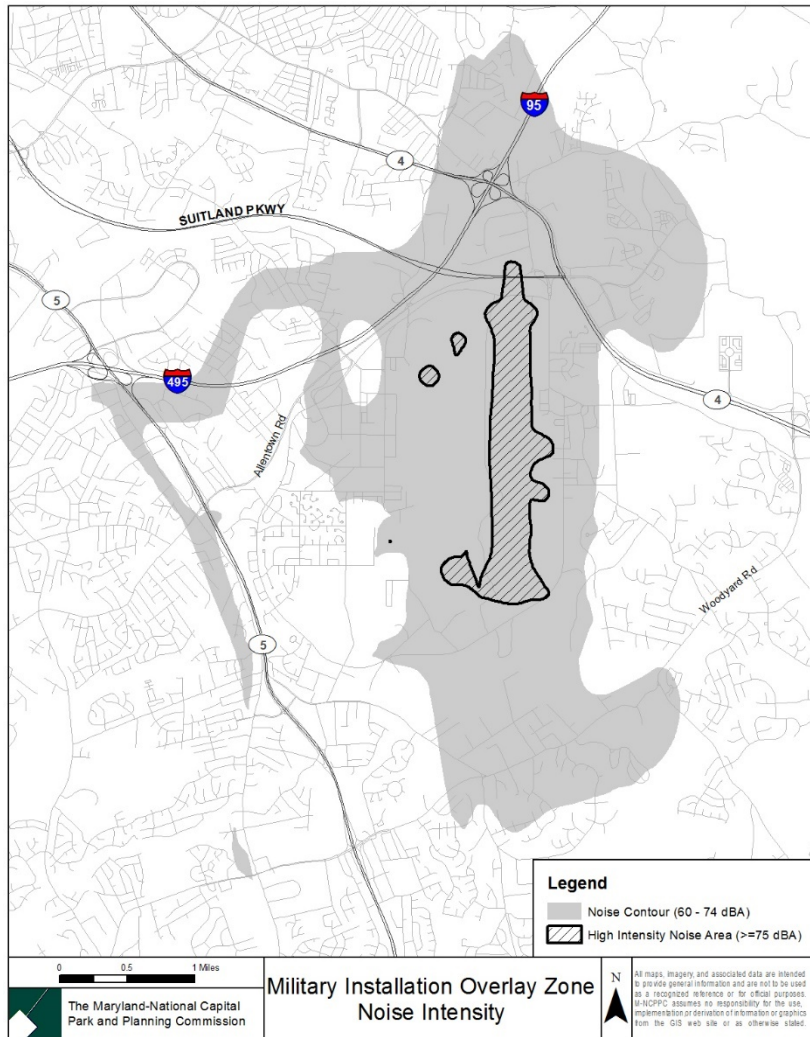
- a. Subtotal 1: The distance between a point on the extended edge of the approach-departure end of primary surface (A) measured perpendicular to a point on the nearest edge of the subject property, divided by 50.
- b. Subtotal 2: The distance between a point on the nearest edge of the subject property measured perpendicular to a point on the nearest edge of the approach-departure surface (B), divided by 7.
- c. Add Subtotals 1 and 2 to obtain the maximum structure height.

**(C) Noise Standards**

- (i) Noise Intensity Contours in the MIO Zone are established by the most current Air Installation Compatible Use Zone Study ("AICUZ") on file in the Clerk of the District Council's office and are identified in the Impact Map represented as Figure 27-4402(c)(5)(C): Noise Intensity.



Figure 27-4402(c)(5)(C): Noise Intensity



- (ii) Interiors of all new residential construction within the Noise Intensity Contours, including additions, must be certified to 45 dBA Ldn or less

- by an Acoustical Engineer or qualified professional of competent expertise.
- (iii) Uses in High Intensity Noise Areas
  - (aa) The issuance of permits authorizing any construction within the High Intensity Noise Area shall be subject to the following additional restrictions:
    - (I) At the time of building permit, if a non-residential use is required by Subtitle 4: Building, to provide noise level reduction within the interior of a building, such noise reduction must be certified by an Acoustical Engineer or qualified professional of competent expertise.
    - (II) New use and occupancy permits for non-residential uses which do not otherwise include new construction can be issued provided that the use and occupancy permit site plan contains a note specifying that the property is located in a High Intensity Noise Area.

**(D) Lighting Standards**

Development applications within the Safety Zones shall include a lighting plan that demonstrates compliance with all of the following standards:

- (i) All lighting shall be fully shielded with cut-off, non-glare fixtures directed only onto the site;
- (ii) All external lighting must be projected downward at an angle of no less than ten degrees below horizontal;

1	(iii) Buildings shall not use glass or other highly	32
2	reflective materials on any surface angled above	33
3	horizontal; and	34
4	(iv) Structures three stories or taller shall use non-	35
5	reflective wall surfaces and windows.	36
6	<b>(6) Referrals to Joint Base Andrews</b>	37
7	(A) Building permits, use and occupancy permits,	38
8	and development applications subject to this	39
9	Subsection located partially or completely in the	40
10	MIO Zone for uses which may produce noise,	41
11	smoke, dust, excessive light, electromagnetic	42
12	interference and vibrations which potentially	43
13	impact base operations, shall be referred to Joint	44
14	Base Andrews for their review and written	45
15	comment.	46
16	(B) All building permits, use and occupancy permits,	47
17	and development applications subject to this	48
18	Subsection where a proposed structure is wholly	49
19	or partially located in the Northern Clear Zone	50
20	(see Figure 27-4402(c)(4)(C): Accident	51
21	Potential/Clear Zones North and South) shall be	52
22	referred to Joint Base Andrews for their review	53
23	and written comment.	54
24	(C) All building permits, use and occupancy permits,	55
25	and development applications subject to this	56
26	Subsection 27-4402(c) located partially or	57
27	completely in the MIO Zone for a use that	58
28	includes prohibited activities identified in	59
29	Subsection 27-4402(c)(5)(A)(v) shall be referred	60
30	to Joint Base Andrews for their review and	61
31	comment.	

- (D) All building permits, use and occupancy permits, and development applications subject to this Subsection located partially or completely in the MIO Zone for a structure, grading of land, or landfill that may exceed the height limitations identified in Subsection 27-4402(c)(5)(B) shall be referred to Joint Base Andrews for their review and comment.
- (E) It shall be incumbent upon Joint Base Andrews to ensure that any written comments are received by the appropriate body within Sixty (60) days of the date of the referral to Joint Base Andrews. The appropriate body shall not deny an application solely due to failure to receive written comment from Joint Base Andrews.

## 27-4403. Other Overlay Zones

### (a) Neighborhood Conservation Overlay (NCO) Zone

#### (1) Purpose

The Neighborhood Conservation Overlay (NCO) Zone is established and intended to protect and preserve the unique development features and character of established neighborhoods throughout the County, and to promote new development that is compatible with the existing neighborhood character. The NCO Zone is a flexible tool that may be applied to multiple neighborhoods, each of which could have its own unique attributes.

#### (2) Establishment of Individual NCO Zones

The District Council may establish individual NCO Zones in accordance with this Section 27-4403(a) and Section 0, 27-3501 Legislative Amendment, after reviewing a

1 neighborhood study for the neighborhood specifying the 31  
 2 development context in the zone. Each zone shall comply 32  
 3 with the standards in Section 27-4403(a)(4), General 33  
 4 Development Standards for All NCO Zones. In establishing 34  
 5 a new NCO Zone, the District Council may also establish a 35  
 6 unique set of development standards applicable to all 36  
 7 development in the particular zone (see Section 27- 37  
 8 4403(a)(5), Specific Neighborhood Conservation Overlay 38  
 9 Zones). 39

10 **(3) Minimum Standards for Designation of an NCO**  
 11 **Zone** 40

12 The District Council may approve an application for 41  
 13 designation of a NCO Zone only if: 42

14 **(A)** At least 65 percent of the land area within the 43  
 15 proposed NCO Zone, not including street and 44  
 16 other rights-of-way, is developed; 45

17 **(B)** Development patterns in the NCO Zone 46  
 18 demonstrate an effort to maintain or rehabilitate 47  
 19 the character (including, but not limited to, the 48  
 20 historic character of existing communities) and 49  
 21 physical features of existing buildings in the 50  
 22 zone; 51

23 **(C)** The development standards proposed to be 52  
 24 applied to the zone will encourage the retention 53  
 25 of the general character and appearance of 54  
 26 existing development in the zone; and 55

27 **(D)** The area must possess one or more of the 56  
 28 following distinctive features that create a 57  
 29 cohesive identifiable setting, character, or  
 30 association:

- (i) Scale, size, type of construction, or distinctive building materials;
- (ii) Lot layouts, setbacks, street layouts, alleys, or sidewalks;
- (iii) Special natural or streetscape characteristics, such as creek beds, parks, gardens, or street landscaping; or
- (iv) Land use patterns, including mixed or unique uses or activities.

**(4) General Development Standards for All NCO Zones**

**(A) Compliance with Underlying Zone Standards**

These standards supplement the applicable development and zone-specific standards applicable in the underlying base zone and except as otherwise provided in Section 27-4403(a)(4)(D)(ii) below, do not affect the use regulations applicable in the underlying zone.

**(B) Compliance with Approved Design and Development Standards**

No permit for any new construction or expansion of an existing structure resulting in an increase in the gross square footage of the building of 15 percent or more may be issued until the Planning Director determines that the proposal complies with all design standards established for the NCO Zone where the land is located.

1	<b>(C) Conflict with Other Standards</b>	27
2	In the case of conflict between the NCO Zone	28
3	standards and any other standards of this Ordinance,	29
4	the NCO Zone development standards shall control.	30
5	<b>(D) Zone-Specific Development Standards</b>	31
6	<b>(i)</b> Each area designated as a NCO Zone shall	32
7	identify, with specificity, the design standards to	33
8	be applied to all new construction and expansion	34
9	of existing structures. Aspects of development	35
10	that these design standards may include, but are	36
11	not be limited to, the following:	37
12	<b>(aa)</b> Lot size;	38
13	<b>(bb)</b> Location of proposed buildings or additions;	39
14	<b>(cc)</b> Setbacks or required yard depths;	40
15	<b>(dd)</b> Building height;	
16	<b>(ee)</b> Building size (for principal and accessory	
17	structures);	
18	<b>(ff)</b> Building orientation;	
19	<b>(gg)</b> Exterior building materials and colors;	
20	<b>(hh)</b> Building roof line and pitch;	
21	<b>(ii)</b> Building foundation treatment;	
22	<b>(jj)</b> Landscaping and screening;	
23	<b>(kk)</b> Impervious surface cover;	
24	<b>(ll)</b> Paving requirements or limitations;	
25	<b>(mm)</b> Exterior lighting;	
26	<b>(nn)</b> Required features on a front façade;	

- (oo)** Views of or from specific locations;
- (pp)** Riparian areas, wetland areas, or drainage patterns; or
- (qq)** Demolition of structures.
- (ii)** The District Council may approve additional design standards addressing aspects of development not listed above. The District Council may also prohibit use types within a NCO Zone.

**(5) Specific Neighborhood Conservation Overlay Zones**

[Placeholder]