

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2009 Legislative Session**

Bill No. \_\_\_\_\_ CB-54-2009 \_\_\_\_\_

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

Proposed and Presented by The Chairperson (by request – Planning Board)

Introduced by \_\_\_\_\_ Council Member Dean \_\_\_\_\_

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

Date of Introduction \_\_\_\_\_ October 20, 2009 \_\_\_\_\_

**ZONING BILL**

1 AN ORDINANCE concerning

2 The Urban Centers and Corridor Nodes Development Code of Prince George’s County  
3 For the purpose of establishing a new Subtitle to the County Code that specifies development  
4 review and approval procedures and design regulations to control and ensure future transit-  
5 oriented, pedestrian-friendly, mixed-use development in selected Centers and Corridor Nodes  
6 within Prince George’s County, Maryland.

7 BY adding:

8 Sections 27A-101 through 27A-805,  
9 Urban Centers and Corridor Nodes Development Code of Prince  
10 George's County,  
11 being also  
12 **SUBTITLE 27A. URBAN CENTERS AND CORRIDOR NODES**  
13 **DEVELOPMENT CODE.**  
14 The Prince George's County Code  
15 (2007 Edition, 2008 Supplement).

16 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
17 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
18 District in Prince George's County, Maryland, that Sections 27A-101 through 27A-805 of the  
19 Urban Centers and Corridor Nodes Development Code of Prince George's County, being also  
20 Subtitle 27A of the Prince George's County Code, be and the same are hereby added:

**SUBTITLE 27A. URBAN CENTERS AND CORRIDOR NODES DEVELOPMENT**

**CODE.**

**Contents**

**Part 1. General Provisions.**

- Sec. 27A-101. Title.
- Sec. 27A-102. Code Applicability.
- Sec. 27A-103. Intent.
- Sec. 27A-104. Severability.
- Sec. 27A-105. Conflicting Ordinances.
- Sec. 27A-106. Definitions.

**Part 2. Administration.**

- Sec. 27A-201. Determination of Code Applicability.
- Sec. 27A-202. Order of Approval.
- Sec. 27A-203. Summary of Approval Authority.
- Sec. 27A-204. Planning Director Authority.
- Sec. 27A-205. General Administration.
- Sec. 27A-206. Urban Center Districts.
- Sec. 27A-207. Urban Neighborhoods.
- Sec. 27A-208. Relationship of Urban Center Districts.
- Sec. 27A-209. General Design Principles of Urban Centers and Corridor Nodes.
- Sec. 27A-210. Sectional Map Amendments.
- Sec. 27A-211. Zoning Map Amendments.
- Sec. 27A-212. Subdivision.
- Sec. 27A-213. Permit Site Plans.
- Sec. 27A-214. Deviations, Variances, and the Zoning Hearing Examiner.
- Sec. 27A-215. Text Amendments.
- Sec. 27A-216. Timetable for Urban Centers and Corridor Nodes Development Code Review.

**Part 3. Regulating Plans and Functional Overlays.**

- Sec. 27A-301. Rules for Regulating Plans.
- Sec. 27A-302. Functional Overlays.
- Sec. 27A-303. Components of a Regulating Plan.

1 Sec. 27A-304. Preparation of a Regulating Plan.

2 Sec. 27A-305. Retrofitting Existing Neighborhoods.

3 **Part 4. Building Envelope Standards.**

4 Sec. 27A-401. Purpose and Intent.

5 Sec. 27A-402. General Provisions.

6 Sec. 27A-403. General Building Envelope Standards.

7 Sec. 27A-404. Storefront Building Envelope Standards.

8 Sec. 27A-405. Townhouse/Small Apartment Building Envelope Standards.

9 Sec. 27A-406. Workshop Building Envelope Standards.

10 Sec. 27A-407. Detached Building Envelope Standards.

11 Sec. 27A-408. Limited Access Highway.

12 **Part 5. Urban Space and Recreation Standards.**

13 Sec. 27A-501. Applicability.

14 Sec. 27A-502. Purpose and Intent.

15 Sec. 27A-503. Street Type Specifications.

16 Sec. 27A-504. Streetscape Standards.

17 Sec. 27A-505. Squares, Civic Greens, Parks, and Recreation Facilities.

18 Sec. 27A-506. Private Open Space.

19 Sec. 27A-507. Street Trees.

20 Sec. 27A-508. Public Art.

21 **Part 6. Architectural Standards.**

22 Sec. 27A-601. Purpose and Intent.

23 Sec. 27A-602. General Principles.

24 Sec. 27A-603. Building Walls.

25 Sec. 27A-604. Roofs and Parapets.

26 Sec. 27A-605. Street and Garden Walls and Fences.

27 Sec. 27A-606. Windows and Doors.

28 Sec. 27A-607. Signage.

29 Sec. 27A-608. Lighting and Mechanical Equipment.

30 **Part 7. Parking and Loading Standards.**

31 Sec. 27A-701. Purpose and Intent.

1 Sec. 27A-702. Other Applicable Regulations.

2 Sec. 27A-703. Required Parking Spaces.

3 Sec. 27A-704. Maximum Parking.

4 Sec. 27A-705. Parking Reductions.

5 Sec. 27A-706. Special Parking Standards.

6 Sec. 27A-707. Bicycle Parking.

7 Sec. 27A-708. Surface Parking Lot Plantings.

8 Sec. 27A-709. Loading Facilities.

9 **Part 8. Building Function.**

10 Sec. 27A-801. General Provisions.

11 Sec. 27A-802. Use Table.

12 Sec. 27A-803. Additional Regulations.

13 Sec. 27A-804. Use Categories.

14 Sec. 27A-805. Accessory Uses.

15 **SUBTITLE 27A. URBAN CENTERS AND CORRIDOR NODES**

16 **PART 1. GENERAL PROVISIONS.**

17 **Sec. 27A-101. Title.**

18 This Subtitle shall be known as the Urban Centers and Corridor Nodes Development Code  
19 of Prince George’s County, Maryland.

20 **Sec. 27A-102. Code Applicability.**

21 Application of this Subtitle is permitted only in Prince George’s County Centers or Cor-  
22 ridor Nodes as designated by the General Plan and defined or amended by a subsequent master  
23 plan or sector plan.

24 **Sec. 27A-103. Intent.**

25 (a) The Prince George’s County General Plan identifies Centers and Corridor Nodes in the  
26 County as existing or possible future priorities for concentrations of medium-to high-intensity,  
27 mixed-use, pedestrian-and transit-oriented development.

28 (b) As the General Plan indicates, the creation of transit-and pedestrian-oriented  
29 development is dependent on three factors: density, diversity of uses, and design. This Subtitle  
30 places greatest emphasis on the third element (design, or physical form) because it is of greatest  
31 importance when creating the places that attract residents, visitors, jobs, and economic vitality.

1 Density and uses can be expected to change over time as the Urban Centers and Corridor Nodes  
 2 grow and mature.

3 (c) This Subtitle is intended to provide a mechanism for implementing the following spe-  
 4 cific goals for the Centers and Corridor Nodes, using both public and private sector investment:

5 (1) Capitalize on public investment in the existing transportation system.

6 (2) Promote compact, mixed-use development at moderate to high densities.

7 (3) Ensure transit-supportive and transit-serviceable development.

8 (4) Require pedestrian-oriented and transit-oriented design.

9 (5) Ensure compatibility with surrounding neighborhoods.

10 (6) Preserve, protect, and restore Regulated Environmental Features in a natural state to  
 11 the fullest extent possible.

12 (7) Incorporate best practices of Crime Prevention Through Environmental Design  
 13 (CPTED) in the design and development of Urban Centers and Corridor Nodes.

14 (8) Preserve and protect historic and archeological resources.

15 (9) The principles of design, density, and diversity shall be applied and demonstrated in  
 16 each Urban Neighborhood in order to fully capitalize on public and private transportation  
 17 investments and minimize vehicular travel within the Urban Centers and Corridor Nodes, the  
 18 County, and the surrounding region.

19 (10) Foster a sense of community and destination for each Urban Center and Corridor  
 20 Node to establish unique places within Prince George’s County where people will wish to gather,  
 21 live, work, and play.

22 (11) Ensure equitable access to parks and recreation amenities for all residents.

23 (12) Create a setting for economic growth and development in a sustainable mixed-use  
 24 pattern of diverse Urban Neighborhoods.

25 (d) A series of vibrant, varied Urban Centers and Corridor Nodes shall integrate  
 26 residential, employment, and commercial uses as well as providing for adequate recreational op-  
 27 portunities within each Urban Neighborhood.

28 **Sec. 27A-104. Severability.**

29 Should any provision of this Subtitle be decided by the courts to be unconstitutional or  
 30 invalid, that decision shall not affect the validity of this Subtitle other than the part decided to be  
 31 unconstitutional or invalid.

1 **Sec. 27A-105. Conflicting Ordinances.**

2 (a) Whenever any provision of this Subtitle imposes a greater requirement or a higher  
 3 standard than is required in any State or Federal statute or other County ordinance or regulation,  
 4 the provisions of this Subtitle shall govern unless preempted by State or Federal law.

5 (b) Whenever any provision of a State or Federal statute or other County ordinance or  
 6 regulation imposes a greater requirement or a higher standard than required by this Subtitle, the  
 7 provision of the State or Federal statute or other County ordinance or regulation shall govern.

8 (c) It is not the intent of this Subtitle to interfere with or annul any easements, covenants,  
 9 or other agreements between parties; provided that where this Subtitle imposes a greater  
 10 restriction upon the use and dimensions of buildings, structures, or land, or requires larger open  
 11 spaces than are imposed or required by other ordinances, regulations, or permits, or by  
 12 easements, covenants, or agreements, the provisions of this Subtitle shall govern, except where  
 13 expressly qualified in it.

14 **Sec. 27A-106. Definitions.**

15 The following terms are defined for the purpose of this Subtitle. Terms not defined here  
 16 may be defined in Subtitle 27, Zoning. In such cases, the definition contained in Subtitle 27 shall  
 17 be used. Certain terms in this Subtitle are used in very specific ways, often excluding some of the  
 18 meanings of common usage. Where there is an apparent conflict or contradiction, the definition  
 19 in this Part shall prevail. Terms in this Subtitle are defined as follows:

20 (1) **Abutting:** Touching and sharing a common point or line 0

21 (2) **Accessory Unit:** A building that is not the primary structure on a lot that can be used  
 22 as additional residential or home occupation space.

23 (3) **Accessory Use:** A use subordinate to, customarily incidental to, and ordinarily found  
 24 in association with, a Principal Use, which it serves.

25 (4) **Adjacent:** Nearby, but not necessarily abutting.

26 (5) **Adult Entertainment:** This use includes, but is not limited to, Adult Entertainment  
 27 premises and adult bookstores as defined by Section 5-2601 of the Prince George's County  
 28 Code.

29 (6) **Alley/Alley Access Easement:** The public right-of-way or easement for vehicles and  
 30 pedestrians within a Block that provides access to the rear of buildings, vehicle parking (e.g.,  
 31 garages), utility meters, and recycling and garbage bins.

1       (7) **Agriculture:** Characterized by uses that create or preserve areas intended primarily for  
 2 the raising of animals and crops, conservation, and the secondary industries associated with  
 3 agricultural production.

4       (8) **Attic Story:** A habitable space within a building situated within the structure of a  
 5 pitched roof and above the uppermost regular Story.

6       (9) **Awning:** A cantilevered, projected or suspended cover over the sidewalk portion of the  
 7 Street-Space. Also a roof-like covering, usually of canvas or metal, and often adjustable, placed  
 8 over the sidewalk, windows, or doors to provide protection from sun and rain.

9       (10) **Balcony:** An exterior platform attached to the upper floors of the building Façade  
 10 (forward of the Build-to Line).

11       (11) **Bay or Bay Window:** Generally, a U-shaped enclosure extending the interior space of  
 12 the building outward of the exterior building wall/Build-to Line (along its Street-Space side).

13       (12) **Block:** An increment of land comprised of lots, Alleys, and tracts circumscribed and  
 14 not traversed by Streets (pedestrian pathways exempted). Blocks shall be measured at the  
 15 frontage lot lines (in most cases this is the Build-to Line).

16       (13) **Block Corner:** The outside corner of a Block at the intersection of any two Streets.  
 17 Inside corners, where the resulting angle formed by the Block face is less than 180 degrees  
 18 (concave) are not considered Block Corners for the purposes of this Subtitle.

19       (14) **Buildable Area:** The area of the lot that building(s) may occupy, which includes the  
 20 area of the lot behind the Build-to Line as designated by the Building Envelope Standard. The  
 21 Buildable Area sets the limits of the building footprint now and in the future—any additions  
 22 shall be within the specified Buildable Area.

23       (15) **Building Corner:** The outside corner of a building where the primary building mass is  
 24 within an angle less than 180 degrees. Inside corners, where the exterior space of the building  
 25 mass forms an angle of more than 180 degrees are not considered Building Corners for the  
 26 purposes of this Subtitle.

27       (16) **Building Envelope Standards (BES):** The part of this Subtitle that establishes basic  
 28 parameters regulating building form, including the envelope (in three dimensions), placement,  
 29 and certain permitted/required building elements, such as Storefronts, balconies, and Street  
 30 Walls. The Building Envelope Standards establish both the boundaries within which things may  
 31 be done and specific things that must be done. The applicable BES for a site is determined by its

1 Street Frontage as per the Regulating Plan. This produces a coherent Street-Space and allows the  
 2 building greater latitude behind its Street Façade.

3 (17) **Building Face:** See Façade.

4 (18) **Build-to Line (BTL):** A line or plane indicated on the Regulating Plan, defining the  
 5 Street Frontage which extends vertically and generally parallel to the Street, at which the  
 6 building shall be placed. The Façade shall occur on the Build-to Line-this is a requirement, not a  
 7 permissive minimum. The minimum length and height of frontage that is required at the Build-to  
 8 Line is shown on the appropriate Building Envelope Standard.

9 (19) **Center, Community:** The smallest of the designated Urban Centers. Its businesses are  
 10 intended to be predominantly smaller scale businesses that complement and serve the  
 11 surrounding neighborhoods. As described in the General Plan, these centers are concentrations of  
 12 activities, services, and land uses that serve the immediate community near these centers. This  
 13 may include mixed-use and higher intensity redevelopment in some communities. These centers  
 14 should also be served by mass transit, including heavy rail, light rail, and bus service.

15 (20) **Center, Metropolitan:** A large-scale mixed-use area comprised of multiple Urban  
 16 Neighborhoods. As described in the General Plan, these centers have a high concentration of  
 17 land uses and economic activities that attract employers, workers, and customers from other parts  
 18 of the metropolitan Washington area. High-density residential development may also be located  
 19 in these centers, which are a primary target for employment in the county and can effectively be  
 20 served by mass transit such as heavy rail, light rail, and bus service.

21 (21) **Center, Regional:** A moderately-scaled mixed-use area comprised of one or more  
 22 Urban Neighborhoods. As described in the General Plan, these centers are locations for  
 23 regionally marketed commercial and retail centers, office, and employment areas. Educational  
 24 and recreational complexes that primarily serve Prince George's County and high-density  
 25 residential development may also be possible. These centers should be served by rail or bus mass  
 26 transit.

27 (22) **Center, Urban:** See Urban Centers and Corridors.

28 (23) **Check Cashing Business:** An establishment which accepts or cashes, for  
 29 compensation, a payment instrument regardless of the date of the payment instrument. This use  
 30 does not include activities undertaken by: (i) any bank, trust company, savings bank, savings and  
 31 loan association, or credit union chartered under the laws of this state, another state, or the



1 United States as long as that institution has a branch that accepts deposits in this state; or (ii) any  
 2 subsidiary or affiliate of an institution described above (generally those exempt under Section  
 3 12-103 of the Maryland Financial Institutions Code Annotated (as amended from time to time)).  
 4 Additionally, this use does not include check cashing services (i) for which a fee of up to one and  
 5 a half percent (1.5%) of the face amount of the payment instrument is charged per payment  
 6 instrument, and are incidental to the retail sales of goods or services by the person that is  
 7 providing the check cashing services; (ii) in which a customer presents a payment instrument for  
 8 the exact amount of a purchase; (iii) involving foreign currency exchange services or the cashing  
 9 of a payment instrument drawn on a financial institution other than a federal, state, or other state  
 10 financial institution.

11 (24) **Civic:** Places of public assembly that provide ongoing life, safety, educational,  
 12 recreational, and cultural services to the general public, as well as meeting areas for religious  
 13 practice.

14 (25) **Civic Green or Square:** A public open space designated on the Regulating Plan. The  
 15 term square is generally used to describe spaces that have more paved surface area. The term  
 16 Civic Green is generally used to describe a formally configured small public lawn or park that is  
 17 primarily unpaved. Civic Greens or Squares do not include active recreation structures such as  
 18 ballfields and courts. See the urban space standards for the specific controls on Squares or Civic  
 19 Greens.

20 (26) **Civic Use Buildings:** Those buildings that house strictly civic uses located on sites  
 21 designated on the Regulating Plan. Civic Use Buildings and publicly-owned public art are not  
 22 subject to the Building Envelope Standard prescriptions of this Subtitle.

23 (27) **Clear Walkway:** An area within the sidewalk that must allow public passage and  
 24 remain clear of obstructions. The Clear Walkway width is designated in the Street type  
 25 specifications.

26 (28) **Club or Lodge; Membership Club:** An establishment providing facilities for  
 27 entertainment or recreation for only bona fide members and guests, not operated for profit,  
 28 excluding adult entertainment.

29 (29) **Commission:** Unless otherwise specified, the Maryland-National Capital Park and  
 30 Planning Commission.

31 (30) **Common Access Easement:** A shared easement for vehicles and pedestrians within a

1 Block that provides access to the rear of buildings or to vehicle parking (e.g., garages).

2 (31) **Common Lot Lines:** Lot lines shared by Adjacent private lots.

3 (32) **Comparative Pedestrian Crossing:** The measured distance, shown on the Street type  
 4 specifications, that a pedestrian would be within an automobile travel lane while crossing a  
 5 Street. A crossing time is calculated based on a pedestrian speed of 3.7 feet per second (a  
 6 generally accepted average). This distance/time is calculated in order to provide a relative gauge  
 7 of the pedestrian crossing comfort level.

8 (33) **Corner Lot:** A lot in which one side lot line is Adjacent to a Street. Special building  
 9 placement, fencing and landscape requirements may apply.

10 (34) **Corridor Node:** A concentrated urban mixed-use location along a specified corridor,  
 11 to be developed in a mixed-use, pedestrian-oriented form. As described in the General Plan,  
 12 these areas contain a higher intensity of residential and nonresidential land uses than Corridors  
 13 and other areas within a General Plan Tier. The development at these nodes should be planned as  
 14 transit-oriented development.

15 (35) **Day Care:** A use providing care, protection, and supervision of children or adults on a  
 16 regular basis away from their primary residence. Care is typically provided to a given individual  
 17 for fewer than 18 hours each day, although the facility may be open 24 hours each day.

18 (36) **Days:** Where used in this Subtitle without a qualifier (such as “business” Days), the  
 19 term shall mean calendar Days.

20 (37) **Dooryard:** The area within the Street-Space between the Façade of the building  
 21 (generally the Build-to Line) and the Clear Walkway area of the sidewalk. Stoops, balconies, and  
 22 for appropriate commerce uses, temporary displays, café seating and other Encroachments as  
 23 specified by the Planning Director or Designee may be placed within the Dooryard area. The  
 24 Dooryard area is designated in the Street type specifications.

25 (38) **Dormers:** Roofed ancillary structures with windows providing light and air to  
 26 habitable space within the roof. Dormers are permitted and do not constitute a Story (for height  
 27 measurement purposes).

28 (39) **Employment Reserve:** An Employment Reserve is a designated portion of a  
 29 regulating plan intended for employment development only, unless other portions of the  
 30 regulating plan have been built out with adequate employment to meet projections for the Urban  
 31 Center or Corridor Node. See Section 27A-304(b). , Minimum Employment Threshold.

1        (40) **Encroachment:** An element of a building or structure that extends into a setback or  
2 yard area. Also includes an element that extends beyond the private property over an Adjacent  
3 right-of-way.

4        (41) **English Basement:** A habitable floor level below the Ground Story that is both  
5 partially above and below grade. The ceiling of an English Basement is typically at least three  
6 (3) feet above grade with windows and an entry with direct Street space access.

7        (42) **Equivalent or Better:** A building material or construction technique that has been  
8 determined to be Equivalent or Better (in appearance, durability, etc.) than those expressly  
9 permitted herein.

10       (43) **Façade (Building Face):** The building elevation facing the Street-Space or Build-to  
11 Line.

12       (44) **Fenestration:** Openings in the building wall, including windows and doors, allowing  
13 light and views between interior and exterior. Fenestration is measured as glass area (excluding  
14 mullions and similar window frame elements with a dimension greater than one inch) for  
15 conditioned space and as open area for parking structures or other un-conditioned, enclosed  
16 space.

17       (45) **Front Porch:** The ground floor platform attached to the front or Build-to Line side of  
18 the main building. A Front Porch may have a single ground floor platform or two platforms  
19 stacked at the ground and second Story levels.

20       (46) **Front Yard:** An open space required by certain Building Envelope Standards types  
21 extending across the entire width of the lot between the Façade and the sidewalk. Where double  
22 frontage or Corner Lots exist, any required Front Yard shall be provided on both Streets. This  
23 area is contiguous with the Street, and includes any Front Porch.

24       (47) **Front Yard Fence:** The fence or wall located along and surrounding the Front Yard.

25       (48) **Functional Overlay:** A Functional Overlay consists of maps, technical studies, and  
26 other data as required by the Planning Director of Designee. They provide an inventory of  
27 existing resources, establish functional transportation and environmental networks, and are used  
28 to identify how each property contributes to the overall working of the Urban Center District.

29       (49) **Garden Wall:** A masonry wall defining a property line or delineating a private area. A  
30 Garden Wall may satisfy a BES Front Yard Fence requirement.

31       (50) **Ground Story:** The first habitable level of a building at or above grade. The next Story

1 above the Ground Story is the second floor.

2 (51) **Group Living:** Residential occupancy of a structure by a group of people that does not  
 3 meet the definition of household living. Tenancy is usually arranged on a monthly or longer  
 4 basis. Generally, group living facilities have a common eating area for residents, and residents  
 5 may receive care or training.

6 (52) **Heavy Industrial:** Firms involved in research and development activities without light  
 7 fabrication and assembly operations; limited industrial and manufacturing activities. The uses  
 8 emphasize industrial businesses and sale of heavier equipment. Factory production and industrial  
 9 yards are located here. Sales to the general public are limited.

10 (53) **Household Living:** Residential occupancy of a dwelling by a household on a monthly  
 11 or longer basis in structures with self-contained dwelling units, including kitchens.

12 (54) **Illustrative Plan:** The purpose is to illustrate the likely built results of the Regulating  
 13 Plan by showing buildings on each lot and preliminary designs for Streets or Civic Spaces in  
 14 compliance with this Subtitle and the proposed Regulating Plan. Where possible, renderings,  
 15 models, or other visual material supporting the likely built results shall be included.

16 (55) **Indoor Recreation:** Generally commercial uses, varying in size, providing daily or  
 17 regularly scheduled recreation-oriented activities in an indoor setting.

18 (56) **Light Industrial:** Manufacturing, assembly, repair, or servicing of industrial, business,  
 19 or consumer machinery, equipment, products, or by-products mainly by providing centralized  
 20 services for separate retail outlets. Contractors and building maintenance services and similar  
 21 uses perform services off-site. Few customers, especially the general public, come to the facility.

22 (57) **Light Manufacturing:** A facility conducting light manufacturing operations within a  
 23 fully-enclosed building.

24 (58) **Liquor Store:** Any business selling general alcoholic beverages, also known as sale of  
 25 distilled spirits or hard liquor, for off-premises consumption. A Liquor Store does not include a  
 26 business selling only beer and/or wine for off-premises consumption.

27 (59) **Medical:** Uses providing medical or surgical care to patients, either on an outpatient  
 28 basis or an inpatient basis which may include overnight health care.

29 (60) **Minimum Employment Threshold:** A threshold established in order to provide for or  
 30 reserve space for a significant employment base in each Urban Center District as recommended  
 31 by the General Plan. The threshold is expressed as a net lot area or demonstrated gross floor area

1 of employment uses.

2 (61) **Natural Resource Inventory (NRI):** A plan map and supporting documentation that  
3 provides all required information regarding the existing physical and environmental conditions  
4 on a site that is approved by the Planning Director or designee as described in the document the  
5 Environmental Technical Manual as approved and amended by the Planning Board from time to  
6 time.

7 (62) **Net Lot Area:** The total contiguous area included within the lot lines of a lot excluding:  
8 (A) Alleys, Streets, and other public ways: and  
9 (B) Land Lying within a One Hundred (100) year Floodplain or other environmentally  
10 regulated area.

11 (63) **Nonconforming Use:** The use of any building, structure, or land which is not in  
12 conformance with a requirement of the district in which it is located (as it specifically applies to  
13 the use), provided that the requirement was adopted after the use was lawfully established. The  
14 term shall include any building, structure, or land used in connection with a Nonconforming Use,  
15 regardless of whether the building, structure, or land conforms to the physical requirements of  
16 the zone in which it is located.

17 (64) **Office:** Activities conducted in an office setting and generally focusing on business,  
18 professional, or financial services.

19 (65) **Outdoor Recreation:** Generally commercial uses, varying in size, providing daily or  
20 regularly scheduled recreation-oriented activities. Such activities may take place wholly outdoors  
21 or within a number of outdoor structures.

22 (66) **Overnight Lodging:** Accommodations arranged for short term stays of less than thirty  
23 (30) Days for rent or lease.

24 (67) **Parking Setback Line:** A line or plane indicated on the Regulating Plan which  
25 extends vertically and is generally parallel to the Build-to Line. All parking shall be set-back  
26 behind this line, except where it is below grade. The Parking Setback Line is a permissive  
27 minimum distance from the Build-to Line and parking may be placed anywhere within the lot  
28 behind this line, except where otherwise specified in this Subtitle.

29 (68) **Passenger Terminal:** Public or commercial facilities for the takeoff and landing of  
30 helicopters, and facilities for bus, taxi, or limousine pick-up or drop-off of passengers. This  
31 category does not include vehicle service or storage facilities.

1        (69) Pawnshop and Pawn Dealer: As defined in Section 5-233 of the Prince George's  
2        County Code.

3        (70) Pedestrian Pathway: An interconnecting paved way providing pedestrian and bicycle  
4        passage through Blocks running from a Street-Space to another Street-Space, an Alley or an  
5        interior Block parking area. The area within a pedestrian pathway shall be a public access  
6        easement or public right-of-way.

7        (71) Personal Service: Facilities involved in providing personal services or repair services  
8        to the general public.

9        (72) Principal Use: The main or primary use for which the property or building was  
10       specifically designed for.

11       (73) Privacy Fence: An opaque fence made of wood or masonry (not chain link or any  
12       other type of rolled fence) along Alleys and Common Lot Lines. See the Building Envelope  
13       Standards for height specifications.

14       (74) Private Open Area: The area within the Buildable Area and behind the Parking  
15       Setback Line, accessible only to occupants of the particular building or site, and (primarily) open  
16       to the sky. Additional specifications for the open area may be included in each Building  
17       Envelope Standard. Private Open Area shall not be built upon, parked or driven upon (except for  
18       emergency access).

19       (75) Regulated Environmental Features: Regulated stream, nontidal wetlands, and their  
20       associated buffers.

21       (76) Regulating Plan: The implementing plans for the development of Urban Centers and  
22       Corridor Nodes under this Subtitle. Regulating Plans allocate the Building Envelope Standards,  
23       public spaces, and Street types within each Urban Neighborhood or center and provide specific  
24       information for the disposition of each building site, and are the approved plan for the  
25       implementation of the County's General Plan within designated Centers or Corridor Nodes. The  
26       Regulating Plan also shows how each site relates to Adjacent Street-Spaces, the overall Urban  
27       Neighborhood, and the surrounding neighborhoods.

28       (77) Research and Development: A facility focused primarily on the research and  
29       development of new products and on scientific investigation.

30       (78) Resource Extraction: Characterized by uses that extract minerals and other solids and  
31       liquids from land.

1        (79) **Restaurant/Bar:** Establishments that prepare and sell food or drink for consumption  
2 on-or off-premise, which may be developed freestanding, on a pad site or attached to or within a  
3 group of buildings, which may include a drive-through, carryout, outdoor eating, and live  
4 entertainment, excluding Adult Entertainment uses.

5        (80) **Retail Sales:** Facilities involved in the sale, lease, or rental of new or used products.

6        (81) **Self-Service Storage:** Facilities providing separate storage areas for personal or  
7 business use designed to allow private access by the tenant for storing or removing personal  
8 property.

9        (82) **Social Service:** Uses that primarily provide treatment of those with psychiatric,  
10 alcohol, or drug problems, and transient housing related to social service programs. Some  
11 examples of Social Service uses include an adult rehabilitation center, group shelter, or  
12 transitional home.

13        (83) **Stoop:** An entry platform on the Build-to Line frontage of a building. Stoops may be  
14 roofed, but they shall not be enclosed. (See the individual Building Envelope Standards for  
15 specifications).

16        (84) **Story (Story Height):** That space within a building and above grade that is situated  
17 between one floor level and the floor level next above, or if there is no floor above, the ceiling or  
18 roof above. Story Height parameters are as specified by the appropriate Building Envelope  
19 Standard.

20        (85) **Street:** A “Street” is a public or dedicated right-of-way at least twenty four (24) feet in  
21 width; or a private road, right-of-way, or easement along which development is authorized  
22 pursuant to Subtitle 24; or a proposed "Street" right-of-way or widening shown on the applicable  
23 General Plan, Functional Master Plan, Master Plan, or Sector Plan, or in the current Capital  
24 Improvement Program or Maryland State Consolidated Transportation Program; or on a Record  
25 Plat. Streets shall be designated on the Regulating Plan, and are intended to be open to public use  
26 regardless of ownership.”

27        (86) **Street Frontage:** That portion of the lot or building that is coincident with the Build-to  
28 Line as required by this Subtitle.

29        (87) **Street Light:** A luminaire installed along the Street Tree Alignment Line, unless  
30 otherwise designated on the Regulating Plan. Lighting standards for Street-Spaces and Alleys  
31 should be developed to meet the minimum standards of the *Illumination Engineering Society of*

1 North America (IESNA), with the design criteria giving equal weight to the lighting of the  
 2 pedestrian areas and the automobile areas.

3 (88) **Street-Space:** All space between fronting Build-to Lines (Streets, squares, plazas,  
 4 pedestrian pathways, Civic Greens, sidewalks, parks)—including any transit service operator  
 5 passenger platform—but not garage entries or Alleys.

6 (89) **Street Tree:** A tree required per this Subtitle that is of a proven hardy and drought  
 7 tolerant species and large enough to form a canopy with sufficient clear trunk to allow traffic to  
 8 pass under unimpeded.

9 (90) **Street Tree Alignment Line:** A line along which Street Trees are to be planted and  
 10 Street Lights and other such infrastructure are to be placed. The Street Tree Alignment Line falls  
 11 within the Tree Lawn area identified in the Street type specifications as “A”. It is parallel with  
 12 the Street right of way. The Street Tree Alignment Line for center medians is their centerline.

13 (91) **Street Wall:** A masonry wall which assists in the definition of the Street-Space in the  
 14 absence of a building. See the Building Envelope Standards for height and gate specifications.

15 (92) **Tree Lawn:** A continuous strip of soil area—typically covered with grass, other  
 16 vegetation, bridging pavement, or sometimes porous pavers—located between the back of curb  
 17 and the sidewalk, and used for planting Street Trees and configured to foster healthy Street Tree  
 18 root systems.

19 (93) **Urban Centers and Corridors:** Those areas designated as centers and corridors in the  
 20 Prince George’s County General Plan for development as mixed-use, pedestrian-and transit-  
 21 oriented districts of moderate to high density and intensity. Urban Centers are comprised of one  
 22 or more Urban Neighborhoods. Corridor development is targeted to specified Corridor Nodes  
 23 where mixed-use and transit-oriented development is most appropriate.

24 (94) **Urban Center District:** Refers to the area encompassed by an Urban Center or  
 25 Corridor Node designation. This term may be used interchangeably with “Urban Center Zone.”

26 (95) **Urban Neighborhood:** A defined area of buildings around a framework of  
 27 interconnected Blocks, Streets, Squares or Civic Greens within a designated Urban Center. They  
 28 are mixed-use neighborhoods of 20 to 100 acres bounded and physically defined by large scale  
 29 Streets or Regulated Environmental Features. Smaller Urban Neighborhoods may exist due to  
 30 environmental constraints.

31 (96) **Vehicle Sales:** Direct sales, rental, or leasing of passenger vehicles, light and medium



1 trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.

2 (97) **Vehicle Service:** Repair and service to passenger vehicles, light and medium trucks,  
 3 and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles.

4 (98) **Warehouse and Distribution:** Facilities involved in the storage or movement of goods  
 5 for themselves or other firms. Goods are generally delivered to other firms or the final consumer  
 6 with little on-site sales activity to customers.

7 (99) **Waste-Related Service:** Characterized by uses receiving solid or liquid wastes from  
 8 others or transfer wastes to another location. Also includes uses that collect sanitary wastes or  
 9 that manufacture or produce goods or energy from the composting of organic material.

10 (100) **Water-Oriented:** Uses that require direct access to navigable waters.

11 (101) **Where Clearly Visible from the Street-Space:** Many requirements of this Subtitle  
 12 apply only where the subject is “clearly visible from the Street-Space.” Common or party walls  
 13 are by definition not clearly visible from the Street-Space. This does not exempt vehicle parking  
 14 lots or parking structures from any Building Envelope Standards requirements.

15 (102) **Wholesale Trade:** Facilities involved in the sale, lease, or rent of products to  
 16 industrial, institutional, or commercial businesses only. These uses emphasize on-site sales or  
 17 order-taking and often include display areas. Businesses may or may not be open to the general  
 18 public, but sales to the general public are not permitted. Products may be picked up on-site or  
 19 delivered to the customer.

## 20 **SUBTITLE 27A. URBAN CENTERS AND CORRIDOR NODES**

### 21 **PART 2. ADMINISTRATION.**

#### 22 **Sec. 27A-201. Determination of Code Applicability**

23 (a) Determine if the property in question is located within a Prince George’s County Center  
 24 or Corridor Node as defined and designated by the 2002 General Plan or subsequent master plan  
 25 or sector plan.

26 (1) If not, Subtitle 27A is not applicable.

27 (2) If it is, proceed to Section 27A-201(b).

28 (b) Has Urban Center zoning and a Regulating Plan been adopted for the Center or  
 29 Corridor Node (or some portion of the Center or Node)?

30 (1) If not, see Part 3. Regulating Plans and Functional Overlays to determine the  
 31 requisite steps necessary to develop under this Subtitle.

1           (2) If yes, proceed to Section 27A-201(c).

2           (c) If the answer to the question in Section 27A-201(b) (2) is “yes,” follow the steps below  
 3 to understand how these regulations apply to your property.

4           (1) Look at the adopted Regulating Plan. Find the property in question. Note the  
 5 required Build-to Line and the Parking Setback Line. Note the color of the fronting Street-  
 6 Space—this determines the applicable Building Envelope Standard (see the key located on the  
 7 Regulating Plan):

8           (2) Find the appropriate Building Envelope Standards pages in Part 4. Building  
 9 Envelope Standards. The Building Envelope Standards shall tell you the basic parameters for  
 10 building on the site in terms of height, siting, elements, and use.

11           (3) Additional requirements for the property are found in Part 5. Urban Space Standards,  
 12 Part 6. Architectural Standards, and Part 7. Parking and Loading Standards. These sections  
 13 establish the general parameters for the character of the Street-Space including vehicular traffic  
 14 lane widths, curb radii, sidewalk and tree planting area dimensions, and on-Street parking  
 15 configurations; basic parameters and palettes for architectural elements and building materials;  
 16 and parking requirements.

17 **Sec. 27A-202. Order of Approval.**

18           (a) The following order of approvals shall be observed in the application of this Subtitle:

19           (1) Approval of a Regulating Plan/Zoning of the subject properties;

20           (2) Subdivision;

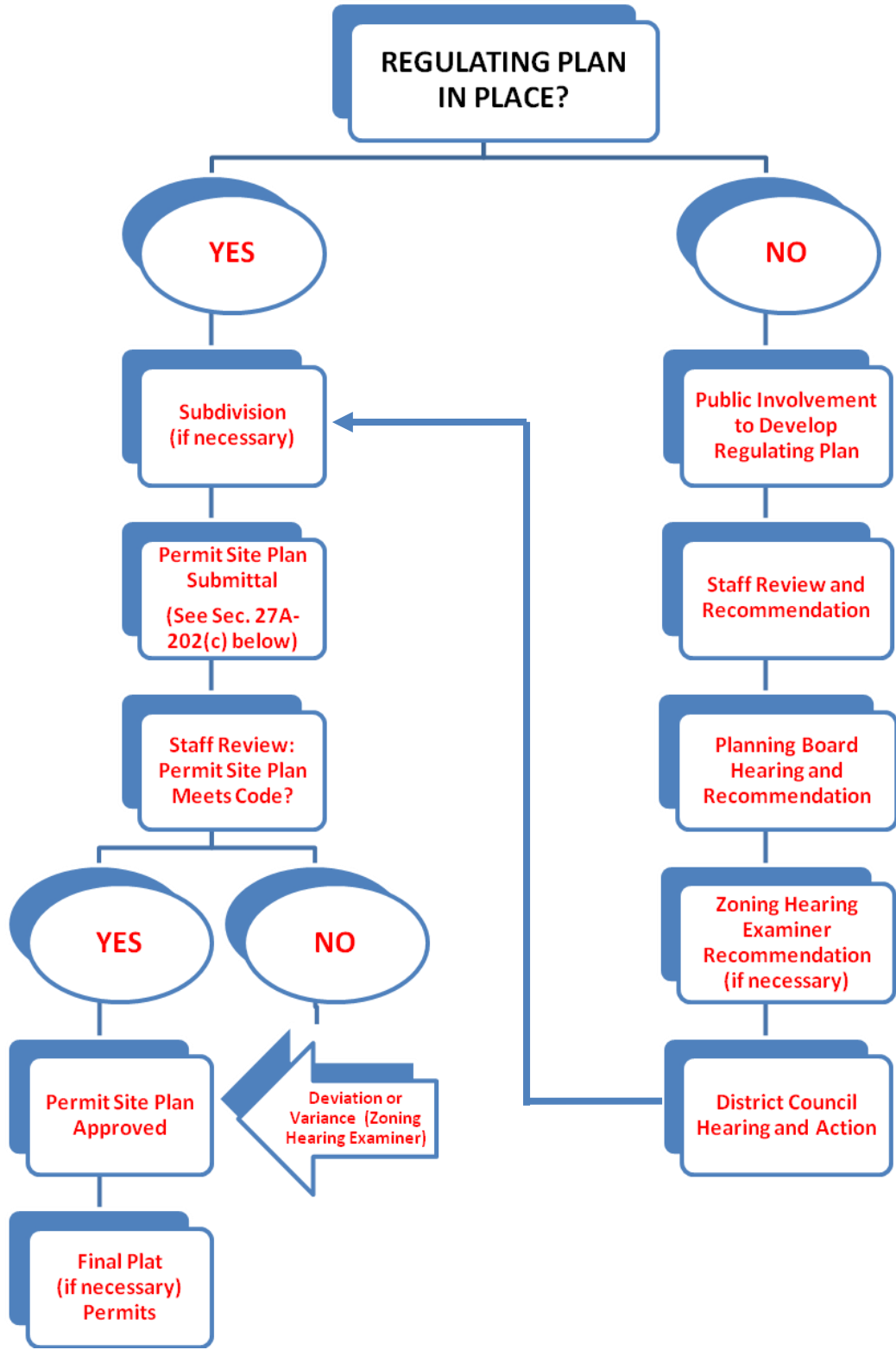
21           (3) Permit Site Plan;

22           (4) Final Plat of Subdivision (a final plat of subdivision may be approved prior to a  
 23 Permit Site Plan if the Planning Director or Designee determines that the Permit Site Plan  
 24 approval will not affect final plat approval.)

25           (5) Grading, building, use and occupancy permits.

1  
2

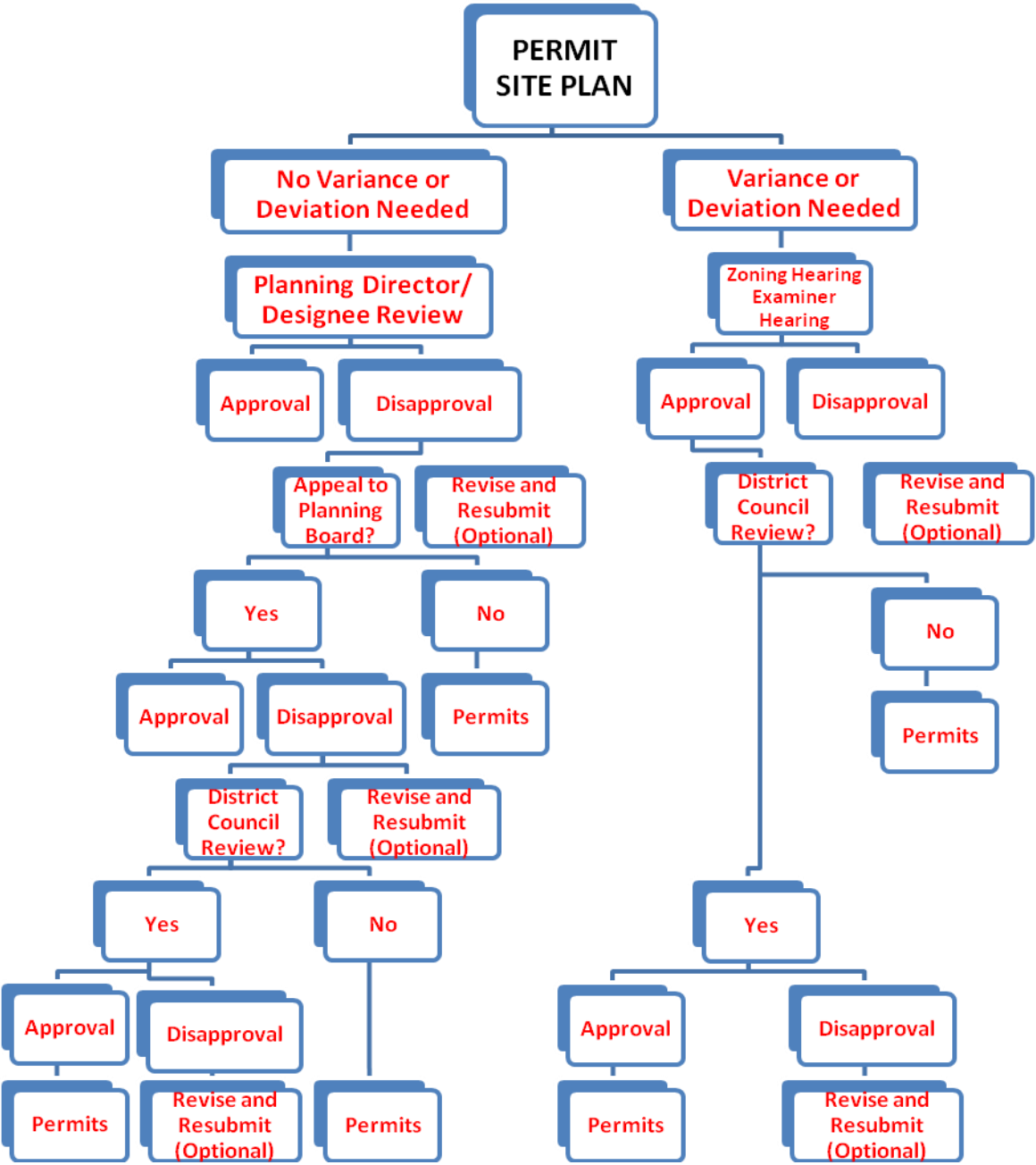
(b) The following flowchart illustrates the order of approvals for the Urban Centers and Corridor Nodes Development Code.



3

1  
2

(c) The following flowchart provides additional detail of the Permit Site Plan review and approval process.



3

**Sec. 27A-203. Summary of Approval Authority.**

The following table summarizes the review authority under this Subtitle and applicable sections of Subtitles 24 and 27.

	<u>Planning Director or Designee</u>	<u>Planning Board</u>	<u>Zoning Hearing Examiner</u>	<u>District Council</u>	<u>Circuit Court</u>	<u>Cross-Reference</u>
<b><u>Sectional Map Amendment (Regulating Plan)</u></b>	<u>Review/Recommend</u>	<u>Review/Recommend</u>		<u>Hearing/Decision</u>	<u>Appeal</u>	<u>Subtitle 27, Part 3, Division 4. Sectional Map Amendment (SMA); Sec. 27A-210</u>
<b><u>Zoning Map Amendment (Regulating Plan)</u></b>	<u>Review/Recommend</u>	<u>Review/Recommend</u>	<u>Hearing/Recommend</u>	<u>Hearing/Decision</u>	<u>Appeal</u>	<u>Subtitle 27, Part 3, Division 2, Subdivision 4. M-X-T and M-X-C Zones; Sec. 27A-211</u>
<b><u>Text Amendment (to this Subtitle)</u></b>	<u>Review/Recommend</u>	<u>Review/Recommend</u>		<u>Hearing/Decision</u>	<u>Appeal</u>	<u>Subtitle 27, Part 3, Division 3, Text Amendment; Sec. 27A-215</u>
<b><u>Subdivision</u></b>	<u>Review/Recommend</u>	<u>Decision</u>			<u>Appeal</u>	<u>Subtitle 24</u>
<b><u>Permit Site Plan Approval</u></b>	<u>Decision</u>	<u>Appeal</u>		<u>Review</u>	<u>Appeal</u>	<u>Sec. 27A-213</u>
<b><u>Deviations</u></b>	<u>Review/Recommend</u>		<u>Decision</u>	<u>Review</u>	<u>Appeal</u>	<u>Sec. 27A-214</u>
<b><u>Variances</u></b>	<u>Review/Recommend</u>		<u>Decision</u>	<u>Review</u>	<u>Appeal</u>	<u>Sec. 27A-214</u>

**Sec. 27A-204. Planning Director Authority.**

**(a) Authority.**

The Planning Director is responsible for day-to-day administration and enforcement of this Subtitle and is specifically authorized to approve applications for Permit Site Plan review.

**(b) Delegation of Authority.**

The Planning Director may designate any Maryland-National Capital Park and Planning Commission staff member to represent the Planning Director in any function assigned by this Subtitle. The Planning Director remains responsible for any final action.

1 **Sec. 27A-205. General Administration.**

2 (a) Application for Permit Site Plan review under the procedures of this Subtitle shall not  
3 be permitted until a Regulating Plan is in place.

4 (b) No grading, building, or use and occupancy permit may be issued until a Permit Site  
5 Plan has been approved in accordance with this Section.

6 (c) An applicant may submit a Permit Site Plan for Infrastructure in order to proceed with  
7 limited site improvements. These improvements must include infrastructure which is essential to  
8 the future development of the site, including streets, utilities, or stormwater management  
9 facilities. Only those regulations, submittal requirements, and site design regulations which are  
10 applicable shall be considered. The Planning Director or Designee may also consider the  
11 proposal in light of future requirements, such that the plan cannot propose any improvements  
12 which would hinder the achievements of the purposes of this Subtitle.

13 (d) Properties placed in an Urban Center District may not be rezoned through a Zoning  
14 Map Amendment to a conventional zone, Comprehensive Design Zone, or mixed-use zone.  
15 Notwithstanding the above, properties may be placed in a different Urban Center District through  
16 the procedures specified in this Subtitle in Section 27A-211.

17 (e) Where a Zoning or Sectional Map Amendment is proposed for an area that includes the  
18 entirety of an approved Regulating Plan, the map amendment, if approved, shall overwrite the  
19 existing Regulating Plan.

20 (f) Zoning or Sectional Map Amendments shall not be permitted for an area that includes  
21 part, but not all, of the area affected by an approved Regulating Plan unless the map amendment  
22 incorporates the entirety of one or more Urban Neighborhoods.

23 **Sec. 27A-206. Urban Center Districts.**

24 **(a) Metropolitan Urban Center District (UC-1).**

25 (1) The Metropolitan Urban Center District (UC-1) is intended for a large-scale  
26 mixed-use area, comprised of multiple Urban Neighborhoods. These centers are to be the most  
27 intense and least auto-dependent areas in Prince George's County, and are best described as a  
28 "downtown" district in ultimate built character. Because of the access to regional fixed-guideway  
29 transit systems and the scale of these centers, they are to be primary targets for employment,  
30 major educational complexes, and high-intensity commercial uses in the County.

31 (2) The UC-1 District shall be configured as two or more Urban Neighborhoods and

1 shall be a minimum of eighty (80) adjacent acres in size.

2 (3) Notwithstanding Section 27A-206(a)(2), the UC-1 District may be configured as a  
 3 single Urban Neighborhood with a minimum of 20 adjacent acres in size when used in  
 4 conjunction with other UC Districts to implement the goals, policies, and strategies of the  
 5 applicable Master Plan or Sector Plan and the Regulating Plan for that Urban Center or Corridor  
 6 Node.

7 **(b) Regional Urban Center District (UC-2).**

8 (1) The Regional Urban Center District (UC-2) is intended for a moderately-scaled  
 9 mixed-use area, comprised of two or more Urban Neighborhoods in a town center setting.  
 10 Regionally marketed commercial and retail centers, office and employment areas, and  
 11 recreational complexes primarily serving Prince George’s County are appropriate uses. High-  
 12 density residential development should also be included.

13 (2) The UC-2 District shall be configured as two or more Urban Neighborhoods and  
 14 shall be a minimum of sixty (60) adjacent acres in size.

15 (3) Notwithstanding Section 27A-206(b)(2), the UC-2 District may be configured as  
 16 a single Urban Neighborhood with a minimum of twenty (20) adjacent acres in size when used in  
 17 conjunction with other UC Districts to implement the goals, policies, and strategies of the  
 18 applicable Master Plan or Sector Plan and the Regulating Plan for that Urban Center or Corridor  
 19 Node.

20 **(c) Community Urban Center District (UC-3).**

21 (1) The Community Urban Center District (UC-3) is intended for the smallest of the  
 22 Urban Centers, typically developed as a “neighborhood main–Street” with an Adjacent Urban  
 23 Neighborhood. Businesses are predominantly smaller in scale to complement and serve the  
 24 surrounding neighborhoods.

25 (2) The UC-3 District shall be configured as one or more Urban Neighborhoods and  
 26 shall be a minimum of twenty (20) adjacent acres in size.

27 (3) A UC-3 District may be a complete Urban Neighborhood, but shall generally  
 28 provide the mixed-use components that complement the existing Adjacent neighborhood.  
 29 Development should consist of higher intensity residential and non-residential mixed uses at  
 30 appropriate locations along key transportation routes.

31 (4) The UC-3 District may be used in conjunction with other UC Districts to

1 implement the goals, policies, and strategies of the applicable Master Plan or Sector Plan and the  
 2 Regulating Plan for that Urban Center or Corridor Node.

3 **(d) Urban Corridor Node (UC-4).**

4 (1) The Urban Corridor Node District (UC-4) is intended for a concentrated urban  
 5 mixed-use node, to be developed in a pedestrian-oriented form of a limited, walkable size, rather  
 6 than as a continuous corridor. Compatibility with existing Adjacent neighborhoods is essential.  
 7 To meet these objectives, Urban Neighborhoods within the UC-4 Zone may be smaller than  
 8 otherwise permitted within the other UC Districts.

9 (2) Notwithstanding Section 27A-207(b) below, the UC-4 District shall be a  
 10 minimum of five (5) adjacent acres in size and shall not exceed forty (40) adjacent acres in total  
 11 size.

12 (3) A UC-4 District may be a complete Urban Neighborhood, but shall generally  
 13 provide the mixed-use components that complement the existing Adjacent neighborhood.  
 14 Development should consist of higher intensity residential and non-residential mixed uses at  
 15 appropriate locations along key transportation routes.

16 (4) The UC-4 District may be used in conjunction with other UC Districts to  
 17 implement the goals, policies, and strategies of the applicable Master Plan or Sector Plan and the  
 18 Regulating Plan for that Urban Center or Corridor Node.

19 **Sec. 27A-207. Urban Neighborhoods.**

20 (a) An Urban Neighborhood is the basic building block for all UC Districts.

21 (b) An Urban Neighborhood shall consist of a minimum of twenty (20) adjacent acres and  
 22 a maximum of one hundred (100) adjacent acres. Notwithstanding this requirement, Urban  
 23 Neighborhoods within the UC-4 District may be a minimum of five (5) acres in size if, in the  
 24 approval of the Regulating Plan, the District Council finds that the Urban Neighborhood:

25 (1) Conforms with the requirements of this Subtitle; and

26 (2) Meets the goals, objectives, policies, and strategies of the General Plan and the  
 27 applicable master plan or sector plan.

28 (c) An Urban Neighborhood is made up of an interconnected network of Streets and  
 29 Blocks, with an allocation of Building Envelope Standards and public spaces.

30 (d) An Urban Neighborhood is typically bounded and physically defined by major Streets  
 31 (such as M-1 or MWB-1), roadways, and parks or other Regulated Environmental Features.



1 Streets within the Urban Neighborhood shall be a neighborhood Street (NST-1, NST-2a, NST-  
 2 2b, or NST-3), except as provided for in Section 27A-305.

3 (e) Streets which are proposed for County maintenance under Subtitle 23 shall be designed  
 4 to the applicable standards contained in the Prince George's County Department of Public Works  
 5 and Transportation *Specifications and Standards for Design of Roadways and Bridges*  
 6 (hereinafter referred to as "County roadway standards"). Improvements to roadways in the State  
 7 highway system shall be designed to the applicable standards of the Maryland Department of  
 8 Transportation (hereinafter referred to as "MDOT standards").

9 (f) Urban Neighborhoods that cannot meet the minimum area criteria due to the presence  
 10 of existing Regulated Environmental Features may be permitted within a UC District; however,  
 11 every reasonable Street/pedestrian network connection shall be made to an Adjacent, complete  
 12 Urban Neighborhood. Not more than one incomplete Urban Neighborhood is permitted per every  
 13 three full Urban Neighborhoods within a UC District.

14 (g) Where an existing neighborhood is being 'retro-fitted' into an UC District, the  
 15 Planning Director or Designee may consider how the new portions of the Regulating Plan, in  
 16 concert with the incorporated existing development, satisfies the definition and standards for an  
 17 Urban Neighborhood. Standards for retrofitting an existing neighborhood are addressed in  
 18 Section 27A-305.

19 **Sec. 27A-208. Relationship of Urban Center Districts.**

20 (a) For the purposes of this Subtitle, the order of intensity of the Urban Center Districts  
 21 ranges from the most intense to the least intense as follows: UC-1, UC-2, UC-3, and UC-4.

22 (b) Any UC District may be used in any area designated by the General Plan or subsequent  
 23 master plan or sector plan as a Center or Corridor Node. These areas should be prioritized to  
 24 maximize public investment by applying the UC Districts to those Centers or Corridor Nodes  
 25 that are most important to the future character of Prince George's County.

26 (c) Urban Center Districts may be combined within an Urban Center or Corridor Node to  
 27 implement the goals, policies, and strategies of the applicable master plan or sector plan and the  
 28 Regulating Plan for that Urban Center or Corridor Node. When UC Districts are combined, each  
 29 district shall be a minimum of one Urban Neighborhood in size in accordance with the  
 30 regulations of this Part.

31 (1) Regulating Plans produced through the Sectional Map Amendment process may

1 combine Urban Center Districts without restriction. This process is directly linked to the  
2 implementation of a master plan or sector plan wherein the overall impact of the Regulating Plan  
3 is considered in conjunction with the goals, policies, objectives, and strategies of the subject  
4 Regulating Plan area.

5 (2) Regulating Plans produced through the Zoning Map Amendment process shall be  
6 limited to the following UC Districts:

<u>General Plan Designation</u>	<u>Permitted Urban Center Districts</u>
<u>Metropolitan Center</u>	<u>UC-1, UC-2, UC-3, and UC-4</u>
<u>Regional Center</u>	<u>UC-2, UC-3, and UC-4</u>
<u>Community Center</u>	<u>UC-3 and UC-4</u>
<u>Corridor Node</u>	<u>UC-4</u>

7 **Sec. 27A-209. General Design Principles of Urban Centers and Corridor Nodes.**

8 (a) Building Façades should be aligned and close to the Street. Buildings form the space of  
9 the Street.

10 (b) The Street is a coherent space, with consistent building forms on both sides. Buildings  
11 facing across the Street-Space contribute to a clear public space and Street-Space identity.

12 (c) Multimodal, complete Streets incorporating well-designed pedestrian, bicycle, transit,  
13 and auto facilities are essential elements of the Urban Centers and Corridor Nodes.

14 (d) Consideration of the natural environment is paramount in the Urban Centers and  
15 Corridor Nodes. All new development should be designed in accordance with best practices of  
16 environmentally-sensitive site design and sustainability. Development within the Urban Centers  
17 and Corridor Nodes shall demonstrate consideration of the natural environment through several  
18 means, including the environmental infrastructure Functional Overlay, Regulating Plan, and  
19 Permit Site Plan application.

20 (e) Preserve, protect, and restore Regulated Environmental Features in a natural state to the  
21 fullest extent possible.

22 (f) Buildings oversee the Street-Space with active fronts. This overview of the Street-  
23 Space contributes to safe and vital public spaces.

24 (g) In an urban environment, property lines are generally physically defined by buildings,  
25 walls or fences. Land should be clearly public or private—in public view and under surveillance

1 or private and protected from view.

2 (h) Buildings are designed for neighborhoods, towns, and cities. Rather than being simply  
 3 pushed closer together, buildings should be designed for the urban situation within towns and  
 4 cities. Views are directed to the Street-Space and interior gardens or court-yards to highlight  
 5 these key amenities for the community and reinforce visual surveillance and sense of communal  
 6 ownership of these spaces.

7 (i) Vehicle storage and parking (excluding on-Street parking), garbage and recycling  
 8 storage, and mechanical equipment are kept away from the Street-Space.

9 **Sec. 27A-210. Sectional Map Amendments.**

10 **(a) Purpose and Intent.**

11 The purpose and intent of these Sectional Map Amendment (SMA) procedures are for the  
 12 comprehensive rezoning of property to an Urban Center District and the approval of a Regulating  
 13 Plan for an eligible area. It is expected that most Sectional Map Amendments to place property  
 14 into an Urban Center District will occur concurrently with the production of a master plan or  
 15 sector plan, in accordance with the procedures of Section 27-225.01.05 of the Zoning Ordinance,  
 16 or will shortly follow approval of a master plan or sector plan with the express purpose of  
 17 implementing the land use recommendations of that plan.

18 **(b) Procedures.**

19 **(1) Authorization and Initiation.**

20 (A) A Sectional Map Amendment placing property into an Urban Center District  
 21 and approving a Regulating Plan shall be initiated by a resolution of the District Council  
 22 authorizing the Planning Board to prepare a proposed Amendment. The District Council may  
 23 initiate a Sectional Map Amendment for an eligible area at any time, but is not required to make  
 24 such an initiation on any particular schedule.

25 (B) The Planning Board may be authorized in writing by the District Council to  
 26 prepare a Sectional Map Amendment concurrently with an Area Master Plan or Sector Plan. The  
 27 date of initiation of the Sectional Map Amendment shall be the date of the initiation of the Area  
 28 Master Plan or Sector Plan by the Planning Board with the written concurrence of the District  
 29 Council. Procedures for concurrent preparation of Area Master Plans or Sector Plans and  
 30 Sectional Map Amendments shall be consistent with Section 27-225.01.05.

31 (C) The resolution shall designate the area involved, and shall direct the Planning

1 Board to prepare a proposed Regulating Plan, Urban Center District designations, and Functional  
 2 Overlays as required by the provisions of this Subtitle. Sectional Map Amendments for the  
 3 Urban Center Districts shall be composed of at least one Urban Neighborhood as specified in this  
 4 Part.

5 (D) A proposed Public Participation Program shall be approved concurrently with a  
 6 resolution to prepare a Regulating Plan and place property into an Urban Center District. This  
 7 Public Participation Program should address how the development of any proposed Regulating  
 8 Plan will be handled, including the relationship between the development of a Regulating Plan  
 9 and any other public participation measures that may be necessary to deal with other issues  
 10 within the area covered by the Sectional Map Amendment and accompanying master or sector  
 11 plan, if any.

12 (E) If a Sectional Map Amendment is authorized for an area where an existing  
 13 Regulating Plan exists, the District Council shall specifically state in its authorization if the  
 14 Sectional Map Amendment will remove, amend, or replace the existing Urban Center District(s)  
 15 and Regulating Plan.

16 (F) The resolution and any descriptive data shall be available for public inspection  
 17 at the office of the Clerk of Council.

18 (G) The resolution shall be advertised in the County newspapers of record for at  
 19 least two (2) successive weeks after its adoption.

20 **(2) Planning Board Procedures.**

21 (A) After receiving authorization to prepare a Sectional Map Amendment, the  
 22 Planning Board shall prepare a proposed Zoning Map (and text) in keeping with the purpose,  
 23 intent, and requirements of the Sectional Map Amendment process and the approved Public  
 24 Participation Process.

25 (B) Publication, advertising, and notice shall be in the form and methods approved  
 26 by the District Council in the approval of a Public Participation Process. When a Sectional Map  
 27 Amendment is prepared concurrently with an Area Master Plan or Sector Plan, the regulations  
 28 regarding publication, advertising, and notice shall be consistent with the regulations specified in  
 29 Section 27-225.01.05.

30 **(C) Action and Transmittal.**

31 (i) The Planning Board shall take action to transmit the proposed Sectional

1 Map Amendment (with or without amendments) by resolution adopted at a regularly scheduled  
 2 public meeting.

3 (ii) Within ninety (90) Days after the public hearing, the Planning Board shall  
 4 transmit the proposed Sectional Map Amendment to the District Council and to each  
 5 municipality located either within the area of the proposed Sectional Map Amendment or within  
 6 one-half (1/2) mile of that area. These municipalities shall be advised to refer their comments on  
 7 the proposed Sectional Map Amendment to the District Council within ninety (90) Days or  
 8 receipt of the proposed Sectional Map Amendment.

9 (iii) Transmitted with the resolution shall be the proposed Zoning Map (and  
 10 text), the proposed Regulating Plan, proposed Functional Overlays, and a statement justifying the  
 11 proposal.

12 (iv) Prior to transmittal, the District Council may (by resolution) extend the  
 13 date of transmittal.

14 **(3) Planning Board/Department of Environmental Resources procedures.**

15 **(A) Pending building permit applications.**

16 (i) The Clerk of the Council shall notify the Director of the Department of  
 17 Environmental Resources and the Planning Board of the approval of an Area Master Plan that  
 18 includes a Zoning Proposal that was prepared pursuant to the provisions of this Part, or the  
 19 Director of the Department of Environmental Resources upon the transmittal of a proposed  
 20 Sectional Map Amendment from the Planning Board to the District Council pursuant to the  
 21 provisions of this Part or Section 27-225.01.05. The Planning Board or its authorized  
 22 representative shall postpone recommendations for building permit applications, and the  
 23 Department of Environmental Resources shall postpone the issuance of building permits, for  
 24 land within the area of the proposed Sectional Map Amendment, when the lot or parcel of land  
 25 on which construction is proposed is in a Commercial or Industrial Zone, was proposed by the  
 26 Planning Board for a less intense zone in which the proposed use is not permitted, is  
 27 undeveloped, and has been in the same zone for more than ten (10) years. Building permit  
 28 applications shall not be processed or issued until after final action by the District Council on the  
 29 Sectional Map Amendment. This Subsection shall not apply to a lot or parcel of land for which a  
 30 grading permit has been issued by Prince George's County, sediment and erosion control devices  
 31 have been installed by the permittee, and site grading activities have been initiated by the

1 permittee.

2 (ii) After final action on a Sectional Map Amendment by the District Council,  
 3 all applications shall be processed in accordance with the procedures and requirements that  
 4 normally apply to building permit applications.

5 **(B) Expiration of building permits.**

6 (i) The Clerk of the Council shall notify the Director of the Department of  
 7 Environmental Resources and the Planning Board of the approval of a Sectional Map  
 8 Amendment pursuant to this Section.

9 (ii) Following notification of the approval of a Sectional Map Amendment,  
 10 the Planning Board or its authorized representative shall identify building permits for lots or  
 11 parcels within the area of the approved Sectional Map Amendment that were rezoned to a less  
 12 intense zone in which the proposed use is not permitted, and advise the Building Official  
 13 accordingly.

14 (iii) The Building Official shall determine by inspection if completion of  
 15 construction pursuant to a validly issued building permit is being diligently pursued, as witnessed  
 16 by the completed construction of the building foundation. If the building foundation, as defined  
 17 in Subtitle 4, is complete, the building permit shall not expire in accordance with the provisions  
 18 of this Subsection and Section 4-112 of Subtitle 4.

19 (iv) If a determination is made that completion of construction is not being  
 20 diligently pursued, as witnessed by the lack of a completed building foundation pursuant to a  
 21 validly issued permit, the Building Official shall notify the permit holder that the building permit  
 22 has expired by its own terms.

23 **(4) District Council procedures.**

24 **(A) Pending Zoning Map Amendment applications.**

25 (i) After Planning Board transmittal of a proposed Sectional Map  
 26 Amendment to the District Council, or upon adoption of a preliminary plan under Section 27-  
 27 645(c) (by optional Planning Board procedures under Section 27-225.01 or Section 27-  
 28 225.01.05), the Zoning Hearing Examiner shall postpone accepting or processing pending  
 29 Zoning Map Amendment applications within the area of the proposed Sectional Map  
 30 Amendment until after final Sectional Map Amendment action by the District Council, and  
 31 applications pending before the District Council in the Sectional Map Amendment area shall be

1 remanded to and held by the Examiner. Zoning applications for Basic Plan amendments which  
 2 do not increase densities under an approved Basic Plan are not subject to this subparagraph.

3 (ii) A Comprehensive Design Zone application for which the Planning  
 4 Board has made a recommendation may be included by the District Council in a Sectional Map  
 5 Amendment, even if the Zoning Hearing Examiner has not held a public hearing. The Council  
 6 may include in the Sectional Map Amendment record evidence submitted for the Comprehensive  
 7 Design Zone application.

8 (iii) The District Council's approval of a zoning application in the Sectional  
 9 Map Amendment shall constitute final action on the application.

10 (iv) If the District Council disapproves a Sectional Map Amendment, the  
 11 Zoning Hearing Examiner shall forthwith resume the processing of all postponed and remanded  
 12 applications.

13 (v) No new Zoning Map Amendment application may be filed on the same  
 14 land until two (2) years have elapsed after final action (including appellate review) on a previous  
 15 application. After two (2) applications on the same land have been acted upon, a period of four  
 16 (4) years must elapse before another application for the same land may be filed. No land shall be  
 17 the subject of two (2) applications for Zoning Map Amendment at the same time.

18 **(B) Public hearing.**

19 **(i) Public hearing requirement.**

20 (aa) The District Council shall hold a public hearing on each  
 21 proposed Sectional Map Amendment and proposed Regulating Plan.

22 (bb) If the Sectional Map Amendment is proposed pursuant to Section  
 23 27-225.01.05 or Part 13 of Subtitle 27, the hearing shall be a joint public hearing before the  
 24 District Council and Planning Board in accordance with Section 27-644(c).

25 (cc) The Council's public hearing shall be held within ninety (90)  
 26 Days of receipt of the Planning Board resolution on the proposed Sectional Map Amendment;  
 27 within four (4) months of initiation of a Sectional Map Amendment pursuant to Section 27-  
 28 225.01; or as provided in Part 13 of Subtitle 27.

29 **(ii) Notice of hearing.**

30 (aa) The public hearing shall be advertised in the three (3) County  
 31 newspapers of record at least thirty (30) Days before the scheduled hearing date. The notice shall

1 describe the general boundaries and size of the area involved in the Sectional Map Amendment,  
 2 the subject of the Sectional Map Amendment, and the date, time, and place of the hearing.

3 (bb) A continued hearing shall be advertised in the County  
 4 newspapers of record at least fifteen (15) calendar Days in advance, unless the date is announced  
 5 at the time the hearing is continued.

6 (iii) **Hearing testimony.**

7 (aa) Any interested party, including representatives of the Planning  
 8 Board and other public agencies, may present testimony at the public hearing. All testimony shall  
 9 be transcribed.

10 (bb) The hearing record shall remain open at least fifteen (15) Days  
 11 after the hearing.

12 (C) **Amendments prior to final action.**

13 (i) The District Council may propose changes, revisions, or amendments to  
 14 the map, text, Regulating Plan, or Functional Overlays of a Sectional Map Amendment  
 15 transmitted by the Planning Board, at any time prior to final action.

16 (ii) For purposes of this Section, an "amendment" or "amendments" to a  
 17 transmitted Sectional Map Amendment are changes or revisions to the map, text, Regulating  
 18 Plan, or Functional Overlays which did not receive substantial staff and Planning Board review  
 19 prior to the transmittal. A change or revision constitutes an amendment to the transmitted  
 20 Sectional Map Amendment and is subject to all hearing requirements in this Section, unless it  
 21 satisfies the criteria below.

22 (iii) A change or revision does not constitute an amendment to the  
 23 transmitted Sectional Map Amendment and Regulating Plan if:

24 (aa) At any time before close of the Sectional Map Amendment  
 25 record after the initial public hearing, it was proposed in a published Sectional Map Amendment  
 26 or Regulating Plan (from staff or Planning Board) or requested by memorandum or testimony  
 27 (oral or written) from the property owner or other party in Sectional Map Amendment  
 28 proceedings, including without limitation a member of either the Planning Department staff, the  
 29 Planning Board, or the District Council;

30 (bb) It was reviewed and commented on in writing by staff, before  
 31 Sectional Map Amendment and Regulating Plan transmittal; and



1                    (cc) It was reviewed by the Planning Board and then approved or  
 2 disapproved in the Planning Board resolution transmitting the Sectional Map Amendment and  
 3 Regulating Plan to the District Council.

4                    (dd) If amendments are proposed, then the District Council shall hold  
 5 an additional public hearing, prior to approval of the Sectional Map Amendment and Regulating  
 6 Plan. The hearing shall be advertised in the three (3) County newspapers of record at least fifteen  
 7 (15) calendar Days prior to the scheduled hearing, giving notice of the date, time, and location.  
 8 Amendments proposed only to retain the existing zoning of property may be approved by the  
 9 Council without holding an additional public hearing.

10                    (ee) Written notice shall be sent by first class mail to all owners of  
 11 land for which an amendment to the Sectional Map Amendment and Regulating Plan has been  
 12 proposed by the District Council (or Planning Board, if prepared according to Section 27-  
 13 225.01.05). The notice shall inform the property owner of the zoning change proposed for their  
 14 property and the date, time, and place of the hearing on the amendment. No notice is required if  
 15 no public hearing will be held. This mailing is for informational purposes only, and failure of the  
 16 Planning Board to send, or the property owner to receive, the notice shall not invalidate any part  
 17 of the Sectional Map Amendment.

18                    (ff) A notice that amendments to the Sectional Map Amendment and  
 19 Regulating Plan have been proposed shall be sent to all property owners in accordance with the  
 20 requirements and procedures of Section 27-225(e)(2). No notice is required if no public hearing  
 21 will be held.

22                    (gg) All of the District Council's proposed amendments shall be  
 23 referred to the Planning Board for the Board's written comments. The comments, if any, shall be  
 24 submitted to the Council prior to the Council's action on the amendments.

25                    **(D) Record evidence.**

26                    (i) The testimony received at the hearing shall be transcribed and made a  
 27 part of the Sectional Map Amendment record. Exhibits introduced at any time prior to the close  
 28 of the record shall be identified sequentially and maintained as part of the record.

29                    (ii) At the close of each public hearing, the Chairman shall announce a date  
 30 by which evidence will be accepted by the Clerk of the Council for inclusion in the Sectional  
 31 Map Amendment record. After that date, the Council may include additional evidence in the

1 record upon motion and majority vote of the Council Members present at a meeting or work  
 2 session on the proposed Sectional Map Amendment and Regulating Plan. If new evidence is  
 3 presented orally at a meeting or work session, it shall not be considered a part of the Sectional  
 4 Map Amendment record unless submitted for the record in written form within the time specified  
 5 by the Council.

6 (E) **Voting requirements.**

7 After the public hearing, the District Council (in full Council session or committee  
 8 work session) shall review and act upon the Regulating Plan and each change in zoning  
 9 classification recommended by the Planning Board. Votes may include more than one property  
 10 or group of properties. Any Council modification of the Planning Board submission shall be  
 11 included as an amendment under Subsection (C), above. Except as otherwise required by this  
 12 Subsection, the vote to adopt each change in zoning classification shall require a majority vote of  
 13 those present and voting when acting in Council committee work session, and a majority vote of  
 14 the full Council when acting in a business or legislative session of the full District Council.

15 (F) **Approval and Findings.**

16 (i) The District Council may (after the public hearing) approve the  
 17 proposed Sectional Map Amendment and Regulating Plan with or without amendments. The  
 18 approval shall be by Ordinance or Resolution.

19 (ii) In its approval of the proposed Sectional Map Amendment and  
 20 Regulating Plan, the District Council shall find that:

21 (aa) The subject area has been identified as a Center or Corridor Node  
 22 in the General Plan, as modified by an applicable approved master plan or sector plan;

23 (bb) The Regulating Plan conforms to the requirements of Part 3 of this  
 24 Subtitle;

25 (cc) The proposed Sectional Map Amendment and Regulating Plan are  
 26 consistent with the goals, policies, and strategies of the General Plan and Functional Master  
 27 Plans; and

28 (dd) The proposed Sectional Map Amendment and Regulating Plan are  
 29 consistent with the goals, policies, and strategies of the applicable master plan or sector plan.

30 (iii) The District Council shall take final action at any time within sixty (60)  
 31 Days after the final hearing on the Sectional Map Amendment and Regulating Plan. Final action

1 shall take place not later than seven (7) months from the time the Sectional Map Amendment and  
 2 Regulating Plan are received from the Planning Board or from the date of the initiation of a  
 3 Sectional Map Amendment processed under the optional Planning Board procedures in Section  
 4 27-225.01. If no final action is taken within this period, the Sectional Map Amendment shall be  
 5 deemed disapproved. If the Sectional Map Amendment is processed under the optional Planning  
 6 Board procedures in Section 27-225.01.05, the District Council shall take final action on the  
 7 proposed Sectional Map Amendment in accordance with Section 27-646.

8 (iv) The approval of a Sectional Map Amendment shall repeal and readopt  
 9 with amendments that portion of the Zoning Map encompassed by the Amendment. Where a  
 10 Sectional Map Amendment has been approved for an area that had a pre-existing Regulating  
 11 Plan in place prior to initiation, the District Council shall specifically state the removal,  
 12 amendment, or replacement of the pre-existing Regulating Plan in its approval.

13 **(G) Notice of approval.**

14 (i) Notice of the approval of a Sectional Map Amendment shall be  
 15 immediately published by the Clerk of the Council in the three (3) County newspapers of record.  
 16 The Ordinance or Resolution of approval shall be made available for public inspection in the  
 17 Clerk's Office.

18 (ii) Notice of the District Council's final action shall also be sent to all  
 19 property owners in accordance with the requirements and procedures of Section 27-225(e) (2)  
 20 and (3).

21 **(H) Resubmittal and reconsideration.**

22 (i) Where a Sectional Map Amendment including a Regulating Plan is  
 23 found by a court of competent jurisdiction to be invalid because of procedural defects in the  
 24 advertising, processing, or approval, the District Council may (on its own motion) reconsider the  
 25 Sectional Map Amendment. The Council may then reapprove the Sectional Map Amendment  
 26 (including amendments) in accordance with the procedures which apply to the original approval  
 27 (except the hearing notice requirements).

28 (ii) Prior to reapproval, the Council shall hold a public hearing on the  
 29 matter.

1                    (iii) The public hearing shall be advertised in the County newspapers of  
 2 record once a week for at least two (2) consecutive weeks prior to the hearing date. The notice  
 3 shall contain the date, time, place, and purpose of the hearing.

4                    (iv) Upon resubmission, the records of the previous hearings on the  
 5 Sectional Map Amendment and accompanying Regulating Plan(s) shall be incorporated into the  
 6 record of the new hearing.

7                    **(I)                    Revising the Sectional Map Amendment.**

8                    After approval of a Sectional Map Amendment, the District Council, upon a  
 9 finding of fraud or mistake, may revise the action in accordance with the procedures of Section  
 10 27-288.

11 **Sec. 27A-211. Zoning Map Amendments.**

12                    **(a)                    Applicability.**

13                    If a Regulating Plan has not been adopted for the property in question, approval of a  
 14 Regulating Plan in accordance with the following procedures shall be required. A Zoning Map  
 15 Amendment shall be initiated by an applicant’s request to place eligible property into an Urban  
 16 Center District.

17                    **(b)                    Procedure.**

18                    (1) An application for rezoning and approval of a Regulating Plan shall be filed with the  
 19 Planning Board by the owner (or authorized representative) of the property.

20                    (2) The process includes five steps.

21                    (A) Pre-Application Conference and Planning Director Certification of a public  
 22 involvement process.

23                    (B) The public involvement process to develop a proposed Regulating Plan,  
 24 including the active collaboration of citizens, stakeholders, agency staff, the Department of Parks  
 25 and Recreation, and the applicant.

26                    (C) Formal application and Planning Board hearing.

27                    (D) Zoning Examiner hearing.

28                    (E) Final Action by the District Council.

29                    (3) The minimum area for a Regulating Plan shall consist of one Urban Neighborhood,  
 30 as defined in Section 27A-207. Notwithstanding acreage criteria specified in Section 27A-207,  
 31 the minimum land area that may be considered for a Zoning Map Amendment under the

1 provisions of this Subtitle shall be twenty (20) acres.

2 (4) An application may be filed by one or more owners of land acting jointly. Where  
 3 more than one owner of land are included in one application, the properties shall be Abutting.

4 **(c) Pre-Application Conference.**

5 (1) Prior to submitting a formal application for a Zoning Map Amendment, an applicant  
 6 shall schedule a pre-application conference with the Planning Director or Designee to discuss  
 7 the requirements of this Subtitle.

8 (2) Prior to the pre-application conference, a letter shall be filed with the Planning  
 9 Director or Designee that identifies the applicant, the subject parcels, states how the subject  
 10 parcels meet the definition of an Urban Neighborhood, and demonstrates that the subject parcels  
 11 are located within a designated Center or Corridor Node as specified in Section 27A-102. The  
 12 letter shall identify generally the type of development that is anticipated.

13 (3) During the pre-application conference, the Planning Director or Designee shall  
 14 inform the applicant of requirements of this Subtitle as they apply to the proposed project. Any  
 15 discussion held is not binding on either the applicant, the County, or the Commission. At a  
 16 minimum, the applicant shall submit the following:

17 (A) The name, address, and telephone number of the applicant, and an indication  
 18 of the applicant's status as the contract purchaser, agent, or owner.

19 (B) An accurate plat of the property prepared, signed, and sealed by a registered  
 20 engineer or land surveyor. The plat shall include all existing easements that impact the subject  
 21 property, the total area of the property (in either acres or square feet), and the property's lot and  
 22 Block numbers, subdivision name, plat book and page number, if any; or a description of its  
 23 acreage, with reference to liber and folio numbers;

24 C) A draft public involvement process, which shall demonstrate a collaborative  
 25 process involving the active participation of civic associations, affected municipalities, property  
 26 owners, public agencies, technical staff, and other stakeholders as appropriate.

27 (D) An approved Natural Resources Inventory (NRI) as created at the time of the  
 28 environmental functional overlay.

29 (E) A Statement of Justification in support of the request. The statement shall  
 30 include the legal basis by which the requested amendment can be approved with sufficient detail  
 31 establishing compliance with this article.

1                   (F) Any fees established by the Planning Director or designee for review of the  
 2 pre-application materials.

3                   (4) The Planning Director or Designee shall, within thirty (30) Days of the pre-  
 4 application conference, certify, certify with conditions, or deny the proposed public involvement  
 5 process. The applicant shall meet with staff and provide revisions and further information as  
 6 necessary. Failure to take action within thirty (30) Days constitutes denial of the application.

7                   (5) Decisions may be appealed to the Planning Board.

8                   (d) **Public Involvement Process.**

9                   (1) Prior to acceptance of a formal application for a Zoning Map Amendment, the  
 10 applicant shall conduct a public involvement process.

11                   (2) Prior to engaging the public, the applicant shall receive certification of a public  
 12 involvement process by the Planning Director or Designee.

13                   (3) The purpose of the public involvement process is to analyze the site and  
 14 surrounding land, to refine the existing master plan for the property, or if necessary, to generate a  
 15 conceptual plan for development of the property, to create a proposed Regulating Plan for the  
 16 site, and to incorporate input from the general public in the project design and proposed zoning.

17                   (4) The public involvement process shall consist of a collaborative process involving  
 18 the active participation of civic associations, affected municipalities, property owners, public  
 19 agencies, technical staff, and other stakeholders as appropriate. The preferred method to engage  
 20 stakeholders and to develop a proposed Regulating Plan is through a charrette process in  
 21 accordance with best practices advocated by the National Charrette Institute. Alternate methods,  
 22 such as stakeholder workshops, technical advisory committees, or other techniques may be  
 23 considered if the applicant can satisfactorily demonstrate how the involvement of citizens and  
 24 other stakeholders will be solicited and incorporated into the development of the proposed  
 25 Regulating Plan.

26                   (5) The applicant shall provide notice of the proposed public involvement process. At a  
 27 minimum, this notice shall include:

28                                   (A) Notification of all Adjacent property owners.

29                                   (B) Notification of all civic associations and municipalities within one (1)  
 30 mile.

31                                   (C) Dates for the public charrette or series of workshops for discussion and

1 development of the proposed Regulating Plan.

2 (D) A schedule that includes the dates of the public involvement process in  
3 relation to the anticipated date of filing the final application.

4 (E) A method of designating participants in the public involvement process.

5 (F) Publication in the three (3) County newspapers of record prior to the first  
6 public meeting.

7 (G) Any additional requirements imposed by the Planning Director or  
8 designee.

9 **(e) Formal Application.**

10 (1) A formal application for a Zoning Map Amendment to an Urban Center District  
11 shall be filed with the Planning Board by the owner (or authorized representative) of the  
12 property.

13 (2) The following information shall be included with the formal application:

14 (A) Submission form as established by the Planning Director or Designee, to  
15 include the following information:

16 (i) The name, address, and telephone number of the applicant, and an  
17 indication of the applicant's status as contract purchaser, agent, or owner;

18 (ii) The existing and requested zoning classifications of the property;

19 (iii) The Street address of the property; name of any municipality the  
20 property is in; name and number of the Election District the property is in;

21 (iv) The total area of the property (in either acres or square feet);

22 (v) The property's lot and Block numbers, subdivision name, and plat  
23 book and page number, if any; or a description of the acreage, with reference to liber and folio  
24 numbers;

25 (vi) The name, address, and signature of each owner of record of the  
26 property. Applications for property owned by a corporation must be signed by an officer  
27 empowered to act for the corporation;

28 (vii) The name, address, and telephone number of the correspondent.

29 (3) Along with the formal application, the applicant shall submit the following:

30 (A) Four (4) copies of an accurate plat, prepared, signed, and sealed by a  
31 registered engineer or land surveyor. The plat shall show:

1                                    (i) The present configuration of the property, including bearings and  
2 distances (in feet);

3                                    (ii) The names of owners of record, or subdivision lot and block  
4 numbers, of adjoining properties;

5                                    (iii) The name, location, distance to the center line, and right-of-way  
6 width of all abutting streets. If the property is not located at the intersection of two (2) streets, the  
7 distance to, and the name of, the nearest intersecting street shall be indicated;

8                                    (iv) The (subdivision) lot and block number of the subject property (if  
9 any);

10                                   (v) A north arrow and scale (no smaller than one (1) inch equals four  
11 hundred (400) feet);

12                                   (vi) The total area of the property (in either square feet or acres);

13                                   (vii) The location of all existing buildings on the property; and

14                                   (viii) The subject property outlined in red.

15                                   (B) Ten (10) copies of the complete certified public involvement process.

16                                   (C) Ten (10) copies of a statement of compliance with the Public

17 Involvement Process.

18                                   (D) Any fees established by the Planning Director or Designee for review of  
19 the final application.

20                                   (E) An Illustrative Plan drawn at a scale appropriate for review and with the  
21 same extent as the proposed Regulating Plan.

22                                   (F) A project report that includes the following:

23                                   (i) Public involvement-a summary list of issues, list of all participants  
24 and invitees, detailed examples of how citizen and stakeholder input informed the proposed  
25 Regulating Plan, and any additional public comments on the Illustrative Plan and Regulating  
26 Plan.

27                                   (ii) Where a proposed plan has been modified based on the public  
28 involvement process, a description of the changes made and justification of the changes.

29                                   (iii) General development program for the proposed project.

30                                   (iv) Tabulation of acreages.

31                                   (v) Illustrations of the proposed project.



1                   (vi) Any further information as requested by the Planning Board.

2                   (4) Amendment of Applications.

3                   Requests to amend an application shall be in writing and signed by the owner(s) of  
4 record. The request may be submitted only by the applicant (or his authorized representative).  
5 The amendment of applications shall be subject to the following:

6                   (A) Amendments concerning an error, omission of fact, or other factual  
7 change not mentioned below in this Subsection shall be permitted at any time.

8                   (B) Amendments which change the configuration of the property shall be  
9 accompanied by a new (revised) justification statement. The amendment shall also be the subject  
10 of a new (revised) technical staff report or a statement by the technical staff that a new (revised)  
11 report is unnecessary. Amendments which change the configuration of the property shall be  
12 made before the application is transmitted to the Council. If the area is increased, the appropriate  
13 additional filing fee shall be paid.

14                   (C) Any application may be withdrawn. All requests for withdrawal shall be  
15 in writing and signed by the applicant. The request may be submitted only by the applicant (or  
16 his authorized representative).

17                   (D) No new Zoning Map Amendment application may be filed on the same  
18 land until two (2) years have elapsed after final action (including appellate review) on a previous  
19 application. After two (2) applications on the same land have been acted upon, a period of four  
20 (4) years must elapse before another application for the same land may be filed. No land shall be  
21 the subject of two (2) applications for Zoning Map Amendment at the same time.

22                   (f) **Technical Staff Report.**

23                   (1) In connection with each accepted formal application, a report by the technical  
24 staff shall be submitted to the Zoning Hearing Examiner and the Planning Board for review. The  
25 report shall contain the following:

26                   (A) The staff's recommendation;

27                   (B) A delineation of the approximate area of the Urban Neighborhood(s), which  
28 shall be shown on either a Zoning Map, aerial photograph, or sketch map;

29                   (C) A description of land use and zoning in the neighborhood, including the  
30 proposed Regulating Plan; and

1                    (D) In cases where the staff recommends an Urban Center District different than  
 2 that requested, an analysis of the alternative zone recommended.

3                    (2) The technical staff report shall be sent to all persons of record, and all other  
 4 persons who request (in writing) a copy of the report. A copy of the report shall be included in  
 5 the record.

6                    (3) The technical staff report shall be made available at least thirty (30) Days prior to  
 7 the scheduled public hearing.

8                    (4) The technical staff report shall advise the reader that a hearing before the  
 9 Planning Board will not be held unless the Board notifies all persons of record, and all other  
 10 persons who request (in writing) a copy of the report.

11                    (5) The technical staff report shall contain the date of the Planning Board meeting,  
 12 during which the Board will decide whether to hear the case.

13                    (6) The technical staff report shall be filed with the Planning Board and the Zoning  
 14 Hearing Examiner not later than thirty (30) Days prior to the scheduled hearing(s).

15                    **(g) Planning Board procedures.**

16                    (1) After receiving the technical staff report, the Planning Board shall decide whether  
 17 it will hold a hearing on each case.

18                    (2) If the Board does not decide to hear a case within fifteen (15) Days after the  
 19 technical staff report has been publicly released (or at its first meeting after the release if none  
 20 had occurred within the fifteen (15) Days), the technical staff's recommendation shall constitute  
 21 the Planning Board's recommendation. In this event, the report shall immediately be transmitted  
 22 to the District Council, together with the application and all other record material.

23                    (3) If the Planning Board decides to hear the case, it shall set a hearing date which  
 24 shall be at least thirty (30) Days after deciding to hear the case. The Planning Board shall notify  
 25 (in writing) all persons of record, and all other persons who requested (in writing) a copy of the  
 26 technical staff report, of the hearing date.

27                    (4) The applicant shall post the properties subject to the proposed Zoning Map  
 28 Amendment with a durable sign at least thirty (30) Days prior to the scheduled hearing date. The  
 29 sign shall be provided by the Planning Board and posted in accordance with Section 27-125.03

30 (a).

1           (5) Prior to or at the Planning Board's hearing, the applicant and any other person  
 2 may submit written responses to the technical staff report, together with any supporting material.  
 3 If it is not foldable, the material shall not be larger than eighteen (18) by twenty-four (24) inches.  
 4 The responses and attachments shall become a part of the record that will be forwarded to the  
 5 District Council.

6           (6) The following procedures shall be observed by the Planning Board:

7           (A) No one shall present evidence after the hearing is concluded, unless a  
 8 rehearing is ordered.

9           (B) All hearings shall be open to the public.

10          (C) The Planning Board shall make its recommendations only on the basis of the  
 11 record before it.

12          (D) Any action shall be by a resolution adopted at a regularly scheduled public  
 13 meeting.

14          (E) The resolution shall be transmitted to the District Council, together with the  
 15 original application, the technical staff report, and the original of all other record material  
 16 pertaining to the Zoning Map Amendment application.

17          (F) Copies of the minutes of the Planning Board meeting shall be available for  
 18 public inspection. The minutes may be copied by anyone during normal working hours.

19          (h) **Zoning Hearing Examiner.**

20           (1) **Hearing date established.**

21           The Zoning Hearing Examiner shall establish the date of an evidentiary hearing,  
 22 to occur within sixty (60) Days after receiving the technical staff report.

23           (2) **Request to delay hearing.**

24           The People's Zoning Counsel or any person of record may request the  
 25 continuance of a hearing under this Section. The Zoning Hearing Examiner shall grant a  
 26 continuance if a required technical staff report has not been filed at least thirty (30) Days before  
 27 the scheduled hearing. If a continuance is granted for this reason, the Zoning Hearing Examiner  
 28 may not hear the case until at least thirty (30) Days after the technical staff report has been filed.

29           (3) **Notification.**

30           The Zoning Hearing Examiner shall notify (in writing) all persons of record of the  
 31 hearing date, and the applicant shall post the properties subject to the proposed Zoning Map

1 Amendment with a durable sign at least thirty (30) Days prior to the scheduled hearing date. The  
 2 sign shall be provided by the Zoning Hearing Examiner and posted in accordance with Section  
 3 27-125.03 (a).

4 (4) Hearing procedures.

5 Where the Zoning Hearing Examiner is authorized to conduct a public hearing, he  
 6 shall do so in accordance with Part 3, Division 1, Subdivision 2, of Subtitle 27.

7 (i) **District Council hearing (oral argument) procedures.**

8 Whenever the District Council conducts a public hearing (including an oral argument),  
 9 it shall do so in accordance with Part 3, Division 1, Subdivision 3 of Subtitle 27.

10 (j) **Zoning Map Amendment approval, required findings, and amendments.**

11 (1) The District Council may approve, approve with amendments, or deny the  
 12 application.

13 (2) The District Council shall make its decision finally disposing the application  
 14 within sixty (60) calendar Days after it first considers the matter. If the District Council fails to  
 15 render a final decision in accordance with this time limit, the application shall be considered to  
 16 have been denied.

17 (3) Notice of the District Council’s decision shall be sent to all property owners in  
 18 accordance with the requirements and procedures of Section 27-225(e) (2) and (3).

19 (4) The District Council shall only place land in an Urban Center District if the  
 20 following criteria and findings are met:

21 (A) The property has been identified as a Center or Corridor Node in the  
 22 General Plan, as modified by an applicable approved master plan or sector plan;

23 (B) The Regulating Plan conforms to the requirements of this Subtitle; and

24 (C) The application is consistent with the goals, policies, and strategies of the  
 25 General Plan and Functional Master Plans; and

26 (D) The application is consistent with the goals, policies, and strategies of the  
 27 applicable master plan or sector plan.

28 (5) Prior to approving a Zoning Map Amendment, the District Council may make  
 29 amendments to the Regulating Plan which it finds are necessary to either:

30 (A) Protect surrounding properties from adverse effects which might accrue  
 31 from the Zoning Map Amendment; or

1                    (B) Further enhance the coordinated, harmonious, and systematic development  
 2 of the Regulating Plan.

3                    (6) In no case shall the amendments waive or lessen the requirements of or prohibit  
 4 uses allowed in the approved zone.

5                    (7) Amendments imposed by the District Council shall become a permanent part of  
 6 the Regulating Plan and shall be binding for as long as the Regulating Plan remains in effect on  
 7 the property.

8                    (8) When considering an amendment, the District Council may continue its hearing  
 9 on the action for the purpose of gathering staff or expert response to the proposed amendment.

10                   (9) If amendments are imposed, the applicant shall have ninety (90) Days from the  
 11 date of approval to accept or reject the Regulating Plan as amended. The applicant shall advise  
 12 the District Council of a rejection in writing. Rejection shall void the Zoning Map Amendment  
 13 and revert the property back to its prior zoning classification. Failure to advise the District  
 14 Council will constitute acceptance. If the applicant accepts the conditions, the District Council  
 15 shall enter an order acknowledging the acceptance and approving the Zoning Map Amendment,  
 16 at which time the amendment shall be final.

17                   **(k) Effect of Zoning Approval.**

18                   After approval of the Regulating Plan by the District Council, the applicant is allowed  
 19 to submit an application for subdivision, if necessary, in accordance with Subtitle 24, or Permit  
 20 Site Plan approval in accordance with Section 27A-213.

21                   **(l) Modifications to an Approved Regulating Plan.**

22                   Proposed modifications to an approved Regulating Plan shall be submitted and pro-  
 23 cessed as a new application in accordance with the provisions of this Section.

24                   **Sec. 27A-212. Subdivision.**

25                   Where subdivision of land is required prior to development, approval of the subdivision by  
 26 the Planning Board shall occur in accordance with Subtitle 24, Subdivision, prior to acceptance  
 27 of a Permit Site Plan.

28                   **Sec. 27A-213. Permit Site Plan.**

29                   **(a) Applicability.**

30                   The following are exemptions from Permit Site Plan review. Properties and  
 31 development exempt from Permit Site Plan review shall be subject to the height, siting, Build-to

1 Line, and use regulations determined at the time of approval of the Regulating Plan.

2 **(1) Legally Existing Development.**

3 All buildings, structures, and uses which were lawful or could be certified as a  
 4 legal Nonconforming Use on the date of adoption of Subtitle 27A, are exempt from the standards  
 5 and from Permit Site Plan review, and are not considered nonconforming.

6 **(2) Legally Existing Parking and Loading.**

7 All legally existing parking and loading spaces in the areas determined to be  
 8 subject to Subtitle 27A which were lawful and not nonconforming on the date of adoption of this  
 9 Subtitle are exempt from the standards and Permit Site Plan review, need not be reduced, and are  
 10 not considered nonconforming.

11 **(3) Single-Family Residential Dwellings.**

12 Building, grading, or use and occupancy permits pertaining to an existing single-  
 13 family dwelling are exempt from the standards and Permit Site Plan review, if the residential use  
 14 continues.

15 **(4) Nonresidential and Residential Development, Excepting Single-Family**  
 16 **Residential Dwellings.**

17 An addition to an existing nonresidential structure or residential structure  
 18 (excepting single-family residential dwellings) which was lawful on the date of adoption of  
 19 Subtitle 27A is exempt from the standards and Permit Site Plan review, if the addition does not  
 20 increase the gross floor area (GFA) by more than ten percent (10%) or five thousand (5,000)  
 21 square feet, whichever is less, and the proposed addition does not encroach beyond the Build-to  
 22 Line or exceed the height limitations of this Subtitle.

23 **(5) Parking Facilities.**

24 Resurfacing, restriping, or adding landscaping to existing parking facilities are  
 25 exempt from the standards and Permit Site Plan review, if the facilities were lawful on the date  
 26 of adoption of Subtitle 27A.

27 **(6) Nonconforming Buildings, Structures and Uses.**

28 (A) Restoration or reconstruction of a nonconforming building or structure, or a  
 29 certified Nonconforming Use is exempt from the standards and from Permit Site Plan review, if  
 30 it meets the requirements of Section 27-243(a)(1) of the Zoning Ordinance.

31 (B) Except for improvements listed in Section 27A-213 (a)(7), a property owner

1 may not expand a certified Nonconforming Use more than ten percent (10%) or five thousand  
 2 (5,000) square feet, whichever is less, unless a Permit Site Plan is approved with findings that the  
 3 expansion is compatible with Adjacent uses and meets the purposes and goals of the zone.

4 (7) General.

5 The following are exempt from the standards and Permit Site Plan review if the  
 6 existing or proposed use is permitted:

7 (A) Permits for alteration or rehabilitation, with no increase of the existing gross  
 8 floor area;

9 (B) Canopies;

10 (C) Fences and walls;

11 (D) Decks;

12 (E) Ordinary maintenance; and

13 (F) Changes in occupancy, ownership, or use.

14 (8) Signs

15 (A) Signs for development that do not otherwise require a Permit Site Plan will  
 16 be reviewed in the permit review process for compliance with the signage standards of this  
 17 Subtitle.

18 (B) Refacing of an existing sign is exempt from the standards.

19 (b) Authority.

20 (1) The Planning Director or Designee is authorized to approve a Permit Site Plan in  
 21 accordance with the provisions of this Section if the Permit Site Plan does not require a variance  
 22 or deviation.

23 (2) The Zoning Hearing Examiner is authorized to approve a Permit Site Plan in  
 24 accordance with the provisions of this Section if the Permit Site Plan requires a deviation or  
 25 variance. Refer to Section 27A-214 for additional detail on deviations and variances.

26 (c) Pre-Application Conference.

27 (1) Prior to submitting a formal application for Permit Site Plan review, an applicant  
 28 shall schedule a pre-application conference with the Planning Director or Designee to discuss the  
 29 requirements of this Subtitle.

30 (2) A request for a pre-application conference shall be accompanied by preliminary  
 31 project plans and designs.

1           (3) The Planning Director or Designee shall inform the applicant of requirements as  
2 they apply to the proposed project, discuss the need for a variance or deviation, discuss issues of  
3 concern that may arise during formal application review, suggest possible modifications to the  
4 proposed application, and identify any technical studies that may be necessary for the review  
5 process when a formal application is submitted.

6           (4) Any discussion held is not binding on the applicant, the County, or the  
7 Commission.

8           **(d) Application Requirements.**

9           (1) A Permit Site Plan shall be submitted to the Planning Director or Designee by the  
10 owner of the property or his authorized representative.

11           (2) Permit Site Plans shall be prepared by a licensed engineer, architect, or landscape  
12 architect.

13           (3) At least thirty (30) but no more than ninety (90) days before the Planning Director  
14 or Designee accepts an application, the applicant shall send an informational mailing to all  
15 adjoining property owners, including owners whose properties lie directly across a street, alley,  
16 or stream and to parties of record. At the same time and in the same manner, the applicant shall  
17 send an informational mailing to every municipality located within one (1) mile of the  
18 applicant's property and to all civic associations registered with the Commission for the area  
19 which includes the property. This informational mailing shall follow the procedures set forth by  
20 Section 27-125.01 of the County Code.

21           (4) Upon filing the Permit Site Plan, the applicant shall pay to the Planning Director  
22 or Designee a fee to help defray the costs related to processing the Permit Site Plan. The scale of  
23 fees shall be determined by the Planning Board, except that the filing fee for a daycare center for  
24 children shall not exceed the Special Exception filing as set forth in Section 27-297(b) (1.1). A  
25 fee may be reduced by the Planning Director or Designee if he or she finds that payment of the  
26 full amount will cause an undue hardship upon the applicant.

27           (5) If more than one (1) drawing is used, all drawings shall be at the same scale,  
28 where feasible.

29           (6) Whenever possible, a LEED® scorecard should be submitted to illustrate how the  
30 proposed development addresses issues of sustainability.

31           (7) Applications for Permit Site Plan review shall include the following:



1                   (A) Location map, north arrow, and scale;

2                   (B) Boundaries of the property, using bearings and distances (in feet); proposed  
 3 lot lines and dimensions including bearings and distances (in feet); and either the subdivision lot  
 4 and Block, or liber and folio numbers;

5                   (C) Locations and types of major improvements that are within fifty (50) feet of  
 6 the subject property, and all zoning categories and land uses on Adjacent properties;

7                   (D) Street names, right-of-way, and pavement widths of existing Streets and  
 8 interchanges within and Adjacent to the site;

9                   (E) A proposed Type 2 Tree Conservation Plan or Standard Letter of Exemption  
 10 in conformance with Division 2 of Subtitle 25, and related studies as needed;

11                   (F) An approved Natural Resources Inventory (NRI). The NRI prepared as part  
 12 of the environmental Functional Overlay may be used if the base information has not changed  
 13 significantly since it was approved; otherwise, the NRI shall be updated prior to acceptance of  
 14 the Permit Site Plan application to ensure the NRI reflects current conditions.

15                   (G) An approved stormwater management concept plan;

16                   (H) Proposed tree canopy coverage;

17                   (I) Proposed grading, using one (1) or two (2) foot contour intervals, and any  
 18 spot elevations that are necessary to describe high and low points, steps, retaining wall heights,  
 19 and swales;

20                   (J) Any additional environmental analyses as determined by staff during the  
 21 pre-application conference as necessary to fully evaluate the environmental impacts of the  
 22 proposed development;

23                   (K) Proposed system of internal Streets including any proposed administrative  
 24 deviations from the approved Regulating Plan, and right-of-way widths;

25                   (L) The Building Envelope Standards designations for all Street Frontages;

26                   (M) Proposed location, dimensions, and the height in stories and feet of all  
 27 proposed buildings and structures, including dimensions of proposed front, side, and rear yards,  
 28 sidewalks, paved areas, parking lots (including striping), walls, fences, entrance features,  
 29 gateway signs, and designation of waste collection storage areas and the use of all buildings,  
 30 structures, and land;

31                   (N) A landscape plan prepared in accordance with the provisions of the

1 Landscape Manual and this Subtitle showing the exact location and description of all plants and  
 2 other landscaping materials, including size (at time of planting), spacing, botanical and common  
 3 names (including description of any plants that are not typical of the species), and planting  
 4 method;

5 (O) Proposed location of contiguous Private Open Area and the amount  
 6 expressed as a percentage of the Buildable Area;

7 (P) Proposed location of recreation facilities, proposed dedication of park land,  
 8 and proposed dedications of land for other public purposes;

9 (Q) Proposed location of loading and service areas;

10 (R) Proposed location and height of Street or Garden Walls;

11 (S) Any proposed right-of-way dedications, and all existing and proposed  
 12 easements;

13 (T) Any proposed Encroachments into the right-of-way;

14 (U) Proposed Façade elevations (in color) of all structures with details of  
 15 windows, entrances, Storefront treatment, floor heights, awnings, balconies, porches, and stoops;

16 (V) A proposed site lighting plan;

17 (W) A proposed signage plan;

18 (X) Management documents and legal agreements that address public and  
 19 private issues such as acquisition of property for public use, public use of privately owned  
 20 Streets, disposition of community property and private rights-of-way, and creation of an entity  
 21 that will hold and maintain private property and public amenities such as Streetscapes located  
 22 outside the public rights-of-way.

23 (Y) A statement of how the applicant shall provide required parking, including  
 24 any calculation of shared parking and any transportation demand management measures (if  
 25 proposed); and

26 (Z) Any other plans or data that may be necessary in order to judge compliance  
 27 with the requirements this Subtitle.

28 (8) Upon acceptance of a completed application by the Planning Director or  
 29 Designee, the applicant shall immediately post the property with a durable sign provided by the  
 30 Planning Director or Designee in accordance with Section 27-125.03 (a). The sign shall indicate

1 that interested parties may submit comments on the Permit Site Plan to the Planning Director or  
 2 Designee.

3 **(e) Planning Director or Designee Action.**

4 (1) Upon acceptance of a completed application, the Planning Director or Designee  
 5 shall review the Permit Site Plan for consistency with the requirements of this Subtitle.

6 (2) The Planning Director or Designee shall forward the application to appropriate  
 7 county, state, regional, and municipal departments and agencies for review and recommendation.

8 (3) Upon completion of the staff and agency review, the applicant may choose to  
 9 meet with the Planning Director or Designee to discuss changes to the Permit Site Plan.

10 (4) Within seventy (70) calendar Days after the application has been accepted, the  
 11 Planning Director or Designee shall approve or disapprove the application. The applicant may  
 12 waive the 70-Day limit in writing if additional time is needed. Otherwise, where no action is  
 13 taken within seventy (70) calendar Days of acceptance, the application shall be deemed  
 14 approved.

15 (5) Notice of the Planning Director or Designee’s final decision shall be sent to the  
 16 applicant, adjoining property owners, including owners whose properties lie directly across a  
 17 street, alley, or stream, parties of record, every municipality located within one (1) mile of the  
 18 subject property, and to all civic associations registered with the Commission for the area which  
 19 includes the property.

20 **(f) Approval Criteria.**

21 The Planning Director or Designee shall only approve the Permit Site Plan if it  
 22 conforms with the following:

23 (A) The approved Regulating Plan for the subject property;

24 (B) This Subtitle; and

25 (C) Other applicable portions of the County Code.

26 **(g) Deviations.**

27 As part of a Permit Site Plan, the Zoning Hearing Examiner is authorized to approve  
 28 deviations to certain provisions of this Subtitle. Permitted deviations and criteria for approval are  
 29 as specified in Section 27A-214.

30 **(g) Effect of Permit Site Plan Approval.**

31 Approval of a Permit Site Plan allows for the issuance of grading, building, and use

1 and occupancy permits. Grading, building, and use and occupancy permits shall be issued only in  
 2 accordance with the approved Permit Site Plan, and all development and uses shall be as shown  
 3 on the plan. Any departure from the plan shall be cause for revocation of a building permit or a  
 4 use and occupancy permit. A Permit Site Plan may be amended in accordance with the  
 5 procedures of approval.

6 **(h) Appeal of Planning Director Decision.**

7 (1) The Planning Director or Designee's decision on a Permit Site Plan may be  
 8 appealed to the Planning Board upon petition by any person of record. The petition shall specify  
 9 the error of interpretation of the Regulating Plan or the standards of this Subtitle as applied to the  
 10 Permit Site Plan which is claimed to have been committed by the Planning Director or Designee  
 11 and shall also specify those portions of the record relied upon to support the error alleged. The  
 12 petition shall be filed with the Planning Board within fifteen (15) Days after the date of the  
 13 notice of the Planning Director or Designee's decision.

14 (2) Within forty-five (45) calendar Days from the last day of the appeal period, the  
 15 Planning Board shall conduct a public hearing to review the Permit Site Plan, including all  
 16 written evidence and materials submitted for consideration by the Planning Director or Designee.

17 (3) Within thirty (30) calendar Days of the close of the Planning Board hearing, the  
 18 Planning Board shall dismiss the appeal, affirm, reverse, or modify the Planning Director or  
 19 Designee's action.

20 (4) The Planning Board shall give its decision in writing, stating the reasons for its  
 21 action. Copies of the decision shall be sent to the all persons of record, and the Clerk of the  
 22 Council.

23 **(i) District Council Review of the Decision.**

24 (1) The District Council may vote to review the Planning Director or Designee's  
 25 decision or the Planning Board's decision on its own motion within thirty (30) calendar Days  
 26 after the date of the notice of decision.

27 (2) The Clerk of the Council shall notify the Planning Director or Designee or the  
 28 Planning Board of the review decision. Within seven (7) calendar Days after receiving this  
 29 notice, the Planning Director or Designee or the Planning Board shall transmit to the District  
 30 Council a copy of the Permit Site Plan, all written evidence and materials submitted for

1 consideration by the Planning Board, and a transcript of the public hearing on the Permit Site  
 2 Plan, if any.

3 (3) The District Council shall schedule a public hearing on the review to be held  
 4 within thirty (30) calendar Days of the decision to review a Permit Site Plan decision.

5 (4) The Clerk of the Council shall notify parties of record of the review decision not  
 6 later than fourteen (14) Days prior to any public hearing on the review.

7 (5) Within fourteen (14) calendar Days after the close of the District Council's  
 8 Hearing, or at the next District Council hearing date, the Council shall affirm, reverse, or modify  
 9 the decision of the Planning Director or Designee or the Planning Board. Where the Council  
 10 approves a Permit Site Plan, it shall make the same findings which are required to be made by  
 11 the Planning Director or Designee or the Planning Board. If the Council fails to act within the  
 12 specified time, the Planning Director or Designee's or the Planning Board's decision is  
 13 automatically approved.

14 (6) The District Council shall state the reasons for its action in writing. Copies of the  
 15 decision shall be sent to all persons of record and the Planning Board.

16 (7) The months of August and December shall not be included in calculating the  
 17 timeframes specified for the District Council review of the Planning Director or Designee or  
 18 Planning Board decision.

19 **Sec. 27A-214. Deviations, Variances, and the Zoning Hearing Examiner.**

20 Any request for relief from a required standard shall be reviewed as either as deviation or a  
 21 variance by the Zoning Hearing Examiner, as stated below.

22 **(a) Deviations.**

23 **(1) Authority.**

24 Deviations may be granted where approval of the deviation will better fulfill the  
 25 intent of this Subtitle, the adopted Regulating Plan, and the goals, objectives, policies, and  
 26 strategies of the applicable master plan or sector plan. Only the Zoning Hearing Examiner may  
 27 approve Permit Site Plans that include deviations, in accordance with the procedures specified  
 28 for approval of Permit Site Plans in Section 27A-213, and for granting deviances as specified in  
 29 this Section.

30 (A) Applicants for a Permit Site Plan that requires a deviation shall submit a written  
 31 request to the Zoning Hearing Examiner.

1           (B) The Planning Director or Designee shall determine the contents of the  
 2 application form, in consultation with the Zoning Hearing Examiner.

3           (C) A single application may be filed for more than one (1) deviation request on the  
 4 subject property.

5           (D) Upon acceptance of a completed application, the Zoning Hearing Examiner  
 6 shall review the Permit Site Plan and deviation application for consistency with the requirements  
 7 of this Subtitle.

8           (E) The Zoning Hearing Examiner shall forward the application to appropriate  
 9 County, state, regional, and municipal departments and agencies for review and comment.

10          (F) A technical staff report shall be prepared and submitted to the Zoning Hearing  
 11 Examiner and parties of record not later than two (2) weeks prior to a public hearing on the  
 12 application.

13          (G) Within one hundred and twenty (120) calendar Days after the application has  
 14 been accepted, the Zoning Hearing Examiner shall, after a public hearing, approve or disapprove  
 15 the application. The applicant may waive the 120-Day limit in writing if additional time is  
 16 needed. Otherwise, where no action is taken within one hundred and twenty (120) calendar Days  
 17 of acceptance, the application shall be deemed approved.

18           **(2) Permitted Deviations.**

19           The Zoning Hearing Examiner shall review deviation requests in light of the  
 20 intent of the applicable requirements. The Zoning Hearing Examiner is authorized to approve an  
 21 administrative deviation for the following standards:

22           (A) The minimum and maximum Story Heights may be increased or decreased by  
 23 up to ten percent for each individual story, with a cumulative limit of five percent for the total  
 24 increase or decrease in the building height requirement.

25           (B) The height of a Street Wall may be increased or decreased by up to ten percent.

26           (C) The height of the Ground Story finished floor elevation above grade may be  
 27 increased or decreased by up to ten percent from the range specified in the Building Envelope  
 28 Standards.

29           (D) The floor area of a mezzanine may be increased by up to ten percent.

30           (E) The building Façade along any build-to line may be modified by an additional  
 31 six (6) inches from the 18-inch modification permitted by right, up to a total modification of

1 the Build-to Line of twenty-four (24) inches.

2 (F) The length of the required Façade frontage to be built along any Build-to Line  
 3 may be increased or reduced by up to five percent of the required length for any individual  
 4 building.

5 (G) The minimum and maximum percentages of the area of required Façade  
 6 fenestration may be reduced or increased by up to ten percent.

7 (H) The minimum and maximum distance of a projection of the Façade for  
 8 shopfronts and building awnings may be decreased or increased by up to ten percent.

9 (I) The maximum distance of the spacing between Doors or entries may be  
 10 increased by up to ten percent.

11 (J) The percentage of area required on each Façade for primary and accent  
 12 materials may be increased or decreased by up to ten percent.

13 (K) Acceptable equivalent or better materials may be used as primary or accent  
 14 materials if the applicant is able to clearly demonstrate that the proposed material is clearly equal  
 15 or superior to the materials required.

16 (L) The dimensions of windows and window panes may be increased or decreased  
 17 by up to ten percent.

18 (M) The width, depth, or angle of shopfront entries may be increased or decreased  
 19 by up to ten percent of the overall dimensions required.

20 (N) The number of parking spaces may be varied up to ten percent of the required  
 21 number of parking spaces.

22 Any request for relief from a required standard other than those listed above, or a  
 23 deviation beyond the authority of the Zoning Hearing Examiner, shall be reviewed as a variance  
 24 in accordance with Section 27A-214(b).

25 **(3) Public Notification**

26 The applicant shall notify parties of record of the acceptance of any Permit Site Plan  
 27 application that requests any deviation(s) from the standards in the approved Regulating Plan.  
 28 The applicant shall also send an informational mailing to all adjoining property owners,  
 29 including owners whose properties lie directly across a street, alley, or stream. At the same time  
 30 and in the same manner, the applicant shall send an informational mailing to every municipality  
 31 located within one (1) mile of the applicant's property and to all civic associations registered

1 with the Commission for the area which includes the property. This informational mailing shall  
 2 follow the procedures set forth by Section 27-125.01 of the County Code.

3 **(4) Criteria for Granting a Deviation.**

4 (A) A deviation may only be granted when the Zoning Hearing Examiner finds that:

- 5 (i) The deviation is permitted under Section 27A-214(a) (2) above and is of  
 6 an architectural or aesthetic nature;
- 7 (ii) Granting the deviation will continue to fulfill the intent of this Subtitle and  
 8 the adopted Regulating Plan;
- 9 (iii) The deviation does not otherwise violate requirements for use or density;
- 10 (iv) The deviation supports the intent of the General Plan and applicable  
 11 master plan or sector plan; and
- 12 (v) For deviations involving the replacement of materials, the applicant  
 13 demonstrates that the proposed material is clearly equal or superior in quality, durability and  
 14 visually appearance to the materials otherwise required by this Subtitle.

15 (B) When a deviation cannot be granted by the Zoning Hearing Examiner, the  
 16 applicant may choose to:

- 17 (i) Modify the Permit Site Plan and resubmit for Planning Director or  
 18 Designee review in accordance with the regulations of this Subtitle;
- 19 (ii) Submit the Permit Site Plan to the Zoning Hearing Examiner as a variance  
 20 in accordance with the regulations of this Subtitle; or
- 21 (iii) Seek approval of a new Regulating Plan.

22 **(b) Variances**

23 **(1) Authority.**

24 The Zoning Hearing Examiner may approve a Permit Site Plan involving  
 25 variances from the strict application of this Subtitle in conjunction with its approval of a Permit  
 26 Site Plan or subsequent site plan amendment. Only the Zoning Hearing Examiner may approve  
 27 Permit Site Plans that include variances, in accordance with the procedures specified for  
 28 approval of Permit Site Plans in Section 27A-213, and for granting variances as specified in this  
 29 Section.

30 (A) Applicants for a Permit Site Plan that requires a variance shall submit a written  
 31 request to the Zoning Hearing Examiner.



1           (B) The Planning Director or Designee shall determine the contents of the  
 2 application form, in consultation with the Zoning Hearing Examiner.

3           (C) A single application may be filed for more than one (1) variance request on the  
 4 subject property.

5           (D) Upon acceptance of a completed application, the Zoning Hearing Examiner  
 6 shall review the Permit Site Plan and variance application for consistency with the requirements  
 7 of this Subtitle.

8           (E) The Zoning Hearing Examiner shall forward the application to appropriate  
 9 County, state, regional, and municipal departments and agencies for review and comment.

10          (F) A technical staff report shall be prepared and submitted to the Zoning Hearing  
 11 Examiner and parties of record not later than two (2) weeks prior to a public hearing on the  
 12 application.

13          (G) Within one hundred and twenty (120) calendar Days after the application has  
 14 been accepted, the Zoning Hearing Examiner shall, after a public hearing, approve or disapprove  
 15 the application. The applicant may waive the 120-Day limit in writing if additional time is  
 16 needed. Otherwise, where no action is taken within one hundred and twenty (120) calendar Days  
 17 of acceptance, the application shall be deemed approved.

18           (2) **Public Notification**

19           The applicant shall notify parties of record of the acceptance of any Permit Site  
 20 Plan application that requests any variance(s) from the standards in the approved Regulating  
 21 Plan. The applicant shall also send an informational mailing to all adjoining property owners,  
 22 including owners whose properties lie directly across a street, alley, or stream. At the same time  
 23 and in the same manner, the applicant shall send an informational mailing to every municipality  
 24 located within one (1) mile of the applicant's property and to all civic associations registered  
 25 with the Commission for the area which includes the property. This informational mailing shall  
 26 follow the procedures set forth by Section 27-125.01 of the County Code.

27           (3) **Criteria for granting variances.**

28           (A) A variance may only be granted when the Zoning Hearing Examiner finds that:  
 29           (i) A specific parcel of land has exceptional narrowness, shallowness, or  
 30 shape, exceptional topographic conditions, or other extraordinary situations or conditions;

1                   (ii) The strict application of this Subtitle will result in peculiar and unusual  
2 practical difficulties to, or exceptional or undue hardship upon, the owner of the property;

3                   (iii) The variance will not substantially impair the intent, purpose, or integrity  
4 of the Regulating Plan; and

5                   (iv) The variance will not substantially impair the intent, purpose, or integrity  
6 of the General Plan, master plan, or sector plan.

7                   (B) When a variance cannot be granted by the Zoning Hearing Examiner, the  
8 applicant may choose to:

9                   (i) Modify the Permit Site Plan and resubmit for Planning Director or  
10 Designee review in accordance with the regulations of this Subtitle; or

11                   (ii) Seek approval of a new Regulating Plan.

12                   (3) **District Council Review of the Zoning Hearing Examiner's Decision.**

13                   (A) The District Council may vote to review the Zoning Hearing Examiner's  
14 decision on its own motion within thirty (30) calendar Days after the date of the notice.

15                   (B) The Clerk of the Council shall notify the Zoning Hearing Examiner of the  
16 review decision. Within seven (7) calendar Days after receiving this notice, the Zoning Hearing  
17 Examiner shall transmit to the District Council a copy of the Permit Site Plan, all written  
18 evidence and materials submitted for consideration by the Planning Board, and a transcript of the  
19 public hearing on the Permit Site Plan, if any.

20                   (C) The District Council shall schedule a public hearing on the review to be held  
21 within thirty (30) calendar days of the decision to review a Permit Site Plan decision.

22                   (D) The Clerk of the Council shall notify parties of record of the review decision not  
23 later than fourteen (14) calendar Days prior to any public hearing on the review.

24                   (E) Within fourteen (14) calendar Days after the close of the District Council's  
25 hearing, or at the next District Council hearing date, the Council shall affirm, reverse, or modify  
26 the decision of the Zoning Hearing Examiner. Where the Council approves a Permit Site Plan, it  
27 shall make the same findings which are required to be made by the Zoning Hearing Examiner. If  
28 the Council fails to act within the specified time, the Zoning Hearing Examiner's decision is  
29 automatically approved.

1           (F) The District Council shall state the reasons for its action in writing. Copies of  
 2 the decision shall be sent to all persons of record, the Planning Board, and the Zoning Hearing  
 3 Examiner.

4           (G) The months of August and December shall not be included in calculating the  
 5 timeframes specified for the District Council review of the Zoning Hearing Examiner's decision.

6 **Sec. 27A-215. Text Amendments.**

7           **(a) Form of Zoning Bills.**

8           All text amendments shall be introduced as bills. All Zoning Bills shall be identified as  
 9 such in the heading of the bill. The enacting clause shall identify the County Council as the  
 10 "County Council of Prince George's County, Maryland, sitting as the District Council."

11           **(b) Rules of procedure.**

12           (1) Where not otherwise provided by law, the Rules of Procedure for the Prince  
 13 George's County Council shall be applicable when the District Council acts on Zoning Ordinance  
 14 text amendments. Zoning Ordinance text amendments shall not be governed by provisions of the  
 15 Rules of Procedure establishing effective dates for other bills.

16           (2) An amendment of a proposed text amendment does not have to be re-advertised,  
 17 and no additional public hearing has to be held, provided the amendment falls within the action  
 18 possible by the District Council under the original advertisement of the subject matter of the  
 19 Zoning Bill.

20           **(c) Notice of public hearing.**

21           Notice of the public hearing shall be in accordance with the procedures required for  
 22 bills introduced under Section 317 of the Prince George's County Charter. The hearing shall not  
 23 be held less than fourteen (14) calendar working Days after the introduction of the bill. Unless  
 24 directed otherwise by the Council, Zoning Bills shall be routinely scheduled by the Clerk for a  
 25 hearing between thirty-five (35) and forty-five (45) calendar Days after introduction.

26           **(d) Referral to Planning Board.**

27           When a Zoning Bill is introduced, a copy of the bill shall be transmitted to the Prince  
 28 George's County Planning Board by the Clerk of the Council, along with a notice of the date,  
 29 time, and place of the public hearing. The Board shall submit its comments on the bill prior to or  
 30 at the public hearing. The failure to file its comments shall constitute Planning Board approval.

1 At the request of the Planning Board, the District Council may keep the record open for Board  
 2 comments.

3 **(e) Adoption.**

4 The adoption of a text amendment shall be by majority of the full Council. Upon  
 5 adoption, a copy of the adopted bill shall be transmitted to the Planning Board by the Clerk of  
 6 the Council. The effective date of a text amendment may be the date of the enactment or a later  
 7 date established in the legislation.

8 **(f) Reconsideration.**

9 After the effective date of the bill, the District Council shall only reconsider a Zoning  
 10 Ordinance text amendment by introducing a new Zoning Bill.

11 **Sec. 27A-216. Timetable for Urban Centers and Corridor Nodes Development Code**

12 **Review.**

13 (a) In order to ensure the suitability of this Subtitle as an implementation and zoning  
 14 technique to effectively guide the future development of Urban Centers and Corridor Nodes, the  
 15 District Council shall establish a timetable for the evaluation of the regulations of this Subtitle.

16 (b) The District Council shall initiate a comprehensive review of this Subtitle by June 30,  
 17 2013 to determine if revisions are necessary to better achieve its goals and intent for  
 18 development in designated Centers and Corridor Nodes.

19 (c) If the comprehensive review finds that revisions to this Subtitle are necessary, the  
 20 District Council shall establish a task force consisting of Planning Department staff, the  
 21 Department of Parks and Recreation, County, state, and regional agencies, and other parties as  
 22 appropriate to address the issues that have been identified by amending this Subtitle in  
 23 accordance with the procedures specified in Section 27A-215.

24 **SUBTITLE 27A. URBAN CENTERS AND CORRIDOR NODES**

25 **PART 3. REGULATING PLANS AND FUNCTIONAL OVERLAYS**

26 **Sec. 27A-301. Rules for Regulating Plans.**

27 **(a) Purpose and Intent.**

28 (1) A Regulating Plan is the controlling document and principal tool for imple-  
 29 menting this Subtitle.

30 (2) Functional Overlays for elements such as environmental infrastructure, the  
 31 transportation network, public facilities, and historic resources are essential to the development

1 of a Regulating Plan. No Regulating Plan may be created or approved without due consideration  
 2 of these Functional Overlays.

3 (3) The Regulating Plan makes the development standards place-specific, by allocat-  
 4 ing the Building Envelope Standards (BES) within each center and mapping the public spaces. A  
 5 Regulating Plan identifies: the boundaries for the center or Urban Neighborhood; new and  
 6 existing Streets; the Build-to Line and Parking Setback Line, the Street Tree Alignment line,  
 7 Regulated Environmental Features, and the Street-type designation throughout the plan area.

8 (4) A Regulating Plan may identify specific characteristics assigned to a lot or  
 9 building site and may identify additional regulations (and opportunities) for lots in specific  
 10 locations, as well as exceptions to the Building Envelope Standards or other standards of this  
 11 Subtitle.

12 (5) A Regulating Plan, submitted and approved in accordance with Part 2.  
 13 Administration, shall be prepared for each Urban Neighborhood. It is generally the product of the  
 14 master planning or sector planning process, but may also result from a Zoning Map Amendment.

15 (6) The Urban Neighborhood, except as otherwise noted, is the minimum increment  
 16 for a Regulating Plan.

17 (7) Abutting Regulating Plans shall be compatible with one another. For the purposes  
 18 of this paragraph, compatible shall mean that the proposed Regulating Plan is consistent with  
 19 regard to the application of Building Envelope Standards (see Section 27A-304(A)(3)), and that  
 20 to the extent feasible, Streets from the proposed Regulating Plan connect to those in any existing  
 21 abutting Regulating Plan.

22 **Sec. 27A-302. Functional Overlays.**

23 **(a) Purpose and Intent.**

24 Functional Overlays serve several purposes in this Subtitle.

25 (A) They provide an inventory of existing resources that may be impacted by  
 26 development in a UC District, and help identify site and lot issues pertinent to the review of  
 27 development.

28 (B) They coordinate district-wide resources, facilities, or functions for the  
 29 purpose of minimizing surplus infrastructure, sharing resources, and integrating impacts of  
 30 development and use.

31 (C) They establish functional transportation networks that inventory existing

1 and proposed Rights-of-Way and ensure an Urban Center or Corridor Node is adequately served  
 2 by transit, is accessible and pedestrian-friendly, facilitates bicycle use, and minimizes  
 3 dependence on single-occupancy automobiles, fostering the necessary balance of transportation  
 4 and land use to allow the UC Districts to develop and function.

5 (D) They identify the contribution of each property and facility to the overall  
 6 working of the district.

7 (E) They identify the existing Regulated Environmental Features and seek to  
 8 ensure that the proposed Regulating Plan avoids and minimizes impacts to these features to the  
 9 fullest extent possible.

10 (F) They identify the preferred locations for park and recreation facilities,  
 11 ensure that all residents of an Urban Center or Corridor Node will have equitable access to a  
 12 variety of indoor and outdoor facilities, and provide a basis for determination of acquisition,  
 13 development, operation, and maintenance of public and private parks and recreational facilities.

14 **(b) Preparation and Relationship to Regulating Plans.**

15 (1) Functional Overlays consist of maps, technical studies, and other data as required  
 16 by the Planning Director or Designee, and shall be submitted with proposed Regulating Plans.

17 (2) Functional Overlays shall be prepared prior to the development and approval of a  
 18 Regulating Plan. The existing conditions inventories and functional relationships established by  
 19 these overlays are essential to the development of a Regulating Plan, and the implementation of  
 20 the Urban Centers and Corridor Nodes Development Code.

21 (3) Functional Overlays shall be prepared as directed by the Planning Director or  
 22 Designee during the pre-application conference (in the case of a Zoning Map Amendment), or  
 23 during the preparation of a Sectional Map Amendment, and shall be certified by the Planning  
 24 Director or Designee prior to review of a proposed Regulating Plan.

25 **(c) Functional Overlay Areas.**

26 Functional Overlays shall include but not be limited to:

27 (1) An environmental overlay reflecting the locations of Regulated Environmental  
 28 Features as determined in an approved Natural Resources Inventory (NRI) prepared in  
 29 conformance with the Environmental Technical Manual. This information shall be used in the  
 30 rest of the development process under this Subtitle to identify Regulated Environmental Features  
 31 in both the Regulating Plan and in individual Permit Site Plan applications.

1           (2) A transportation network overlay that will show how networked elements will be  
 2 accommodated on a given Street in a given Block, and how each Block is served. This overlay  
 3 shall provide the functional basis for the designation of Street types and typical sections, as well  
 4 as the design of lane widths, intersection radii, crosswalks, traffic calming measures, sidewalks,  
 5 trails, transit stops, and other geometric design features. Each Block shall have frontage on at  
 6 least one Street which will be designed for the transportation uses (such as truck access for  
 7 loading) needed by the uses within that Block. The routing of truck and transit vehicles from  
 8 Adjacent areas, as well as expected traffic volumes, within the area of the proposed UC District  
 9 must be considered in the preparation of the transportation overlay. The transportation overlay  
 10 will also show how the transportation network connects within the Regulating Plan and to the  
 11 external functional network elements at the outer edge, where the UC District connects to the rest  
 12 of the County. Development of the transportation overlay should be coordinated with  
 13 transportation agencies to the extent feasible. At a minimum, the transportation network overlay  
 14 includes:

15           (A) The location and width of all existing and proposed public and private  
 16 rights-of-way;

17           (B) The use and relationship of each right-of-way for pedestrians, bicycles,  
 18 transit buses, light-rail, delivery trucks, motorized personal vehicle, and automobile traffic;

19           (C) Countywide master plan roadways (if any), transit lines, trails, and  
 20 bikeways;

21           (D) Location of existing and proposed utilities, including water, sewer,  
 22 electric, gas, and cable;

23           (E) Existing and proposed facilities including traffic controls, on-Street  
 24 parking, lighting, Streetscape, and signage;

25           (F) Potential transit upgrades;

26           (G) Pedestrian and bicycle enhancements;

27           (H) Costs of implementation and the ability to utilize County, state, and other  
 28 funding programs to implement the transportation network; and

29           (I) The ability of proposed actions to meet the transportation goals of the  
 30 General Plan and applicable master plan or sector plan.

31           (3) A historical and archaeological resources overlay (to be documented by a

1 qualified professional according to Maryland Historical Trust standards) that shows:

2 (A) The location of all historic and archeological resources in the UC District,  
 3 including buildings, sites, structures, and objects;

4 (B) An inventory identifying archeological resources; and

5 (C) Methods of protection, protected areas, and existing and proposed  
 6 interpretive features.

7 (4) A public facilities overlay, showing:

8 (A) The location of existing public facilities, including parks and recreation  
 9 facilities;

10 (B) The location of all required and proposed dedications for public use;

11 (C) Potential impacts on surrounding public facilities, including school  
 12 population, fire and police response, water and sewer usage, parks and recreation facilities, and  
 13 libraries; and

14 (D) The development schedule and cost estimates for all new public facilities,  
 15 including parks and recreation facilities, proposed within the UC District.

16 (5) A development phasing overlay, which would show the planned development  
 17 process moving towards completion and build-out of the Regulated Plan and Illustrative Plan,  
 18 and the development of needed infrastructure to support that process. This overlay shall also  
 19 identify where development of a parcel or lot is contingent on another parcel or lot, or a required  
 20 infrastructure element such as an access road.

21 **Sec. 27A-303. Components of a Regulating Plan.**

22 **(a) Required Elements.**

23 (1) The Regulating Plan shall be provided in a digital format acceptable to the  
 24 Planning Director or Designee.

25 (2) A Regulating Plan shall be produced at a scale appropriate for review and with the  
 26 same extent as the proposed Illustrative Plan.

27 (3) The Regulating Plan is comprised of and shall show the following components:

28 (A) The land area that is the subject of the zoning map amendment, including  
 29 fifty (50) additional feet beyond the zoning amendment area to establish context, and shall also  
 30 show the immediately abutting roads, water bodies, canals, and other rights-of-way or easements.

31 (B) The boundaries of each Urban Neighborhood.



1                   (C) The location of all Streets, with the Street type specification of each Street.

2                   (D) All frontage designations, or Building Envelope Standards, applied to  
3 existing or future Streets.

4                   (E) The location of all public spaces, parks, and recreation facilities.

5                   (F) The proposed core and edge locations.

6                   (G) The Build-to Lines and Parking Setback Lines.

7                   (H) The location of all Regulated Environmental Features as shown in the  
8 approved Natural Resources Inventory (NRI) developed as part of the environmental functional  
9 overlay.

10                  (I) The location of civic buildings.

11                  (J) A Build-to Line established along each Block.

12                  (K) A Parking Setback Line established along each Block.

13                  (L) Street type designations for all existing and proposed Streets.

14                  (M) Any Employment Reserve area.

15                  (N) Any historic and archeological resource listed in the adopted and approved  
16 Historic Sites and Districts Plan, and which are identified within and Adjacent to the Urban  
17 Center District in the historical and archeological resources overlay.

18                  (O) Any parcel-specific treatment, as designated by an asterisk (\*) on the  
19 Regulating Plan.

20                  (4) The Regulating Plan may show:

21                    (A) Site-specific requirements for development (related to unique context or  
22 urban design).

23                    (B) Site-specific opportunities for development.

24                  (5) Regulating Plans and future development shall be sensitive to the natural  
25 environment:

26                    (A) Regulated Environmental Features shall be preserved in a natural state to the  
27 fullest extent possible.

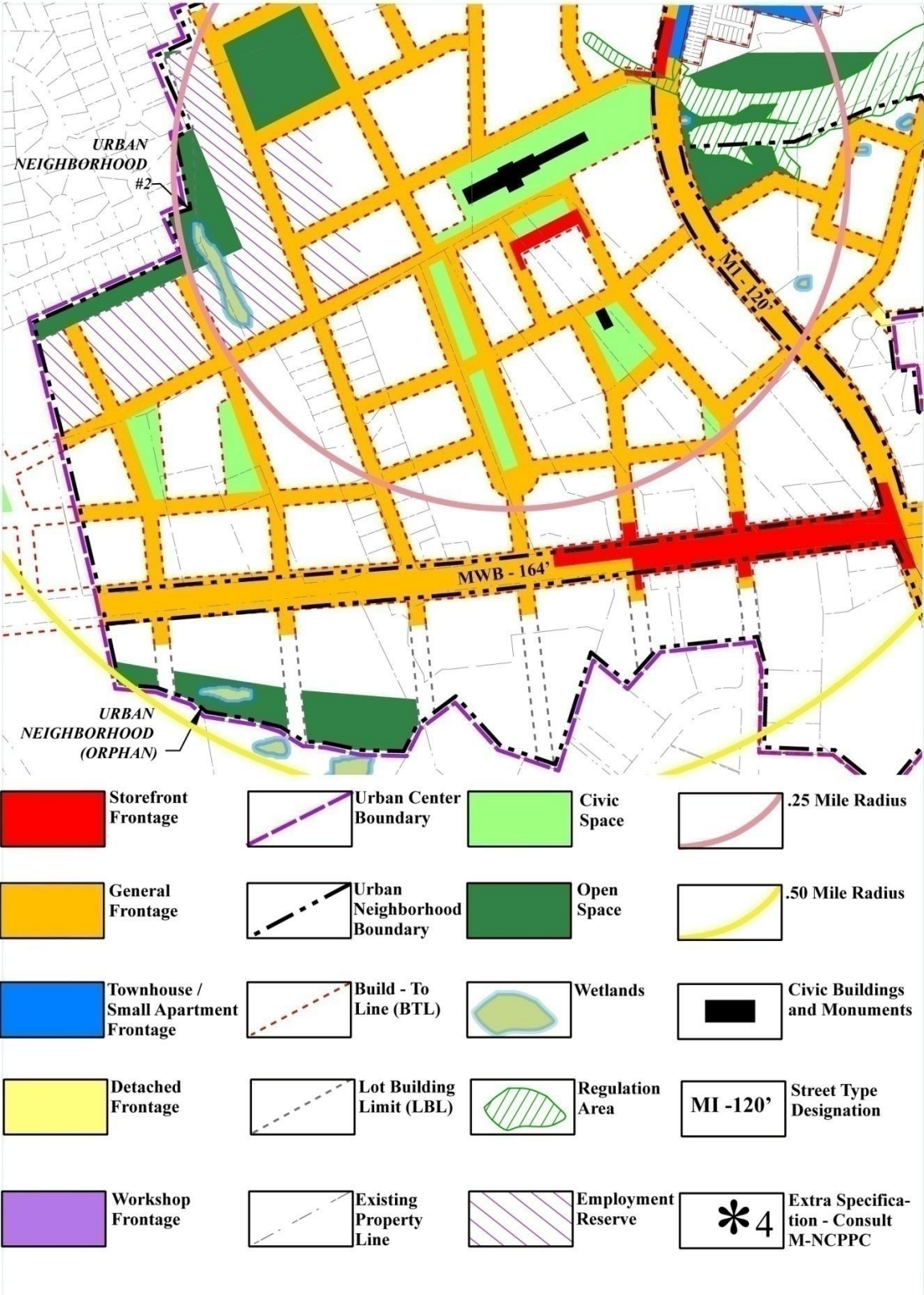
28                    (B) Environmental site design shall be used to the maximum extent practicable.

29                    (C) Green building techniques shall be used to the maximum extent practicable.

1  
2

**(b) Sample Regulating Plan.**

Shown below is a sample Regulating Plan and key.



3

**Sec. 27A-304. Preparation of a Regulating Plan**

When creating a Regulating Plan, the following standards of this Section shall apply.

**(a) Building Envelope Standards (BES).**

**(1) General.**

(A) Building Envelope Standards are designated on the Regulating Plan.

(B) In determining the allocation of Building Envelope Standards within a Regulating Plan (and thereby the form and mixed-use character of each Urban Neighborhood), attention shall be paid to both the physical context (what goes next to what) and the diversity of allowed/required uses (including the Minimum Employment Threshold).

**(2) Allocation by Urban Neighborhood.**

(A) The required mix of Building Envelope Standards that applies to each Urban Neighborhood is specified below. This standard is measured as Net Lot Area. The percentage is measured based on the relationship of the lot area designated with the same Building Envelope Standard to the area of the entire Urban Neighborhood (minus the area of any Street rights-of-way).

<b><u>Building Envelope Standard</u></b>	<b><u>Metropolitan UC-1</u></b>	<b><u>Regional UC-2</u></b>	<b><u>Community UC-3</u></b>	<b><u>Corridor Node UC-4</u></b>
<u>Storefront</u>	<u>4-20%</u>	<u>2-20%</u>	<u>2-20%</u>	<u>2-40%</u>
<u>General</u>	<u>30-80%</u>	<u>30-50%</u>	<u>20-50%</u>	<u>20-50%</u>
<u>Townhouse/Small Apartment</u>	<u>10-30%</u>	<u>10-40%</u>	<u>10-40%</u>	<u>15-40%</u>
<u>Workshop</u>	<u>0-10%</u>	<u>0-15%</u>	<u>0-30%</u>	<u>0-30%</u>
<u>Detached</u>	<u>0-10%</u>	<u>0-15%</u>	<u>0-20%</u>	<u>0-20%</u>

(B) Calculation of allocation occurs by considering each designated Urban Neighborhood separately. The area of the neighborhood minus any Street rights-of-way is calculated first. Then the Net Lot Area of land (minus Street rights-of-way and Regulated Environmental Features) associated with each Building Envelope Standard (mapped in a different color on the Regulating Plan) is calculated. The percentage of the land area in a given BES is then divided by the total net area of the neighborhood to derive a percentage to be matched against the table above.

**(3) Consistency of Application.**

(A) Consistent Building Envelope Standards (of a similar intensity) shall face

1 across Streets. Within the following hierarchy, Building Envelope Standards in the same group  
2 are considered to be consistent and may face each other across Streets:

<b><u>Group 1</u></b>	<u>Storefront/General</u>
<b><u>Group 2</u></b>	<u>General/Small Apartment/Townhouse/Workshop</u>
<b><u>Group 3</u></b>	<u>Small Apartment/Townhouse</u>
<b><u>Group 4</u></b>	<u>Townhouse/Detached</u>
<b><u>Exception</u></b>	<u>When a single-family detached residential district directly fronts (across a Street) an Urban Center District, the Detached Building Envelope Standards shall be used on the Urban Center Street Frontage.</u>

3 (B) When separated by a Square, plaza, Civic Green, or park, consecutive  
4 Building Envelope Standards (one group different) may front one another. For example, types  
5 from Group 1 may face types from Group 2 but not Group 3.

6 (C) Building Envelope Standards from consecutive groups (one group different)  
7 may share a Common Lot Line and/or sit directly beside one another. For example, types from  
8 Group 1 may sit beside types from Group 2 but not Group 3. Such changes shall be consistent on  
9 both sides of the Street and shall not occur more than once per one hundred (100) linear feet of  
10 the Street length.

11 (D) When separated by an Alley (or Common Access Easement) and when  
12 fronting different Streets (i.e. a Corner Lot and its Adjacent lot), Building Envelope Standards  
13 from any group may sit Adjacent or alongside one another.

14 (E) Civic Use Buildings (as designated on the Regulating Plan) are not restricted  
15 by these standards regarding consistent Building Envelope Standards.

16 **(4) Proximity to Rail Transit Stations.**

17 (A) In UC-1 and UC-2 districts, only the Storefront and General Building  
18 Envelope Standards are permitted within a one thousand three hundred twenty (1,320) foot  
19 walking distance (one-quarter mile) of a rail transit station.

20 (B) In the UC-3 district, the Townhouse/Small Apartment Building Envelope  
21 Standards may be permitted within a one thousand three hundred twenty (1,320) foot walking  
22 distance, but not within a three hundred (300) foot walking distance, of a rail transit station.

23 **(5) Urban Neighborhood Boundary Transitions.**

24 (A) In UC-1 and UC-2, the Townhouse/Small Apartment Building Envelope

1 Standards frontage shall only be permitted within eight hundred (800) feet of the boundary of its  
 2 Urban Neighborhood.

3 (B) Where an Urban Neighborhood adjoins an existing residential area, the  
 4 common edge or Street shall be fronted with a Building Envelope Standard of a consistent  
 5 character and scale. When a single-family detached residential district directly fronts (across a  
 6 Street) any UC District, the Detached Building Envelope Standards shall be used on the UC  
 7 District Street Frontage.

8 (C) In all UC Districts, the Detached frontage shall only be permitted within  
 9 three hundred (300) feet of an Urban Neighborhood edge that fronts an existing detached single-  
 10 family residential district. The exception to this shall be where the county has designated an  
 11 existing single-family area for preservation (see Section 27A-305).

12 (D) Each UC District shall provide direct pedestrian access within a right-of-way  
 13 or easement to all Adjacent neighborhoods and parks and recreation facilities. Neighborhoods  
 14 are considered “not Adjacent” when separated by:

15 (i) More than one thousand three hundred twenty (1,320) feet, or one-  
 16 quarter mile;

17 (ii) A limited access highway; or

18 (iii) By existing natural features such as topography or water bodies not  
 19 reasonably crossed or bridged over.

20 **(b) Minimum Employment Threshold**

21 In order to guarantee the provision of a significant employment base in each UC  
 22 District, now and in the future, a Minimum Employment Threshold has been established.

23 (1) The Minimum Employment Threshold is intended to ensure the provision of high-  
 24 value jobs in dense mixed-use environments served by mass transit. Concentrating jobs at  
 25 appropriate locations within the County, namely Urban Centers and Corridor Nodes, will benefit  
 26 the County by reducing traffic congestion and pollution, enhancing the employment and taxation  
 27 base, and ensuring workers are close to amenities such as restaurants, shopping, recreation, and  
 28 living opportunities.

29 (2) For the purposes of this Subtitle, the Minimum Employment Threshold shall be  
 30 dedicated to the creation of jobs classified within the U.S. Census Bureau sectors of construction,  
 31 manufacturing, information, finance and insurance, real estate and rental and leasing.

1 professional, scientific, and technical services, management of companies and enterprises,  
2 educational services, health care and social assistance, arts, entertainment, and recreation, and  
3 accommodation and food services.

4 (3) The Minimum Employment Threshold for each district is expressed as either:

5 (A) The Net Lot Area of each UC District, specified in paragraph (4) below; or

6 (B) A total gross floor area for each UC District that is equal to the percentage  
7 specified below multiplied by two.

8 (4) In order to ensure an appropriate and healthy balance of jobs and housing uses,  
9 the Minimum Employment Thresholds (described as a percentage of Net Lot Area within the UC  
10 District) for each UC District are as follows:

<u>Metropolitan</u> <u>UC-1</u>	<u>Regional</u> <u>UC-2</u>	<u>Community</u> <u>UC-3</u>	<u>Corridor Node</u> <u>UC-4</u>
<u>25%</u>	<u>20%</u>	<u>10%</u>	<u>5%</u>

11 (5) The threshold shall be satisfied by:

12 (A) Demonstrated (built or under development) employment gross floor area  
13 within the Building Envelope Standards on the Regulating Plan; or

14 (B) By holding the specified Net Lot Area in reserve for employment uses; or

15 (C) Any combination of the two above.

16 (6) As employment Net Lot Area or gross floor area is built/demonstrated elsewhere  
17 within the Urban Center, a proportional amount of the land held in reserve may be developed for  
18 non-employment purposes.

19 (c) **Blocks, Streets & Alleys.**

20 The Blocks, Streets, and Alleys provide the framework for each Urban Neighborhood.

21 (1) **Streets.**

22 (A) New Streets shall be designated and designed in accordance with Section  
23 27A-503. All Streets which are proposed for County maintenance under Subtitle 23 shall be  
24 designed to the applicable standards contained in the County roadway standards. Improvements  
25 to roadways in the State highway system shall be designed to the applicable MDOT standards.

26 (B) New Streets may be publicly or privately owned, but public access on  
27 privately owned Streets shall be dedicated via an easement.

28 (C) No Streets may be gated.

1 (D) All lots shall share a frontage line with a Street-Space.

2 **(2) Block Standards.**

3 (A) The average perimeter of the Blocks within an Urban Neighborhood shall  
4 not exceed one thousand three hundred (1,300) feet.

5 (B) Blocks are measured at the Build-to Line, or the edges of Regulated  
6 Environmental Features or public lands where a Build-to Line is not present. All lots and all  
7 contiguous lots are considered to be part of a Block for this purpose.

8 (C) No Block face shall have a length greater than four hundred (400) feet  
9 without an Alley, common drive, or pedestrian pathway providing through-access to another  
10 Street, Alley or Common Access Easement, Street-Space, or Regulated Environmental Features  
11 or public lands.

12 (D) Existing individual platted lots with less than seventy-five (75) feet of  
13 frontage are exempt from the requirement to interrupt the Block face; those with over two  
14 hundred fifty (250) feet of frontage shall meet the requirement within their lot, unless already  
15 satisfied within that Block face.

16 **(3) Street Grid.**

17 (A) Connectivity of the Street grid throughout each Urban Neighborhood,  
18 specifically intersection alignments, is established and regulated by the Regulating Plan and  
19 Street specifications and as specified below.

20 (B) In configuring the major Street types, the relationship between the  
21 competing needs of through traffic and the goals of an Urban Center or Corridor Node should be  
22 directly considered.

23 (C) For Streets types NST-1, NST-2a, NST-2b, NST-3 (see Section 27A-503),  
24 the center line may be moved up to fifty (50) feet in either direction, as long as:

25 (i) The Street connectivity is maintained;

26 (ii) No Street intersection occurs within one hundred (100) feet of another  
27 intersection; and,

28 (iii) The resulting Block configuration meets the required standards.

29 (D) Streets that do not connect to other Streets, as part of an interconnected  
30 network, are not permitted except as below:

31 (i) Where configured with a one-way loop around the perimeter of a

1 central green area, having a maximum depth (perpendicular to the primary Street centerline) of  
 2 seventy-five (75) feet and a minimum width (dimension parallel to the primary Street) of  
 3 seventy-five (75) feet;

4 (ii) Where less than one hundred twenty (120) feet long (measured from  
 5 the intersection centerlines) and configured as a stub-out designed for connection to future  
 6 Streets/development;

7 (iii) Where less than one hundred twenty (120) feet long (measured from  
 8 the intersection centerlines) and connected to Alleys or common drives giving rear lot access,  
 9 and ending at Regulated Environmental Features or public land.

10 **(4) Access.**

11 (A) Unless otherwise specified on the Regulating Plan, curb cuts are not  
 12 permitted within seventy-five (75) feet of another curb cut, intersection, or driveway. Driveways  
 13 into or from Alleys are not restricted by this measure. All points of access to Streets which are  
 14 proposed for County maintenance under Subtitle 23 shall be subject to permitting under the  
 15 provisions of Subtitle 23. All points of access to Streets on the State highway system shall be  
 16 subject to permitting under the Transportation Article of the Annotated Code of Maryland.

17 (B) Alleys or Common Access Easements shall provide access to the rear of all  
 18 lots, except where lots are on a perimeter common to non-developable or Regulated  
 19 Environmental Features or public lands or where a lot has Streets on three sides and the absence  
 20 of an Alley would not deprive an Adjacent neighbor of rear lot access.

21 (C) Front-loaded garages shall not be permitted.

22 **(d) Public Spaces, Parks, and Recreation Facilities.**

23 Public spaces, Civic Greens or Squares, shall constitute no less than eight percent (8%)  
 24 of the Net Lot Area of each Urban Neighborhood. Each Urban Neighborhood shall have one (1)  
 25 central public space and a variety of other public spaces, small urban parks, and recreation  
 26 facilities.

27 **(1) Central Public Space.**

28 (A) A central Civic Green or Square of a minimum ten thousand (10,000) and  
 29 maximum fifty thousand (50,000) square feet in area shall be provided per each Urban  
 30 Neighborhood.

31 (B) Civic Greens or Squares shall be measured independent of the surrounding



1 right-of-way.

2 (C) The central Civic Green or Square shall be located within a four hundred  
3 (400) foot radius of the geometric center of each Urban Neighborhood.

4 (D) No more than twenty-five percent (25%) of the perimeter of a central Civic  
5 Green or Square may front onto the edge of any Urban Neighborhood.

6 **(2) Other Public Spaces.**

7 (A) Civic Greens or Squares of smaller size shall be distributed throughout the  
8 Urban Neighborhood so that no lot is farther away than a three-minute walk, or approximately  
9 nine hundred (900) feet of a public space.

10 (B) No Civic Green or Square may be narrower than a one to five (1:5) ratio  
11 (width or breadth). The minimum width or breadth dimension shall be twenty-five (25) feet.

12 (C) At least sixty percent (60%) of the public space perimeter shall be abutted by  
13 a Street right-of-way.

14 **(3) Parks and Recreation Facilities.**

15 (A) In addition to passive open spaces such as plazas, Civic Greens, or Squares,  
16 urban active fields and recreational amenities (both indoor and outdoor) should be provided  
17 whenever possible. Deficiencies related to the parks and recreational needs of current and future  
18 residents of the Planning Area where an Urban Center or Corridor Node is located shall be  
19 compiled, evaluated, and analyzed prior to approval of the Regulating Plan. Coordination of  
20 efforts to meet the future recreational needs of the residents shall be accomplished in conjunction  
21 with the Department of Parks and Recreation at the time the Functional Overlays and Regulating  
22 Plans are developed. The locations, acquisition, development, operation, and maintenance of  
23 parks and recreational facilities shall be addressed when deficiencies are found to exist.

24 (i) Urban active fields and recreational amenities should be built with  
25 limited or no green buffers and no on-site parking facilities.

26 (ii) Recreational components within these facilities should consist of  
27 amenities that address the needs for urban communities and recognize the limited space available  
28 in Urban Neighborhoods for active recreation types more suited for suburban environments.  
29 Examples of recreation amenities that are appropriate for Urban Centers and Corridor Nodes  
30 include, but are not limited to, public or community gardens, dog parks, spray pads and/or  
31 outdoor pools, indoor pools, skate parks, cultural arts facilities, fitness and wellness

1 opportunities, programs to provide general, skills, nature, and environmental education, varied  
 2 playground types, disk golf, and themed play such as imitation boulders for rock climbing.

3 (iii) Other facilities may be appropriate depending on the specific needs of  
 4 the Urban Neighborhood and Adjacent communities.

5 (iv) Access to larger neighborhood, community, and regional parks, sports  
 6 fields, special recreation areas, and other amenities should be integral to all Regulating Plans to  
 7 ensure equitable service for all residents to a variety of recreation opportunities.

8 **(4) Civic Use Buildings and Monuments.**

9 Civic Use Buildings and monuments are allowed to occupy up to twenty percent  
 10 (20%) of any single public space.

11 **Sec. 27A-305. Retrofitting Existing Neighborhoods.**

12 (a) Configuring a Regulating Plan for existing situations to meet the standards of this  
 13 Subtitle requires consideration of, and reasonable allowances for, existing buildings and  
 14 infrastructure (and related legal/procedural arrangements), historic and archeological resources,  
 15 property boundaries, and built-form. Reasonable allowances in the Regulating Plan shall be  
 16 made for these conditions.

17 **(b) Permitted deviations in existing neighborhoods.**

18 **(1) Maximum Average Block Perimeter.**

19 May be up to ten percent (10%) larger per Urban Neighborhood.

20 **(2) Street Type Specifications.**

21 (A) The Street standards of this Subtitle shall be implemented at such time as  
 22 Street reconstruction occurs. All Streets which are proposed for County maintenance under  
 23 Subtitle 23 shall be designed to the County roadway standards. Improvements to roadways in the  
 24 State highway system shall be designed to the applicable MDOT standards.

25 (B) Existing major Streets shall be reconfigured to meet the standards of this  
 26 Subtitle or the County or MDOT roadway standards, as applicable, to the extent possible to  
 27 achieve the pedestrian-and transit-oriented development goals of the General Plan. This  
 28 reconfiguration shall occur in coordination with responsible agencies.

29 (C) In configuring the major Street types, the relationship between the  
 30 competing needs of through traffic and the goals of an Urban Center or Corridor Node should be  
 31 directly considered. However, UC Districts should be designed as destinations to minimize the

1 need for major Street designs within the district itself.

2 **(3) Public Space Standards.**

3 (A) The size may vary by up to twenty percent (20%) per Urban Neighborhood.

4 (B) The location may vary by up to twenty percent (20%) per each space.

5 **(4) Building Envelope Standards.**

6 (A) In order to enable special and community-specific urban design  
 7 configurations, the height of a building may vary by up to two (2) stories for up to five (5)  
 8 percent of the frontage within an Urban Center.

9 (B) The location of such special sites shall be noted on the Regulating Plan.

10 **SUBTITLE 27A. URBAN CENTERS AND CORRIDOR NODES**

11 **PART 4. BUILDING ENVELOPE STANDARDS.**

12 **Sec. 27A-401. Purpose and Intent.**

13 (a) The goal of the Building Envelope Standards (BES) is the creation of a vital, and  
 14 coherent public realm through the creation of good Street-Space. The intent of these form  
 15 standards is to shape the Street-Space—the specific physical and functional character—of the  
 16 UC Districts. The placement and form controls on building frontages work together to frame the  
 17 Street-Space while allowing the buildings greater latitude behind their Façades. The Building  
 18 Envelope Standards aim for the minimum level of control necessary to meet this intent.

19 (b) The BES set the basic parameters governing building construction, including the  
 20 building envelope (in three dimensions) and certain required or permitted functional elements,  
 21 such as colonnades, stoops, balconies, Front Porches, and Street Walls.

22 (c) The BES establish the rules for development and redevelopment on private lots, unless  
 23 otherwise indicated on the Regulating Plan.

24 (d) The Regulating Plan identifies the Building Envelope Standards for all private building  
 25 sites within an UC District.

26 **Sec. 27A-402. General Provisions.**

27 The following apply to all BES, unless expressly stated otherwise within an individual BES or  
 28 otherwise designated on the Regulating Plan.

29 **(a) Transitions.**

30 When the BES designation shown on the Regulating Plan changes along a property's  
 31 Build-to Line (BTL), that property owner has the option, for his property's Street Frontage only.

1 of applying either BES for a maximum additional distance of fifty (50) feet in either direction  
 2 along the Build-to Line (BTL).

3 **(b) Façade Composition.**

4 Façade composition is the arrangement and proportion of Façade materials and ele-  
 5 ments (windows, doors, columns, pilasters, bays). The Urban Centers and Corridor Nodes  
 6 Development Code focuses on Façade design that incorporates architectural articulation and  
 7 expression through design and materials to maintain and protect a human-scale for the Street-  
 8 Space.

9 (1) Façades along the Build-to Line (BTL) shall present a complete and discrete  
 10 vertical Façade composition (see Section 27A-402(b) (3) for additional clarification) at an  
 11 average Street Frontage length of no greater than sixty (60) feet for Storefront frontage sites;  
 12 seventy-five (75) feet for General and Small Apartment/Townhouse frontage sites; and one  
 13 hundred (100) feet for Workshop and Detached frontage. This standard shall be measured for  
 14 each Block face.

15 (2) Each Façade composition shall include a functioning Street entry door. This  
 16 requirement may be satisfied through the use of liner shops for large floor-plate buildings.  
 17 Individual infill projects on lots with frontage of less than one hundred (100) feet are exempted  
 18 from the overall Façade composition requirement, but shall still include a functioning Street  
 19 entry.

20 (3) “A complete and discrete” composition is like a new Façade, much as for a new  
 21 building. To achieve this within a single building frontage requires, at a minimum, item (A).  
 22 below and two additional items:

23 (A) Clearly different Ground Story Façade composition (both materials and  
 24 Fenestration proportions) from that of the upper stories.

25 (B) Clearly different window proportions (minimum difference twenty percent  
 26 (20%)).

27 (C) Clearly different Façade composition (clearly different ‘bay’ rhythm, e.g.  
 28 ‘ABA’ – ‘ABBA’ – ‘BAAB’ – ‘ABCBA’).

29 (D) Clearly different wall material (color changes shall not be considered as  
 30 different wall materials).

31 (E) Clearly different Fenestration percentage, with a minimum difference of

1 twelve percent (12%). Ground floor Façades are exempt from this provision.

2 **(c) Building Size.**

3 The maximum floor-plate (footprint) for a building shall not exceed twenty-five  
 4 thousand (25,000) square feet; beyond that limit a variance is required in accordance with  
 5 Section 27A-214. Grocery use sites designated on the Regulating Plan are exempt from this  
 6 standard. Parking structures built according to this Subtitle are also exempt from this standard.

7 **(d) Neighborhood Manners.**

8 For any BES frontage except Detached and Small Apartment/Townhouse, the fol-  
 9 lowing rules apply:

10 (1) Where a site has a Common Lot Line with a single-family residential property,  
 11 there shall be a forty (40) foot setback for any structures.

12 (2) Where a site abuts or is Adjacent to (having only an Alley on between) a single-  
 13 family residential property, a Garden Wall four (4) to six (6) feet in height shall be constructed  
 14 on that site within one (1) foot of the Common Lot Line or Alley.

15 (3) Where a site is located within fifty (50) feet of an existing single-family residential  
 16 zoning district, the maximum eave or parapet height for that portion of the site shall be thirty-two  
 17 (32) feet. This requirement supersedes the minimum Story Height requirement.

18 **(e) Height.**

19 (1) The height of all buildings is measured in stories, with an ultimate limit in feet,  
 20 measured relative to the fronting sidewalk elevation, unless otherwise designated in this  
 21 Subtitle.

22 (2) Attic stories are permitted for all sites and do not count against the maximum Story  
 23 limit. Attic stories may have only Dormer windows on the Build-to Line (BTL) Façade.

24 (3) Top-floor mezzanines, penthouses, and lofts count against the maximum Story  
 25 limit. For the purposes of this Subtitle, two-Story penthouses or lofts are considered to be two  
 26 separate stories that both count against the maximum Story limit.

27 (4) If an individual Story exceeds the maximum floor-to-floor height, it shall be  
 28 counted against another Story, and no individual building height may exceed the BES  
 29 prescribed ultimate height.

30 (5) Where a parking structure is within forty (40) feet of any building constructed after  
 31 approval of the Regulating Plan, that portion of the structure shall not exceed the building's

1 primary ridge or parapet height.

2 (6) Mezzanines that have a floor area greater than one-third (1/3<sup>rd</sup>) of the floor area of  
 3 the Story in which they are located shall count as an additional full Story in the Story Height  
 4 measurement.

5 (7) The prescribed minimum Story clear height shall be met for at least eighty percent  
 6 (80%) of the area of the specified Story.

7 **(f) Siting.**

8 (1) The building Façade shall be built to the Build-to Line (BTL) within thirty (30) feet  
 9 of a Block Corner.

10 (2) A Street Wall shall be required along any Build-to Line (BTL) frontage that is not  
 11 otherwise occupied by a building, except for Detached Frontages. The Street Wall shall be  
 12 located not more than eight (8) inches behind the Build-to Line (BTL).

13 (3) The Build-to Line (BTL) designated on the Regulating Plan shall be considered an  
 14 area spanning an additional eighteen (18) inches into the lot, to allow for jogs, Façade articula-  
 15 tion, and other forms of architectural expression unless otherwise designated herein.

16 (4) Buildings may only occupy that portion of the lot specified as the Buildable Area—  
 17 the area behind the Build-to Line (BTL) as designated by the BES.

18 (5) No part of any building may be located outside of the Buildable Area except  
 19 overhanging eaves, awnings, shopfronts, Bay Windows, or balconies. No part of any building  
 20 may contain eaves that overhang a Regulated Environmental Feature.

21 (6) No part of any building may be located outside of any designated boundary line  
 22 except steps, overhanging eaves, or awnings.

23 (7) There is no required setback from Alleys. On lots without Alley access, there shall  
 24 be a minimum twenty-five (25) foot setback from the rear lot line.

25 (8) There are no side lot setbacks, except as specified in the neighborhood manners  
 26 (above) or in the BES.

27 (9) The Parking Setback Line is thirty (30) feet behind the Build-to Line (BTL) and  
 28 extends vertically as a plane unless otherwise indicated on the Regulating Plan or BES. Vehicle  
 29 parking shall be located behind the Parking Setback Line, except where parking is provided  
 30 below grade, on-Street, or otherwise indicated on the Regulating Plan.

31 (10) Corner Lots and through lots shall satisfy the Build-to Line and frontage require-

1 ments for all their designated frontages, unless otherwise specified in this Subtitle.

2 **(g) Elements.**

3 (1) Fenestration is measured as a percentage of the Façade between floor levels.

4 (2) Balconies and stoops shall not project within five (5) feet of a Common Lot Line.

5 (3) No part of any building except overhanging eaves, awnings, balconies, Bay  
 6 Windows, stoops, and shopfronts as specified by the code may project beyond the Build-to Line  
 7 (BTL).

8 (4) Privacy Fences may be constructed along that portion of a Common Lot Line not  
 9 otherwise occupied by a building.

10 **(h) Civic Use Buildings.**

11 When designated on the Regulating Plan, Civic Use Buildings are exempt from the BES  
 12 standards, excepting any provisions that concern Adjacent single-family detached districts.

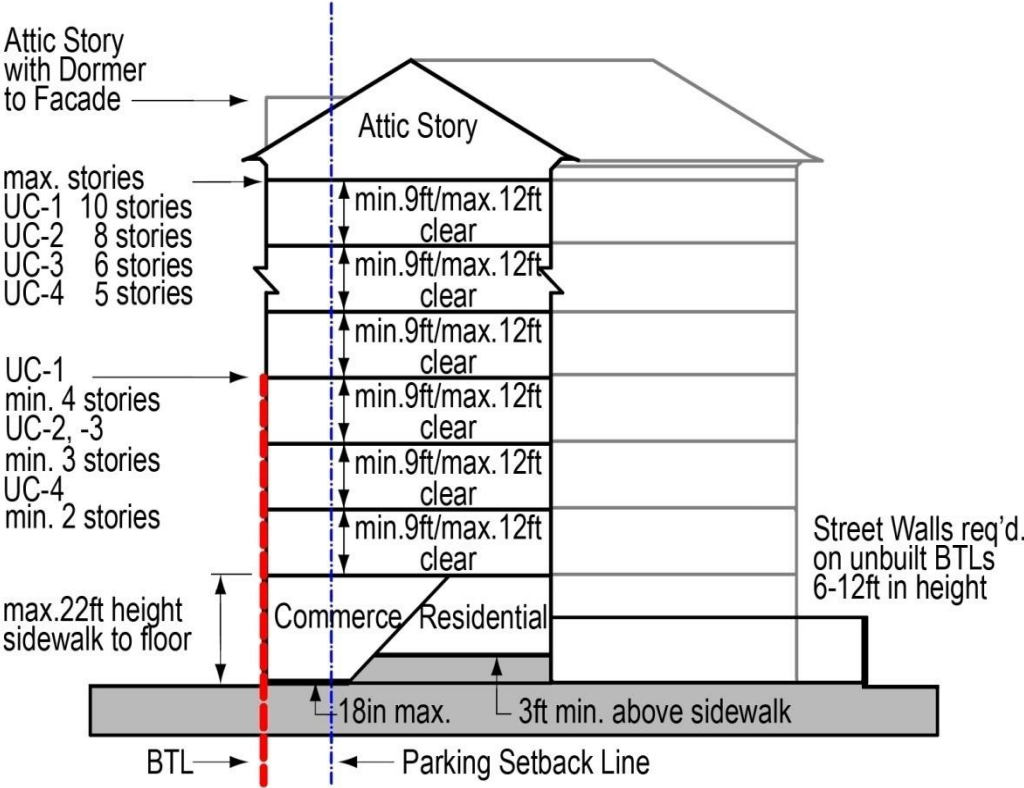
13 **Sec. 27A-403. General Building Envelope Standards.**

14 (a) Intent and Illustrations. The General Building Envelope Standard is the basic urban Street  
 15 Frontage, common in cities across the United States until the recent past. The uses are not  
 16 specific, ranging from commercial to residential, retail to civic—or some combination of all of  
 17 the above. The primary form is that of multi-Story buildings placed directly at the sidewalk, with  
 18 windows across the Façade, with the buildings lined up shoulder to shoulder. The building  
 19 elements—shopfronts, stoops, balconies, etc—vary, depending on the uses. These are sometimes  
 20 called “background” buildings. They are the primary building blocks of an Urban Center.

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(b) General Height and Siting



(1) Height

(A) Building Height. The building shall be:

UC-1: 4 stories minimum, 10 stories and one hundred (160) feet maximum.

UC-2: 3 stories minimum, 8 stories and one hundred thirty (130) feet

maximum.

UC-3: 3 stories minimum, 6 stories and ninety-seven (97) feet maximum.

UC-4: 2 stories minimum, 5 stories and eighty-five (85) feet maximum.

(B) Ground Story Height: Commerce Uses

(i) The average Ground Story finished floor elevation shall be equal to the exterior sidewalk elevation in front of the building, to a maximum finished floor elevation of eighteen (18) inches above the sidewalk.

(ii) The Ground Story shall have at least eighteen (18) feet of clear interior height (floor to ceiling) in the UC-1 District and fifteen (15) feet in all other UC Districts contiguous to the Build-to Line (BTL) frontage for a minimum depth of twenty-five (25) feet.

(iii) The maximum Ground Story Height is twenty-two (22) feet, measured



1 from the sidewalk to second Story floor.

2 (C) Ground Story Height: Residential Units

3 (i) The average finished floor elevation shall be no less than three (3) feet  
4 above the exterior sidewalk elevation at the Build-to Line (BTL).

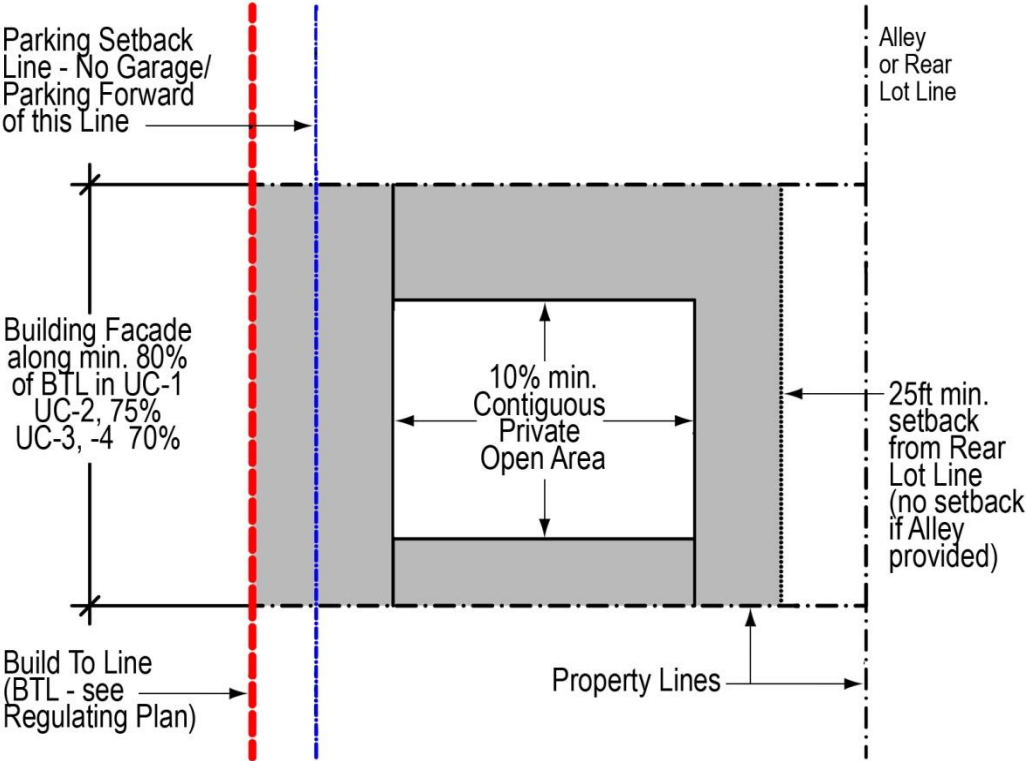
5 (ii) The Ground Story shall have an interior clear height (floor to ceiling) of  
6 at least nine (9) feet and a maximum sidewalk to second Story floor height of twenty-two (22)  
7 feet.

8 (D) Upper Story Height

9 (i) The maximum clear height (floor to ceiling) for stories other than the  
10 Ground Story is twelve (12) feet.

11 (ii) Each upper Story shall have an interior clear height (floor to ceiling) of  
12 at least nine (9) feet.

13 (E) Street Wall Height. A Street Wall between six (6) and twelve (12) feet in  
14 height shall be required along any Build-to Line (BTL) frontage that is not otherwise occupied  
15 by a building on the lot.



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1           (2) Siting

2                   (A) Street Façade

3                           (i) On each lot the building Façade shall be built to the Build-to Line  
4 (BTL) for at least:

5                                   UC-1: eighty percent (80%) of the Build-to Line (BTL) length.

6                                   UC-2: seventy-five percent (75%) of the Build-to Line (BTL) length.

7                                   UC-3: seventy percent (70%) of the Build-to Line (BTL) length.

8                                   UC-4: seventy percent (70%) of the Build-to Line (BTL) length.

9                                   (ii) Within seven (7) feet of the Block Corner, the ground floor Façade may  
10 be chamfered to form a corner entry.

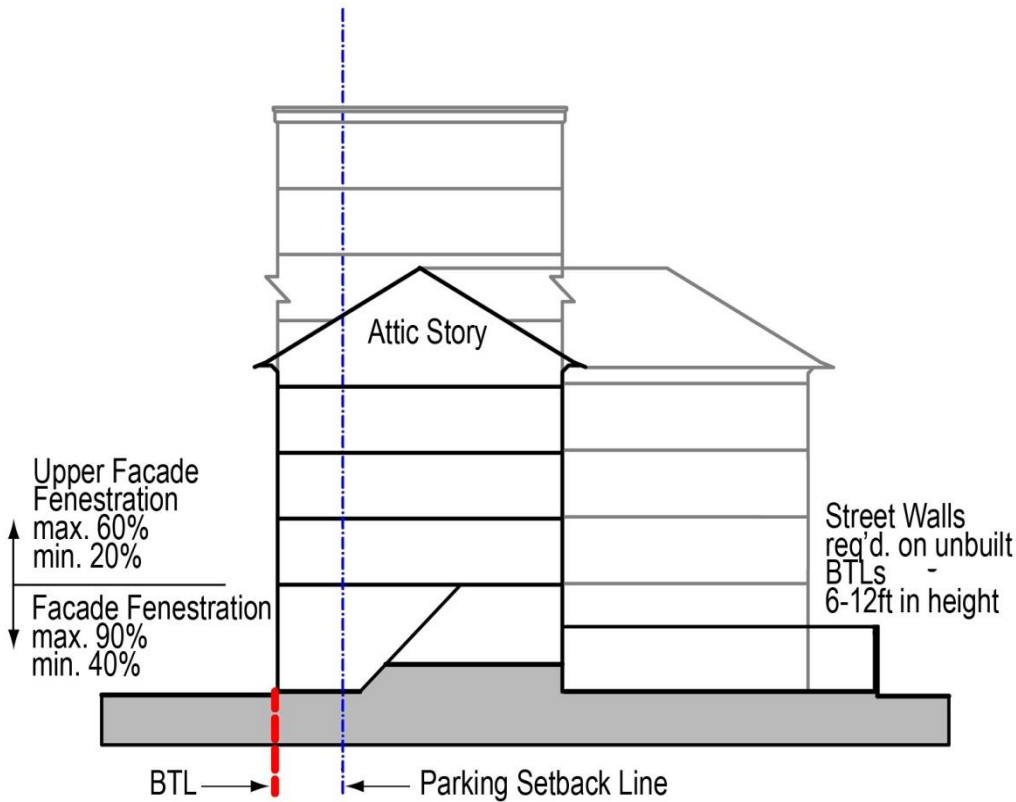
11                           (B) Buildable Area. A contiguous Private Open Area equal to at least ten percent  
12 (10%) of the total Buildable Area shall be preserved on every lot. Such contiguous open area  
13 may be located anywhere behind the parking setback, at or above grade.

14                           (C) Garage and Parking

15                                   (i) Curb cuts or driveways shall be located at least seventy-five (75) feet  
16 away from any Block Corner, curb cut, or another garage entry on the same Block face. These  
17 requirements are not applicable along Alleys.

18                                   (ii) Openings in the Build-to Line (BTL) for parking garage entries shall  
19 have a maximum clear height no greater than sixteen (16) feet and a clear width no greater than  
20 twenty-two (22) feet.

1 (c) General: Elements and Use



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(3) Elements

(A) Fenestration

(i) Blank lengths of wall exceeding twenty (20) linear feet are prohibited on all Build-to Lines (BTL).

(ii) Ground Story Façade Fenestration shall comprise between forty percent (40%) and ninety percent (90%) of the Façade.

(iii) Upper Story Façade Fenestration shall comprise between twenty percent (20%) and sixty percent (60%) of the Façade area per Story.

(B) Building Projections

(i) Awnings shall project a minimum of five (5) feet to a maximum of within one (1) foot of the back of the Tree Lawn.

(ii) Awnings that project over the sidewalk portion of a Street-Space shall maintain a clear height of at least ten (10) feet.

(iii) Awnings may have supporting posts at their outer edge provided that

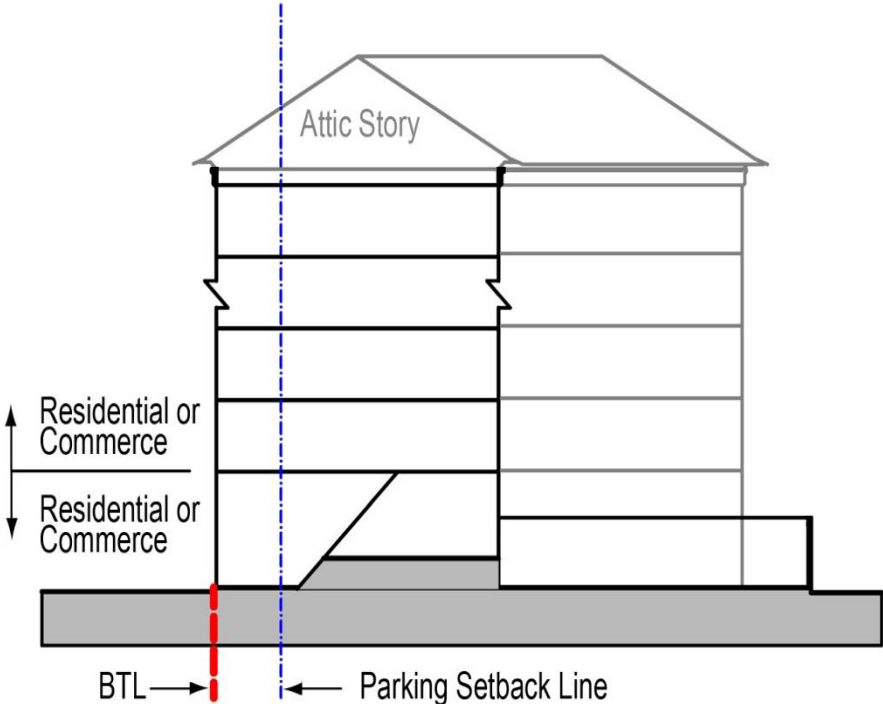
they:

(aa) Have a minimum of eight (8) feet clear width between the Façade and the support posts or columns of the awnings, and

(bb) Provide a continuous Clear Walkway at least four (4) feet wide running Adjacent and parallel to the awning columns/posts.

(C) Doors/Entries. At least one functioning entry door shall be provided along each Ground Story Façade at intervals not greater than seventy-five (75) linear feet.

(D) Street Walls. One vehicle entry gate no wider than twenty (20) feet and one pedestrian entry gate no wider than five (5) feet shall be permitted within any required Street Wall, to a maximum of one (1) vehicle entry gate per one hundred twenty (120) feet of frontage per Block face.



(4) Use

(A) Ground Story. The Ground Story may only house commerce or residential uses. See the height specifications for specific requirements unique to each use. Overnight lodging guest rooms shall meet the requirements for residential use.

(B) Upper stories

(i) The upper stories may only house residential or commerce uses. No

1 restaurant or retail sales uses shall be allowed in upper stories unless they are second Story  
2 extensions equal to or less than the area of the Ground Story use.

3 (ii) No retail use is permitted above a residential use.

4 (ii) Additional habitable space is permitted within the roof where the roof is  
5 configured as an attic Story.

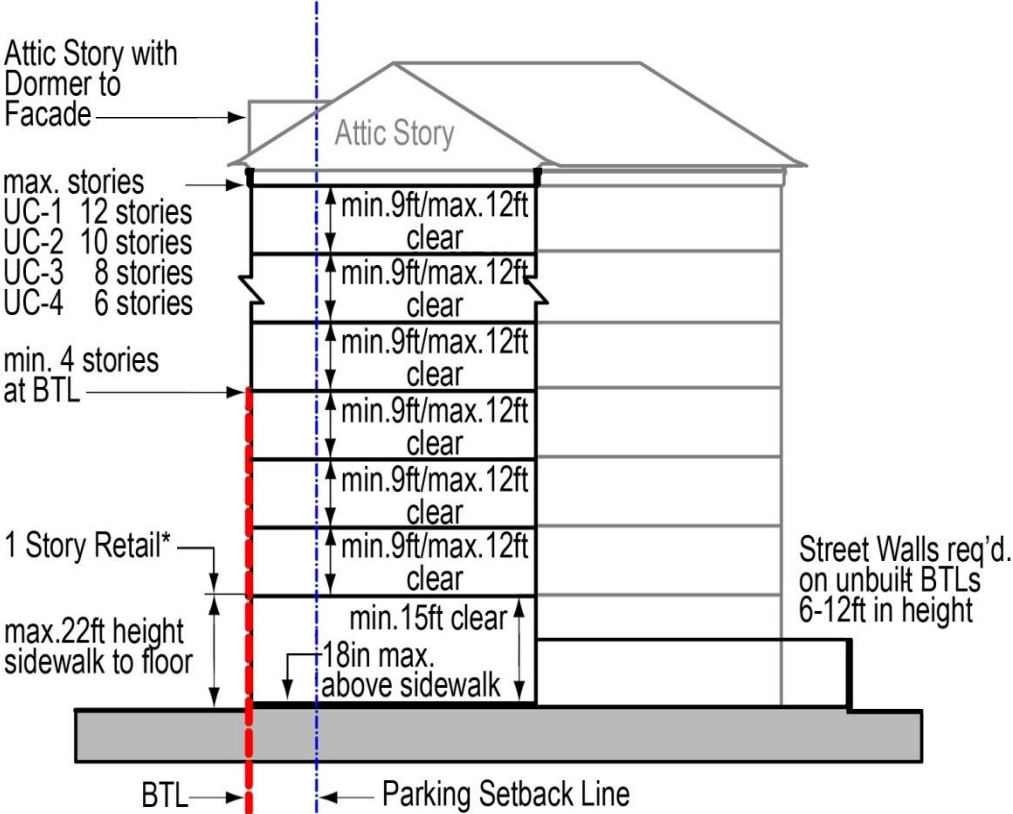
6 (C) Specific Use Requirements. See Section 27A-802 for specific use  
7 requirements.

8 **Sec. 27A-404. Storefront Building Envelope Standards.**

9 (a) Intent and Illustrations. The Storefront Building Envelope Standard is a variation on  
10 the General Building Envelope Standard. The uses for Storefront are highly skewed toward  
11 retail. The primary feature is that of Storefronts placed directly up and into the sidewalk. This  
12 frontage type is ideal for lining large footprint buildings, whether the structure is an office  
13 building, “big-box retail”, or a parking garage. It visually breaks the Façade into smaller  
14 pedestrian-scaled sections and can activate an entire Block length through multiple smaller retail  
15 uses (and entrances).

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(b) Storefront Height and Siting



(1) Height

(A) Building Height. The building shall be:

UC-1: 4 stories minimum, 12 stories and one hundred eighty-seven (187) feet maximum.

UC-2: 4 stories minimum, 10 stories and one hundred fifty-seven (157) feet maximum.

UC-3: 4 stories minimum, 8 stories and one hundred twenty-seven (127) feet maximum.

UC-4: 4 stories minimum, 6 stories and one hundred three (103) feet maximum.

(B) Ground Story Height

(i) The average Ground Story finished floor elevation shall be equal to the exterior sidewalk elevation in front of the building to a maximum finished floor elevation of eighteen (18) inches above the sidewalk.

(ii) The Ground Story shall have at least eighteen (18) feet of clear interior height (floor to ceiling) in the UC-1 District and fifteen (15) feet in all other UC Districts contiguous to the Build-to Line (BTL) frontage for a minimum depth of twenty-five (25) feet.

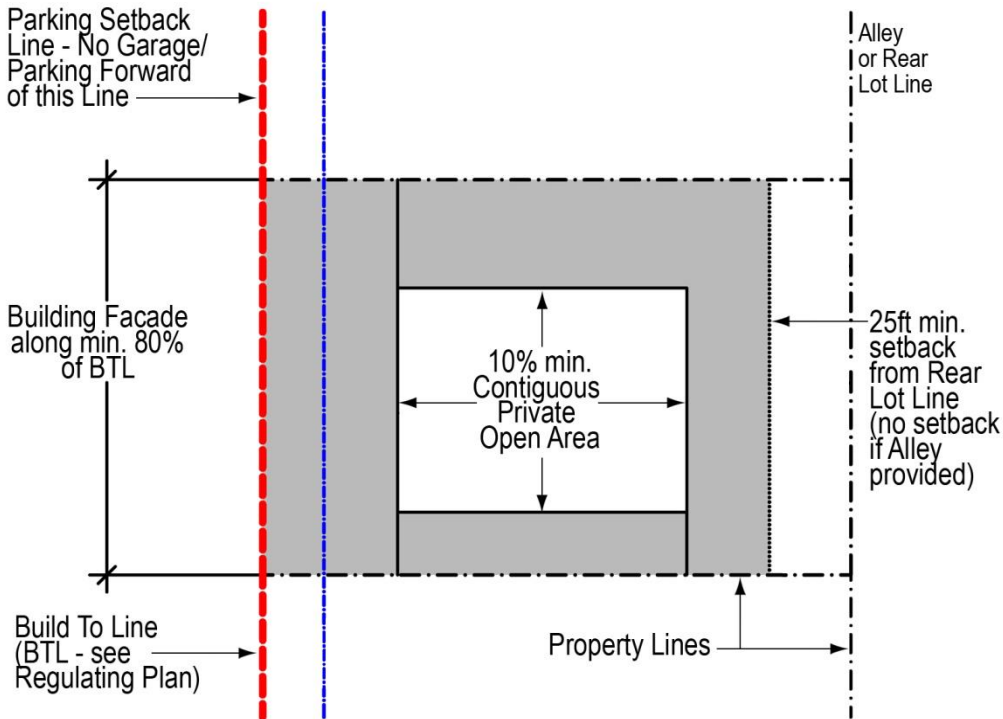
(iii) The maximum Ground Story Height is twenty-two (22) feet, measured from the sidewalk to second Story floor.

(C) Upper Story Height

(i) The maximum clear height (floor to ceiling) for stories other than the Ground Story is twelve (12) feet.

(ii) Each upper Story shall have an interior clear height (floor to ceiling) of at least nine (9) feet.

(D) Street Wall Height. A Street Wall between six (6) and twelve (12) feet in height shall be required along any Build-to Line (BTL) frontage that is not otherwise occupied by a building on the lot.



(4) Siting

(A) Street Façade

1 (i) On each lot the building Façade shall be built to the Build-to Line (BTL) for at  
2 least eighty percent (80%) of the Build-to Line (BTL) length, regardless of BES.

3 (ii) The ground floor Façade may, within seven (7) feet of the Block Corner, be  
4 chamfered to form a corner entry.

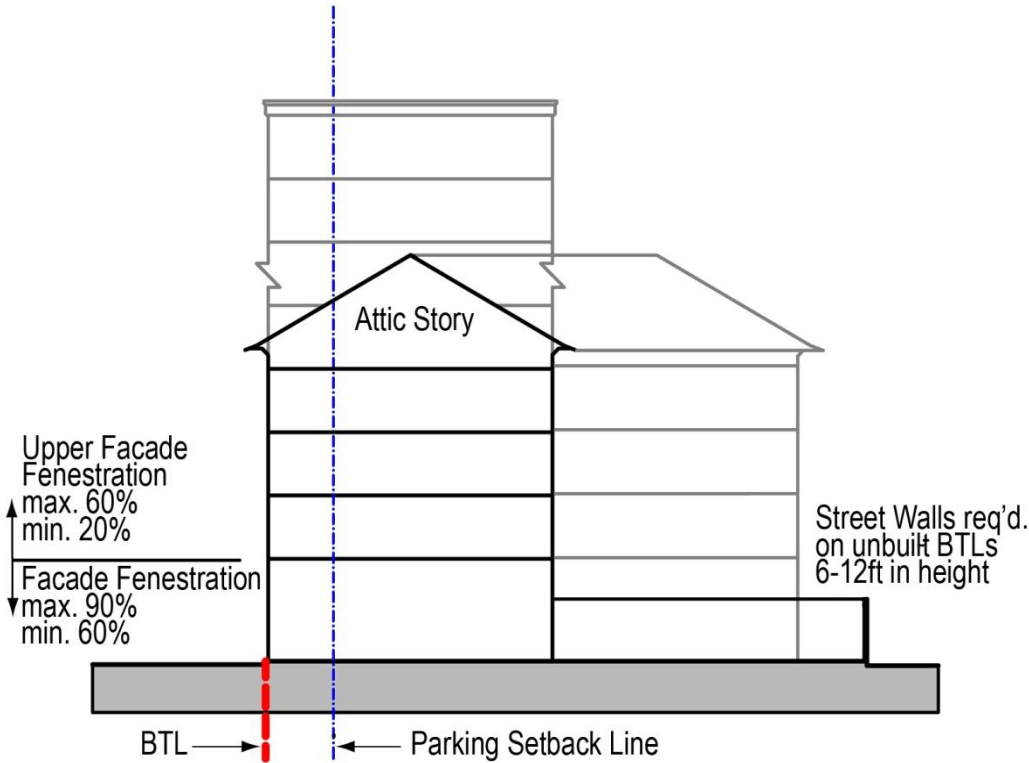
5 (B) Buildable Area. A contiguous Private Open Area equal to at least ten percent  
6 (10%) of the total Buildable Area shall be preserved on every lot. Such contiguous open area  
7 may be located anywhere behind the parking setback, at or above grade.

8 (C) Garage and Parking

9 (i) Curb cuts or driveways shall be located at least seventy-five (75) feet away  
10 from any Block Corner, curb cut, or another garage entry on the same Block face. These  
11 requirements are not applicable along Alleys.

12 (ii) Openings in the Build-to Line (BTL) for parking garage entries shall have a  
13 maximum clear height no greater than sixteen (16) feet and a clear width no greater than twenty-  
14 two (22) feet.

15 (c) Storefront Elements and Use





1           (1) Elements

2                   (A) Fenestration

3                           (i) Blank lengths of wall exceeding 20 linear feet are prohibited on all  
 4 Build-to Lines (BTL).

5                           (ii) Ground Story Façade Fenestration shall comprise between sixty per-  
 6 cent (60%) and ninety percent (90%) of the Façade.

7                           (iii) Upper Story Façade Fenestration shall comprise between twenty  
 8 percent (20%) and sixty percent (60%) of the Façade.

9                   (B) Building Projections

10                           (i) Awnings shall project a minimum of five (5) feet to a maximum of within  
 11 one (1) foot of the back of the Tree Lawn.

12                           (ii) Awnings that project over the sidewalk portion of a Street-Space shall  
 13 maintain a clear height of at least ten (10) feet.

14                           (iii) Awnings may have supporting posts at their outer edge provided that  
 15 they:

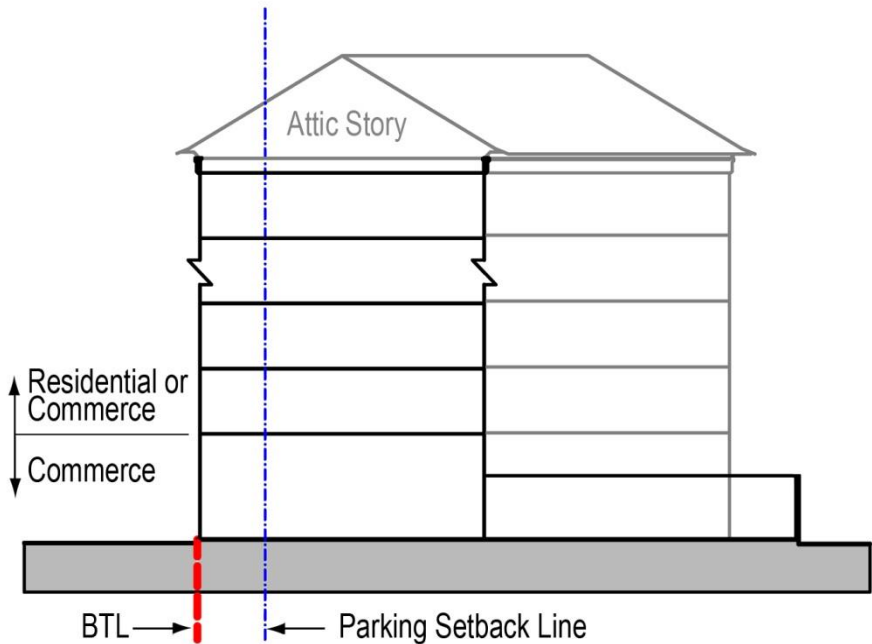
16   (aa) Have a minimum of eight (8) feet clear width between the Façade  
 17 and the support posts or columns of the awnings, and

18   (bb) Provide a continuous Clear Walkway at least four (4) feet wide  
 19 running Adjacent and parallel to the awning columns/posts.

20                           (iv) Shopfronts shall not project more than two (2) feet beyond the Build-to  
 21 Line (BTL).

22                   (C) Doors/Entries. At least one functioning entry door shall be provided along  
 23 each Ground Story Façade at intervals not greater than sixty (60) linear feet.

24                   (D) Street Walls. One vehicle entry gate no wider than twenty (20) feet and one  
 25 pedestrian entry gate no wider than five (5) feet shall be permitted within any required Street  
 26 Wall, to a maximum of one (1) vehicle entry gate per one hundred twenty (120) feet of frontage  
 27 per Block face.



1  
2 (2) Use

3 (A) Ground Story. The Ground Story may only house commerce uses.

4 (B) Upper Stories:

5 (i) The upper stories may only house residential or commerce uses. No  
6 restaurant or retail sales uses shall be allowed in upper stories unless they are second Story  
7 extensions equal to or less than the area of the Ground Story use.

8 (ii) No commerce use is permitted above a residential use.

9 (iii) Additional habitable space is permitted within the roof where the roof is  
10 configured as an attic Story.

11 (C) Specific Use Requirements. See Section 27A-802 for specific use  
12 requirements.

13 **Sec. 27A-405. Townhouse/Small Apartment Building Envelope Standards.**

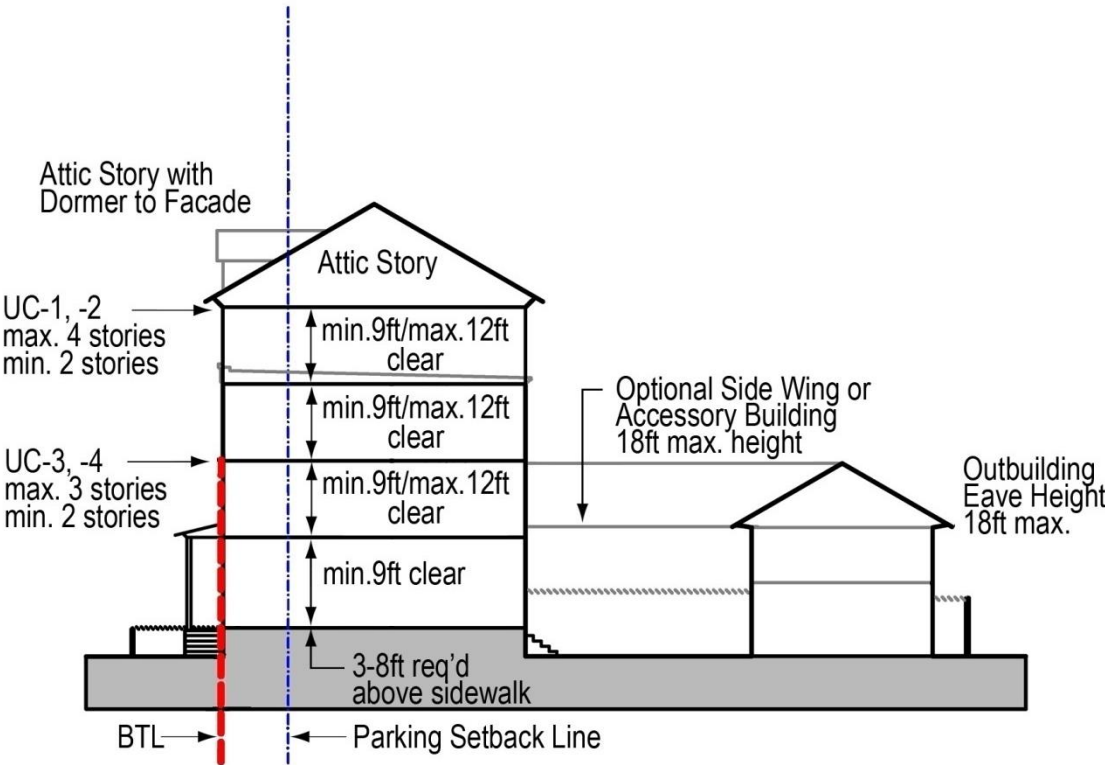
14 (a) Intent and Illustrations.

15 (1) The Small Apartment frontage is a less intensive neighborhood building Block–  
16 typically 3 to 4 stories with regular entrances every fifty to seventy-five (50-75) feet along the  
17 Build-to Line. It is predominantly residential in character. Although a significant percentage of

1 the building Façade will sit at the Build-to Line, the entire Block frontage/Street Wall may be  
2 more irregular, with projecting bays, balconies, or similar arrangements.

3 (2) The Small Apartment standard is commonly used to transition between the more  
4 intense core of an Urban Center and Adjacent residential neighborhoods.

5 (b) Townhouse/Small Apartment Height and Siting



6  
7 (1) Height

8 (A) Building Height. Each building shall be:

9 UC-1: 2 stories minimum, 4 stories and sixty-five (65) feet maximum.

10 UC-2: 2 stories minimum, 4 stories and sixty (60) feet maximum.

11 UC-3: 2 stories minimum, 3 stories and forty-seven (47) feet maximum.

12 UC-4: 2 stories minimum, 3 stories and forty-seven (47) feet maximum.

13 (B) A side wing or ancillary structure shall be no higher than eighteen (18) feet,  
14 measured to its eaves or parapet.

15 (C) Ground Story Height

16 (i) The average finished floor elevation shall be no less than three (3) feet

1 and no more than eight (8) feet above the exterior sidewalk elevation at the Build-to Line (BTL).

2 (ii) The Ground Story shall have an interior clear height (floor to ceiling) of  
3 at least nine (9) feet.

4 (iii) The maximum Ground Story floor to ceiling height is sixteen (16) feet.

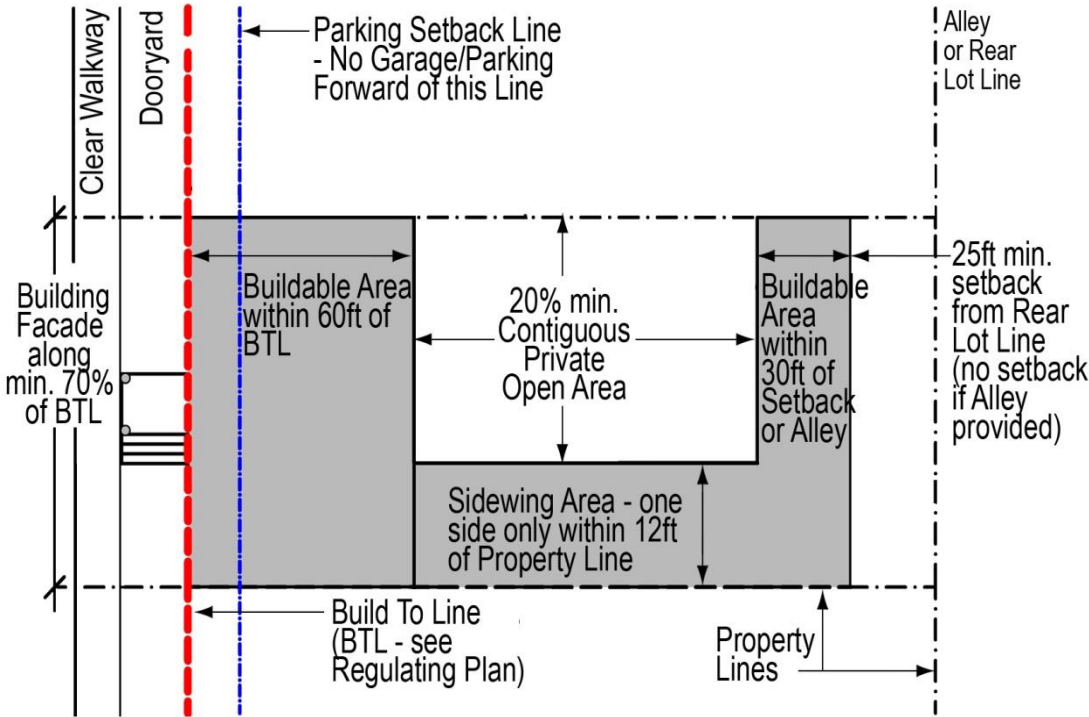
5 (D) Upper Story Height

6 (i) The maximum clear height (floor to ceiling) for stories other than the  
7 Ground Story is twelve (12) feet.

8 (ii) Each upper Story shall have an interior clear height (floor to ceiling) of  
9 at least nine (9) feet.

10 (E) Street Wall Height. A Street Wall between four (4) and eight (8) feet in height  
11 shall be required along any Build-to Line (BTL) frontage that is not otherwise occupied by a  
12 building on the lot.

13 (2) Siting



14 (A) Street Façade

15 (i) On each lot the building Façade shall be built to the Build-to Line (BTL) for at  
16 least seventy percent (70%) of the Build-to Line (BTL) length, regardless of BES.  
17

1                    (ii) For buildings with Front Porches the Dooryard/Clear Walkway line shall  
 2 serve as the Build-to Line (BTL) and the Front Porch shall be built-to the Dooryard line. For this  
 3 situation only, the Façade will sit behind the Build-to Line (BTL), as determined by the required  
 4 Front Porch depth.

5                    (iii) The building Façade shall be built to the Build-to Line (BTL) within twenty  
 6 (20) feet of a Block Corner.

7                    (B) Buildable Area. A contiguous Private Open Area equal to at least twenty percent  
 8 (20%) of the total Buildable Area shall be preserved on every lot. Such contiguous open area  
 9 may be located anywhere behind the parking setback, at grade.

10                    (C) Garage and Parking

11                    (i) Curb cuts or driveways shall be located at least seventy-five (75) feet away  
 12 from any Block Corner, curb cut, or another garage entry on the same Block face. These  
 13 requirements are not applicable along Alleys.

14                    (ii) Garage doors/entries shall not be permitted on the Build-to Line  
 15 (BTL)/Façade.

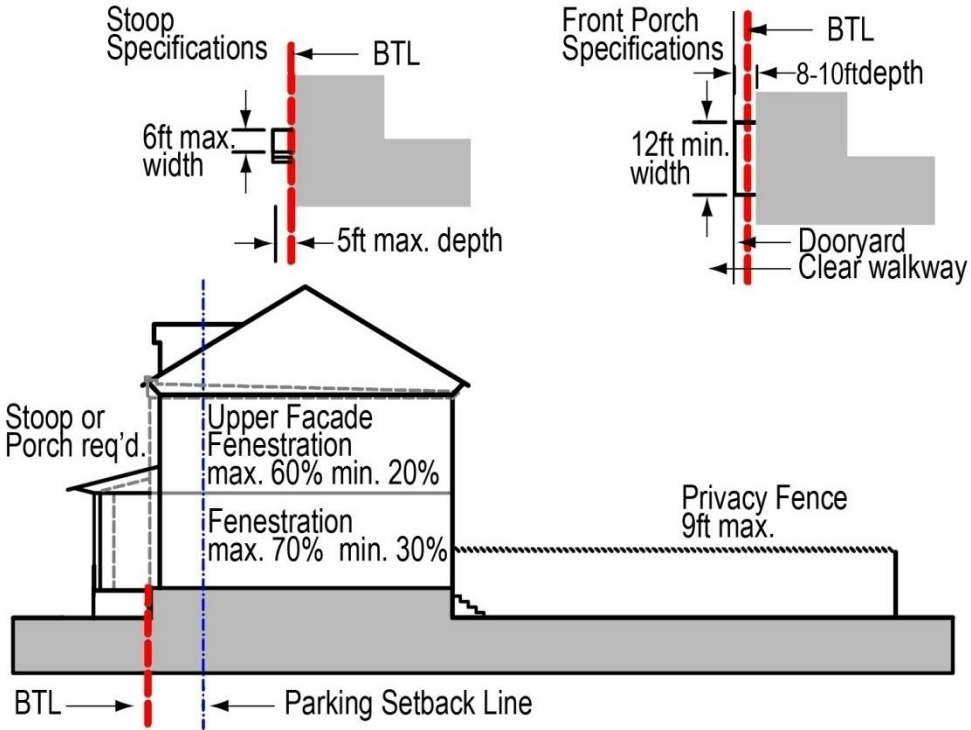
16                    (D) Frontage Widths

17                    (i) The minimum lot width is eighteen (18) feet, the minimum depth is eighty (80)  
 18 feet.

19                    (ii) Although there are no individual side lot setbacks, no building Façade may  
 20 exceed one hundred twenty (120) feet of continuous building frontage. A gap of ten (10) feet to  
 21 twenty (20) feet is required between each such structure.

1

(c) Townhouse/Small Apartment Elements and Use



2

(1) Elements

(A) Fenestration

(i) Blank lengths of wall exceeding fifteen (15) linear feet are prohibited on all Build-to Lines (BTL).

(ii) Ground Story Façade Fenestration shall comprise between thirty percent (30%) and seventy percent (70%) of the Façade.

(iii) Upper Story Façade Fenestration shall comprise between twenty percent (20%) and sixty percent (60%) of the Façade.

(iv) No Ground Story window may face or direct views toward a Common Lot Line within twenty (20) feet unless:

(aa) That view is contained within the lot (e.g. by a Privacy Fence/Garden Wall), or

(bb) The sill for any window on the Ground Story is at least six (6) feet above the finished floor level.

16

1 (B) Building Projections

2 (i) Each lot or Ground Story unit shall include:

3 (aa) A stoop of not more than five (5) feet deep and six (6) feet wide  
4 (not including steps), or

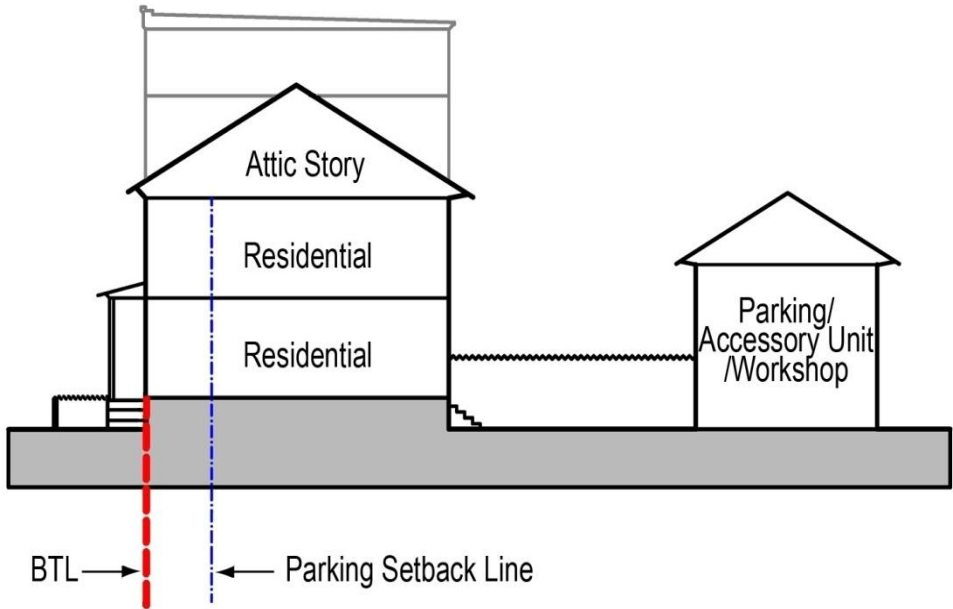
5 (bb) A Front Porch, between eight (8) feet and ten (10) feet deep with a  
6 width not less than twelve (12) feet, at the Dooryard/Clear Walkway line.

7 (C) Doors/Entries. Each Build-to Line (BTL)/Façade Ground Story unit shall  
8 provide a functioning entry door with direct Street access.

9 (D) Street Walls

10 (i) One vehicle entry gate no wider than eighteen (18) feet and one (1)  
11 pedestrian entry gate no wider than five (5) feet shall be permitted within any required Street  
12 Wall, to a maximum of one (1) vehicle entry gate per one hundred twenty (120) feet of frontage  
13 per Block face.

14 (ii) A Privacy Fence may be constructed along any Common Lot Line or  
15 Alley, behind the Build-to Line (BTL) Façade.



16 (2) Use

17 (A) Ground Story. The Ground Story may only house residential uses.

18 (B) Upper Stories

1                    (i) The upper stories may only house residential uses.

2                    (ii) Additional habitable space is permitted within the roof where the roof  
3 is configured as an attic Story.

4                    (C) Accessory Unit

5                    (i) One English Basement unit or one Accessory Unit is permitted per lot.

6                    (ii) The maximum footprint for an Accessory Unit building shall not exceed  
7 six-hundred fifty (650) square feet.

8                    (iii) Parking and Accessory Unit uses are permitted in the Buildable Area at  
9 the rear of the lot.

10                   (D) Specific Use Requirements. See Section 27A-802 for specific use  
11 requirements.

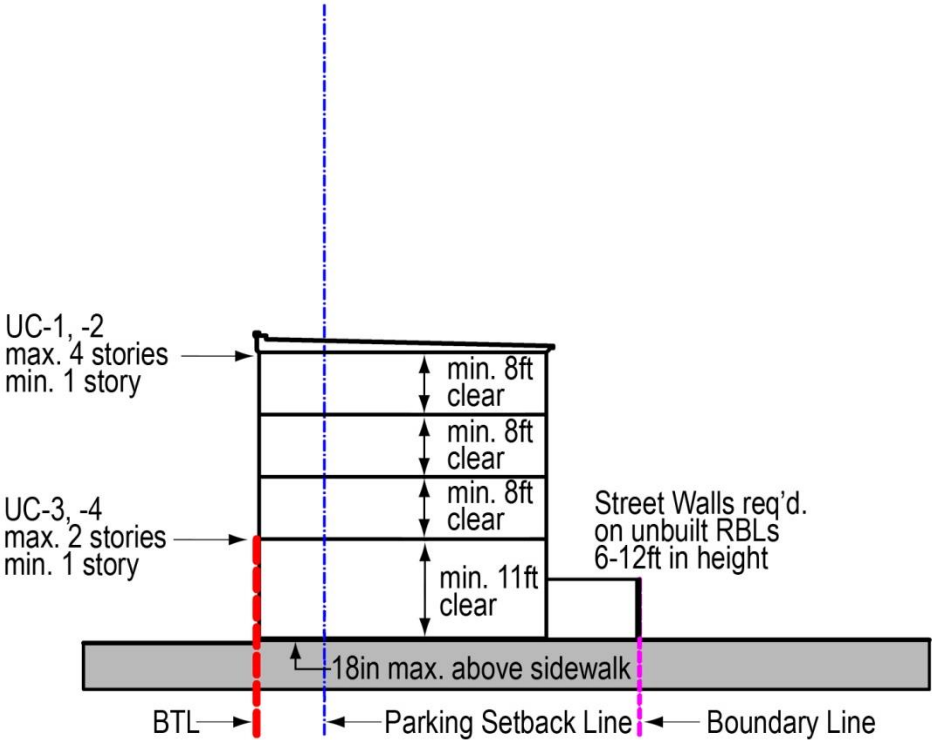
12 **Sec. 27A-406. Workshop Building Envelope Standards.**

13                   (a) Intent and Illustrations. The workshop form standard accommodates small scale service,  
14 manufacturing and repair—including artisanal—within an urban form. These structures are of  
15 limited height and are built to the fronting sidewalk. Exterior work and loading areas are  
16 confined to rear yards at the center of the Block.



1

(b) Workshop Height and Siting



2

(1) Height

(A) Building Height. Each building shall be:

UC-1: 1 Story minimum, 4 stories and seventy (70) feet maximum.

UC-2: 1 Story minimum, 4 stories and sixty-four (64) feet maximum.

UC-3: 1 Story minimum, 2 stories and thirty-nine (39) feet maximum.

UC-4: 1 Story minimum, 2 stories and thirty-nine (39) feet maximum.

(B) Ground Story Height

(i) The average Ground Story finished floor elevation shall be equal to the exterior sidewalk elevation in front of the building to a maximum finished floor elevation of eighteen (18) inches above the sidewalk.

(ii) The Ground Story shall have at least eleven (11) feet of clear interior height (floor to ceiling) contiguous to the Build-to Line (BTL) frontage for a minimum depth of at least twenty-five (25) feet.

(iii) The maximum floor to floor height for the Ground Story is twenty-five (25) feet.

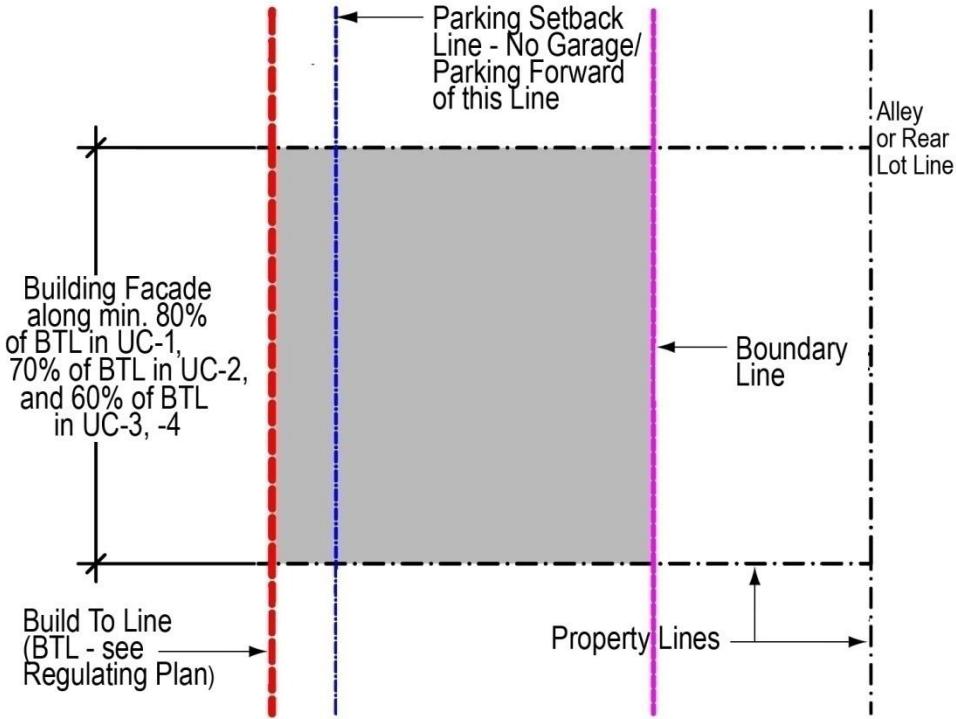
17

1 (C) Upper Story Height

2 (i) The maximum floor-to-floor Story Height for stories other than the  
3 Ground Story is twelve (12) feet.

4 (ii) Each upper Story shall have an interior clear height (floor to ceiling) of  
5 at least eight (8) feet.

6 (D) Street Wall Height. A Street Wall between six (6) and twelve (12) feet in  
7 height shall be required along any Build-to Line (BTL) frontage that is not otherwise occupied  
8 by a building on the lot.



9  
10 (2) Siting

11 (A) Street Façade

12 (i) On each lot the building Façade shall be built to the Build-to Line (BTL) for at  
13 least:

14 UC-1: eighty percent (80%) of the Build-to Line (BTL) length.

15 UC-2: seventy percent (70%) of the Build-to Line (BTL) length.

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UC-3: sixty percent (60%) of the Build-to Line (BTL) length.

UC-4: sixty percent (60%) of the Build-to Line (BTL) length.

(ii) The ground floor Façade, within seven (7) feet of the Block Corner, may be chamfered to form a corner entry.

(B) Buildable Area

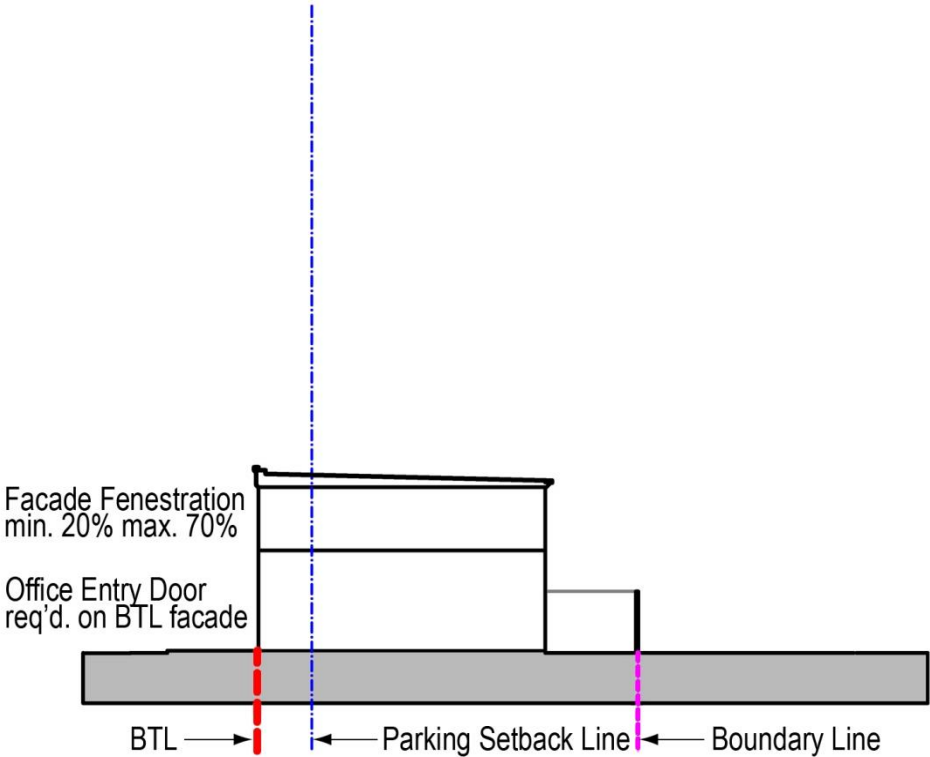
(i) No part of any building, except overhanging eaves, or awnings may occupy the area behind the boundary line. The area may be used for loading, circulation and/or as a work yard.

(ii) A garden/Street Wall or Privacy Fence is allowed behind the boundary line.

(C) Alleys. There is no required set back from Alleys, except as may be provided by a boundary line on the Regulating Plan.

(D) Garage and Parking. Driveways shall be located at least seventy-five (75) feet away from any Block Corner or another driveway or garage entry on the same Block. This requirement does not apply along Alleys.

(c) Workshop Elements and Use



1           (1) Elements

2                   (A) Fenestration

3                           (i) Blank lengths of wall exceeding thirty-five (35) linear feet are prohibited  
4 on all Build-to Lines (BTL).

5                           (ii) Fenestration on Façades shall comprise between twenty percent (20%)  
6 and seventy percent (70%) of the Façade.

7                   (B) Building Projections

8                           (i) Awnings shall project a minimum of five (5) feet to a maximum of within  
9 one (1) foot of the back of the Tree Lawn.

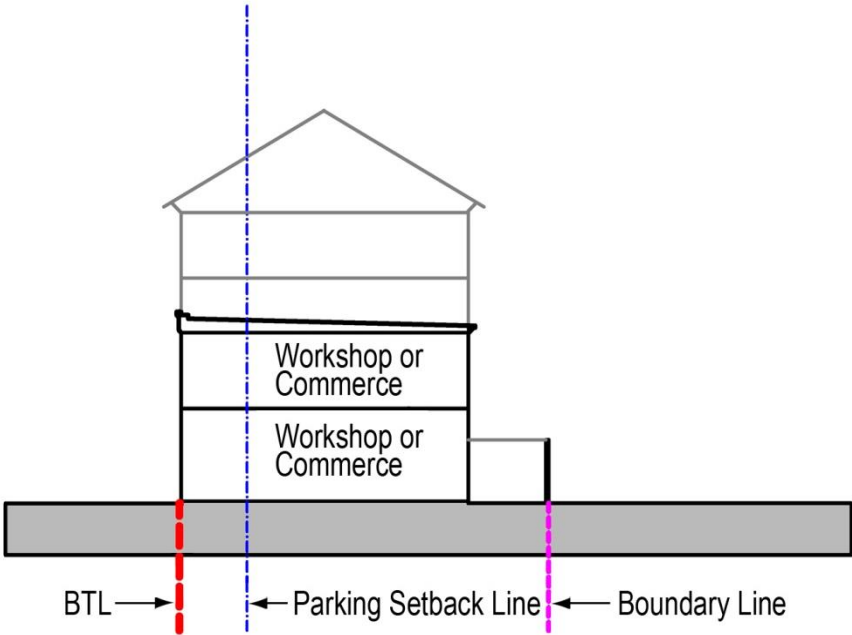
10                          (ii) Awnings that project over the sidewalk portion of a Street-Space shall  
11 maintain a clear height of at least ten (10) feet.

12                          (C) Doors/Entries. At least one functioning pedestrian entry door shall be  
13 provided along each Ground Story Façade at intervals not greater than one hundred (100) linear  
14 feet.

15                   (D) Street Walls and Privacy Fences.

16                           (i) One vehicle entry gate no wider than twenty-five (25) feet and one (1)  
17 pedestrian entry gate no wider than five (5) feet shall be permitted within any required Street  
18 Wall, to a maximum of one (1) vehicle entry gate per one hundred (100) feet of frontage.

19                           (ii) Privacy Fences may be constructed along any portion of a Common Lot  
20 Line or boundary line not otherwise occupied by a building.



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(2) Use

(A) Ground Story. The Ground Story may only house workshop or commerce uses.

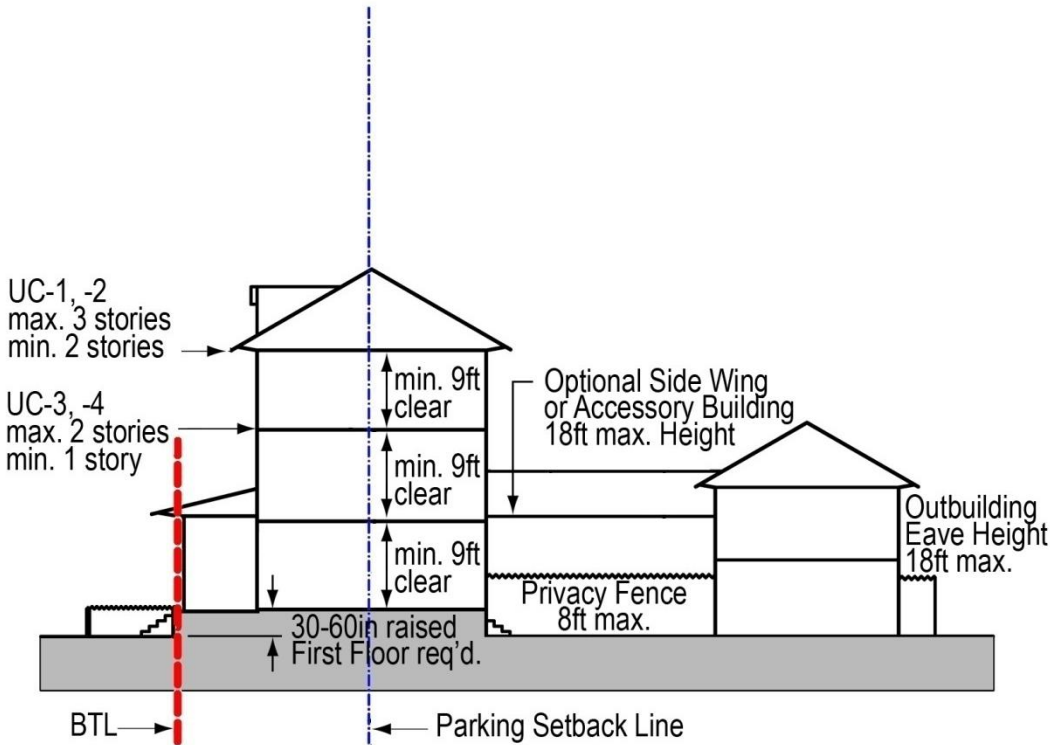
(B) Upper Stories. The upper stories may only house workshop or commerce uses. No restaurant or retail uses shall be allowed in upper stories.

(C) Specific Use Requirements. See Section 27A-802 for specific use requirements.

**Sec. 27A-407. Detached Building Envelope Standards.**

(a) Intent and Illustrations. The detached Building Envelope Standard generally consists of single-family houses with small front, side and rear yards along a tree-lined Street. Structures are typically 2 to 3 stories in height with pitched roofs and porches. This frontage is not common in an Urban Center. It is intended exclusively for the edges of centers that abut existing residential neighborhoods.

(b) Detached Height and Siting



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(1) Height

(A) Building Height. Each building shall be:

- UC-1: 2 stories minimum, 3 stories and forty-five (45) feet maximum.
- UC-2: 2 stories minimum, 3 stories and forty-five (45) feet maximum.
- UC-3: 1 Story minimum, 2 stories and thirty (30) feet maximum.
- UC-4: 1 Story minimum, 2 stories and thirty (30) feet maximum.

(B) A side wing or ancillary structure shall be no higher than eighteen (18) feet, measured to its eaves.

(C) Ground Story Height

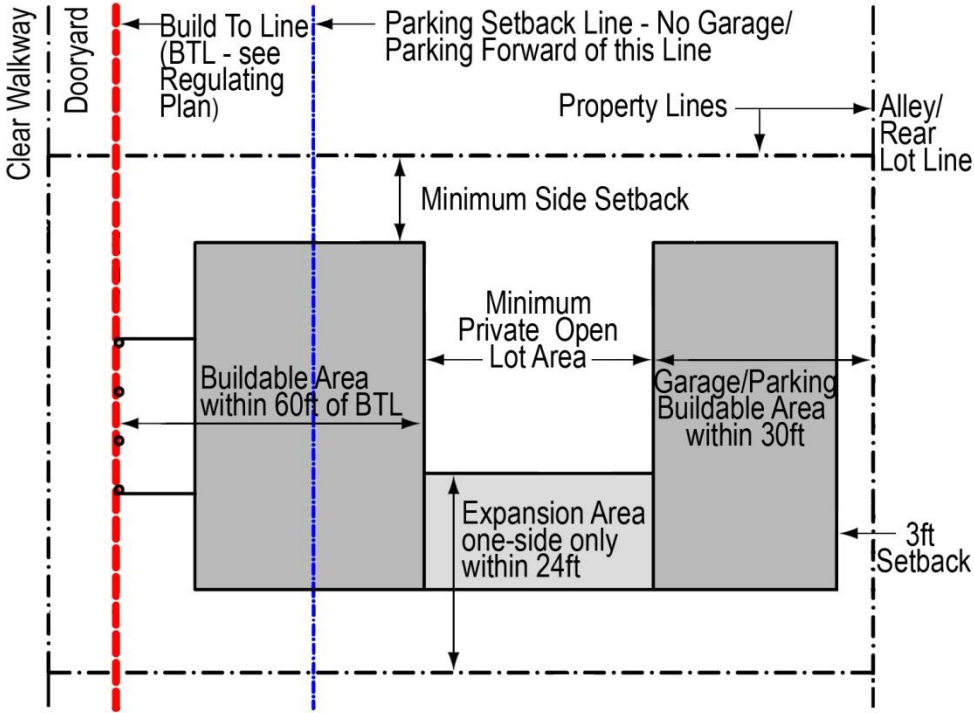
- (i) The average finished floor elevation shall be no less than thirty (30) inches and no more than sixty (60) inches above the exterior sidewalk elevation at the Build-to-Line (BTL).
- (ii) At least eighty percent (80%) of the first Story shall have an interior clear height (floor to ceiling) of at least nine (9) feet.
- (iii) The maximum Ground Story floor to floor height is sixteen (16) feet.

1 (D) Upper Story Height

2 (i) The maximum floor-to-floor Story Height for stories other than the  
3 Ground Story is twelve (12) feet.

4 (ii) Each upper Story shall have an interior clear height (floor to ceiling) of  
5 at least nine (9) feet.

6 (E) Front Yard Fence. A Front Yard Fence is required with a minimum height of  
7 thirty (30) inches and a maximum height of forty (40) inches. The Front Yard Fence may be  
8 located within one (1) foot behind and parallel to the property line sidewalk/Dooryard area of  
9 private lots and also along common lot lines to a point at least ten (10) feet back from the Build-  
10 to Line.



11 (2) Siting

12 (A) Street Façade

13 (i) On each lot the Front Porch shall be built to the Build-to Line (BTL) for  
14 at least thirty-three percent (33%) of the building width.  
15

1                   (ii) Within twenty (20) feet of a Block Corner the building Façade shall be  
2 eight (8) to ten (10) feet behind the Build-to Line (BTL).

3                   (B) Buildable Area. A contiguous private open space equal to at least twenty-five  
4 percent (25%) of the total Buildable Area shall be preserved on every lot. Such contiguous open  
5 area may be located anywhere behind the parking setback, at grade.

6                   (C) Lot Size

7                   (i) Each lot has a minimum width of twenty-four (24) feet and a minimum  
8 depth of ninety (90) feet.

9                   (ii) Each lot has a maximum width of seventy-five (75) feet or two-thirds  
10 (2/3) of the width of the existing fronting lots, whichever is greater. The maximum depth is one  
11 hundred twenty (120) feet.

12                   (D) Front Yard. The Front Yard/Dooryard shall not be paved.

13                   (E) Side Lot Setbacks. The minimum side lot setback shall be five (5) feet or as  
14 otherwise designated on the Regulating Plan.

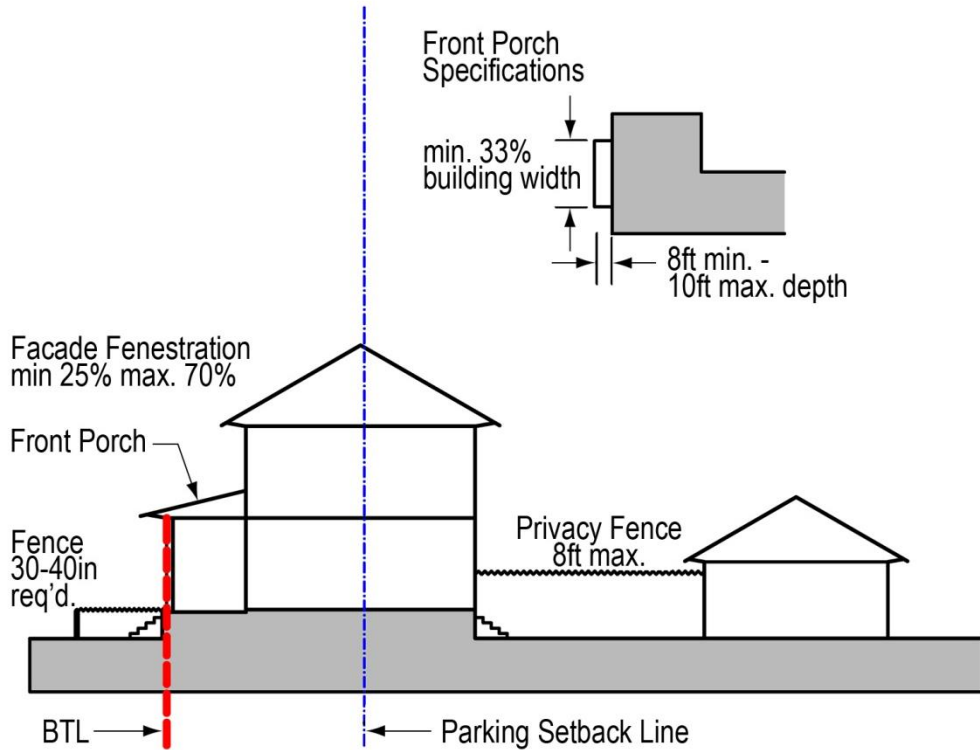
15                   (F) Garage and Parking. Curb cuts or driveways shall be located at least seventy-  
16 five (75) feet away from any Block Corner or another garage entry on the same Block face.  
17 These requirements are not applicable along Alleys.

18                   (G) Garage doors shall not be located on the Build-to Line (BTL)/building  
19 Façade.

20                   (H) Alleys. There is a three (3) foot required setback from Alleys.

21                   (c) Detached Elements and Use





1  
2 (1) Elements

3 (A) Fenestration

4 (i) Blank lengths of wall exceeding twenty (20) linear feet are prohibited on  
5 all Build-to Lines (BTL).

6 (ii) Fenestration on all Façades shall comprise at least twenty-five percent  
7 (25%), but not more than seventy percent (70%), of the Façade.

8 (iii) No Ground Story window may face or direct views toward a Common  
9 Lot Line within twenty (20) feet unless:

10 (aa) That view is contained within the lot (e.g. by a Privacy  
11 Fence/Garden Wall), or

12 (bb) The sill for any window on the Ground Story is at least six (6) feet  
13 above the finished floor level.

14 (B) Building Projections

15 (i) Each lot shall include a Front Porch at the Build-to Line (BTL), between  
16 eight (8) feet and ten (10) feet deep with a width not less than thirty-three percent (33%) of the

1 building width.

2 (ii) No part of any building except porch roof (overhanging eaves) and steps  
3 shall encroach beyond the Build-to Line (BTL).

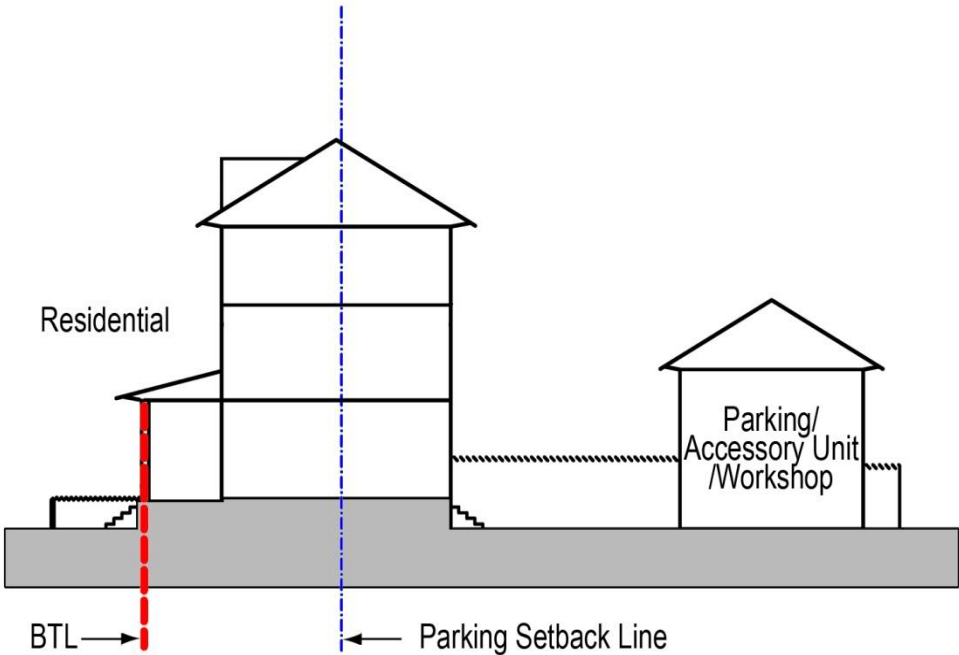
4 (C) Doors/Entries. At least one functioning entry door shall be provided along the  
5 Ground Story Façade of each building.

6 (D) Street Walls and Fences

7 (i) There is no Street Wall requirement.

8 (ii) A Front Yard Fence is required within one (1) foot of the Clear  
9 Walkway/Dooryard line parallel to the Build-to Line (BTL). The Front Yard Fence may be  
10 located within one (1) foot behind and parallel to the property line sidewalk/Dooryard area of  
11 private lots and also along common lot lines to a point at least ten (10) feet back from the Build-  
12 to Line.

13 (ii) A Privacy Fence may be constructed along any Common Lot Line or  
14 Alley, behind the Façade.



15  
16 (2) Use

1 (A) Ground Story. The Ground Story may only house residential uses.

2 (B) Upper Stories

3 (i) The upper stories may only house residential uses.

4 (ii) Additional habitable space is permitted within the roof where the roof is  
 5 configured as an attic Story.

6 (C) Accessory Uses. Parking and Accessory Unit uses are permitted in the  
 7 Buildable Area at the rear of the lot. The maximum footprint for an Accessory Unit building  
 8 shall not exceed six-hundred fifty (650) square feet.

9 (D) Specific Use Requirements. See Section 27A-802 for specific use  
 10 requirements.

11 **Section 27A-408. Limited Access Highway.**

12 (a) Intent

13 (1) This section provides for the unique circumstance of the Street Frontage along a  
 14 limited access highway where, if designated on the Regulating Plan, certain relaxations and  
 15 exceptions to elements of this Subtitle may be granted.

16 (2) The exemptions allow building Façades that face Limited Access Highway  
 17 Frontages to respond to the roadway at an appropriate scale. They provide more leeway for  
 18 signage and allow non-“Street-wall” buildings above the Ground Story level (e.g.: where the  
 19 upper stories are not built-to the Build-to Line (BTL), including curved and/or open  
 20 courtyard/“alphabet” configurations).

21 (3) Frontages on Streets intersecting with the Limited Access Highway Frontage are  
 22 subject to the full standards for those Street Frontages.

23 (b) Building Envelope Standards

24 (1) Height. The height limit may be increased by thirty-three percent (33%).

25 (2) Siting. The minimum build-to may be reduced to fifty percent (50%) (Street Wall  
 26 requirements still apply).

27 (3) Elements.

28 (i) The requirements for upper Story Fenestration do not apply.

29 (ii) The Ground Story minimum Fenestration requirement may be reduced to  
 30 twenty percent (20%).

31 (c) Blocks/Alleys

1           (1) There are no requirements to provide through-access along Block faces via an  
 2 Alley, access easement, or pedestrian pathway.

3           (2) This Subtitle places no limits on curb cuts on the frontage road. (However, other  
 4 County limitations may apply.)

5           (d) Architectural Standards

6           (1) Windows and Doors.

7           (i) The requirements for upper Story window light transmission do not apply.

8           (ii) Configurations and Techniques. The requirements for upper Story windows  
 9 do not apply.

10          (2) Signage Regulations for Limited Access Highway Frontage.

11          (i) Prohibited signs within this frontage are as specified by Section 27-593 of  
 12 the County Code.

13          (ii) Complete sign plans for property in the Limited Access Highway Frontage  
 14 shall be submitted at the time of Permit Site Plan review. This submittal shall include plans,  
 15 sketches, or photographs indicated the design, size, methods of sign support, and other  
 16 information the Planning Director or Designee requires, and shall clearly indicate the location of  
 17 any proposed marquee or freestanding signs associated with the development.

18          (iii) One marquee sign or freestanding sign is permitted for each development.

19          (iv) Freestanding signs shall only be located on property where the main building  
 20 associated with the sign has been constructed.

21          (v) Wall signs mounted to the Façade of any building in the Limited Access  
 22 Highway Frontage are allowed anywhere above the second Story floor level.

23          (vi) The maximum lettering size is thirty-six (36) inches in height.

24          (vii) The maximum height for marquee and freestanding signs is twenty-five (25)  
 25 feet, and the maximum area of the sign shall not exceed one (1) square foot for each four (4)  
 26 lineal feet of Street Frontage, to a maximum of one hundred (100) square feet.

27          (viii) No sign shall extend more than twelve (12) feet above the roof line or  
 28 parapet wall (whichever is higher) of that part of the building to which it is attached.

29          (ix) The light from any illuminated sign shall be shaded, shielded, or directed so  
 30 that light intensity does not adversely affect surrounding areas or contribute to light pollution and  
 31 sky glow effects.

1                   **SUBTITLE 27A. URBAN CENTERS AND CORRIDOR NODES**

2                   **PART 5. URBAN SPACE AND RECREATION STANDARDS.**

3                   **Sec. 27A-501. Applicability.**

4                   (a) The urban space and recreation standards apply to new development as well as the  
 5 reconstruction of existing Streets and other public (and publicly accessible) spaces.

6                   (b) The urban space and recreation standards establish the rules and standards for the  
 7 public realm, especially Streets and sidewalks.

8                   (c) The urban space and recreation standards ensure equitable access to parks and  
 9 recreation amenities for all residents, workers, and visitors within Urban Centers and Corridor  
 10 Nodes.

11                   **Sec. 27A-502. Purpose and Intent.**

12                   (a) Although commonly thought of as just squares, greens, plazas, or parks, the urban  
 13 space (or public realm) is much more; it includes the complete Street-Space—the public domain  
 14 between the building Façades: the travel lanes between the curbs as well as the sidewalks; the  
 15 public plazas as well as urban parks and greens.

16                   (b) The 2002 General Plan clearly encourages pedestrian-oriented development as a high  
 17 priority for the Developed and Developing Tiers and establishes pedestrian-oriented design as a  
 18 goal for the designated Centers and Corridors. The urban space and recreation standards are  
 19 directly related to that goal. Specifically:

20                   (1) They establish an environment that encourages and facilitates pedestrian activity,  
 21 creating “walkable” Streets that are comfortable, efficient, safe, and interesting.

22                   (2) They ensure the coherence of the Street-Space, serving to assist residents,  
 23 building owners, and managers with understanding the relationship between the Street-Space and  
 24 their own lots.

25                   (3) They contribute to ultimate sustainability. Native trees and plants contribute to  
 26 privacy, the reduction of noise and air pollution, shade, maintenance of the natural habitat,  
 27 conservation of water, and rainwater management.

28                   (4) They enhance the health, fitness, and general welfare of the citizens of Prince  
 29 George’s County.

1        (c) Property frontages and building Façades are part of the public realm, literally forming  
 2 the walls of the public Street-Space and are therefore subject to more regulation than the other  
 3 portions of private property.

4        (d) The private, interior portions of the lots (toward the Alley or rear lot lines) allow  
 5 commercial operators to utilize these spaces as efficient working environments unseen by the  
 6 public and allow residents to have private (semi-private for apartment and condominium  
 7 dwellers) gardens and courtyards.

8        **Sec. 27A-503. Street Type Specifications.**

9        The Street type specifications illustrate typical configurations for Street-Spaces within an Urban  
 10 Center District. The plans and sections specify vehicular travel lane widths, curb radii,  
 11 sidewalks, tree planting areas, and on-Street parking configurations. They also provide a  
 12 Comparative Pedestrian Crossing time as a gauge of relative pedestrian crossing-comfort  
 13 between the various Street types (this measure assumes a pedestrian speed of 3.7 feet per  
 14 second).

15        **(a) General Provisions.**

16            **(1) Intent**

17            (A) Streets are a community's first and foremost public spaces and should be just  
 18 as carefully designed and planned as any park or public building. The character of the Street-  
 19 Space—both its scale and its details—plays a critical role in determining the pedestrian quality  
 20 of a given location.

21            (B) Streets shall balance the needs of all forms of traffic—auto, transit, bicycle  
 22 and pedestrian—to maximize mobility and convenience for all County residents and all users of  
 23 an Urban Center District. Their character shall vary depending on their location: some Streets  
 24 shall carry a large volume of traffic and provide a more active and intense urban pedestrian  
 25 experience while others shall provide a less active and more intimately scaled Street-Space.

26            (C) Transportation corridors within an Urban Center District are Streets—not  
 27 highways, arterials, or collectors—and shall be developed as such to create the type of  
 28 pedestrian-oriented places described in the General Plan. All neighborhood Street types are  
 29 designed primarily for walkability and pedestrian comfort, with automobile movement as a  
 30 secondary focus.

31            **(2) Principles**

1                   (A) The appropriate design of Streets is one of the most important design  
2 elements for an Urban Center.

3                   (B) To design for continuous free-flowing traffic creates situations where  
4 vehicles will travel at speeds greater than desirable for pedestrians.

5                   (C) With appropriate design techniques, drivers will choose slower speeds and  
6 less aggressive behavior, a feat typically not achieved through basic speed limit  
7 signage/postings.

8                   (D) Scale is a threshold design consideration for Street design elements covering  
9 everything from signage to crossing distances. In an Urban Center or Corridor Node, the scale  
10 should be that of the pedestrian rather than the automobile.

11                   (E) An interconnected Street network allows traffic capacity to be diffused and  
12 maintained across numerous Streets.

13                   (F) Each Urban Center District shall contain bikeways that lead to the  
14 employment, housing, and transit destinations within that district and which provide additional  
15 opportunities for urban recreation.

16                   (G) Larger vehicular corridors can be maintained/located at the edges of the  
17 district between Urban Neighborhoods.

18                   (H) Emergency vehicle access shall be maintained, but with an interconnected  
19 Street network, there shall always be at least two routes of access to any lot or parcel.

20                   (I) Differences between “requirements” and “preferences” can be significant—  
21 increased lane width and the accompanying increased vehicle speed more often than not  
22 decrease the overall safety for pedestrians.

23                   (J) On-Street parking slows passing vehicular traffic and acts as a buffer  
24 between moving vehicles and pedestrians.

25                   (K) Overall function, comfort, safety, and aesthetics of a Street are more  
26 important than efficiency alone.

27                   (L) In a pedestrian-oriented area, non-vehicular traffic should be provided with  
28 every practical advantage so long as safety is not adversely affected.

29                   (M) Street design should take into consideration what is reasonably foreseeable,  
30 not every situation that is conceivably possible.

31                   (N) Designing a Street to facilitate (rather than accommodate) infrequent users

1 may actually be the wrong design for the frequent users of the space.

2 (O) When the Street design creates a conflict between the vehicular and non-  
3 vehicular user, it should be resolved in favor of the non-vehicular user unless public safety shall  
4 be truly jeopardized by the resolution.

5 (3) Modifications

6 (A) The Street configurations may be modified for the strict purposes of forming  
7 public open space as required by Part 3. Regulating Plan and Functional Overlays, and Part 5.  
8 Urban Space Standards, of this Subtitle.

9 (B) Where medians are provided for in these major Street types, they may be  
10 modified (enlarged) for urban design purposes during the master planning process. Such  
11 modifications shall be subject to approval by the fire marshall and other appropriate agencies if  
12 they result in one lane, one-way sections.

13 (b) Neighborhood Street Types

14 (1) General Provisions

15 (A) These are the permitted Street types and configurations within the bound-  
16 aries of an Urban Neighborhood. They may also be used elsewhere within an Urban Center  
17 District.

18 (i) Neighborhood Street 1 (NST-1)

19 (ii) Neighborhood Street 2a (NST-2a)

20 (iii) Neighborhood Street 2b (NST-2b)

21 (iv) Neighborhood Street 3 (NST-3)

22 (v) Mid-Block Emergency Staging Area configuration

23 (vi) Alley-24

24 (vii) Alley-30

25 (B) The Urban Centers and their neighborhoods are designed to be the ideal  
26 complement to good transit service. The Neighborhood Street Types are not configured to  
27 provide free-flow bus service as they are not intended for through routes. That is the role of the  
28 Major Street Types.

29 (iii) Bus and Rail transit routes should generally be between and along the  
30 Urban Neighborhoods, as determined during the development of a functional transportation  
31 network overlay.



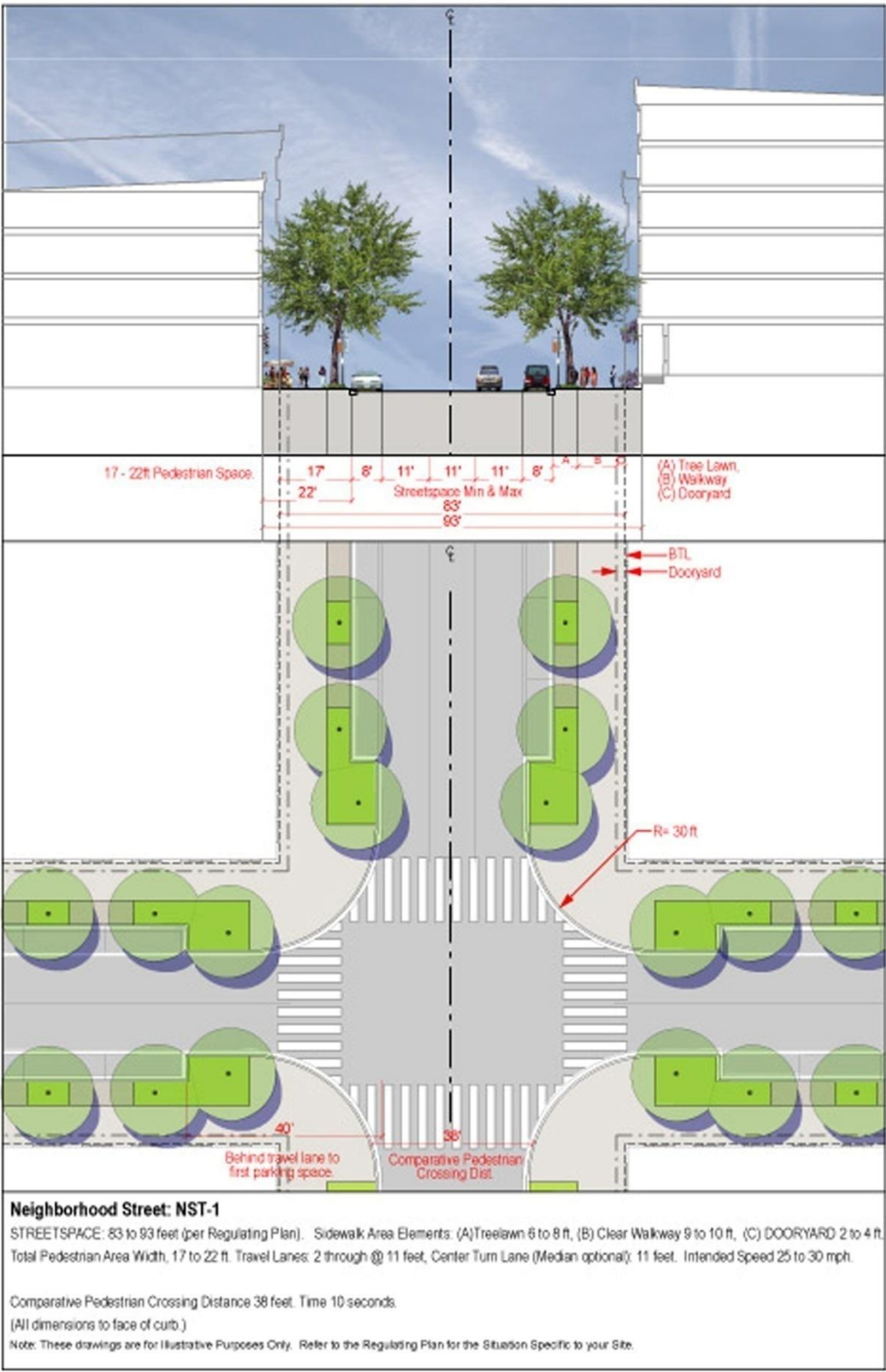
1                    (iv) If the master planning process determines that a transit route should  
2 pass through an Urban Neighborhood, the prescribed curb radii for the given Street may be  
3 modified at the point of entry and exit for the Urban Neighborhood. Modification is handled  
4 through the functional transportation network overlay and is reflected as a note on the regulating  
5 plan.

6                    (C) Within the Urban Neighborhoods, intersections configured as roundabouts are  
7 discouraged. They are encouraged at the edges of and between multiple Urban Neighborhoods,  
8 where their ability to break up and distribute traffic flow is most appropriate and least disruptive  
9 to pedestrian comfort.

10                   (D) The Neighborhood Street Types are configured such that in-lane bicycle travel  
11 is encouraged and appropriate.

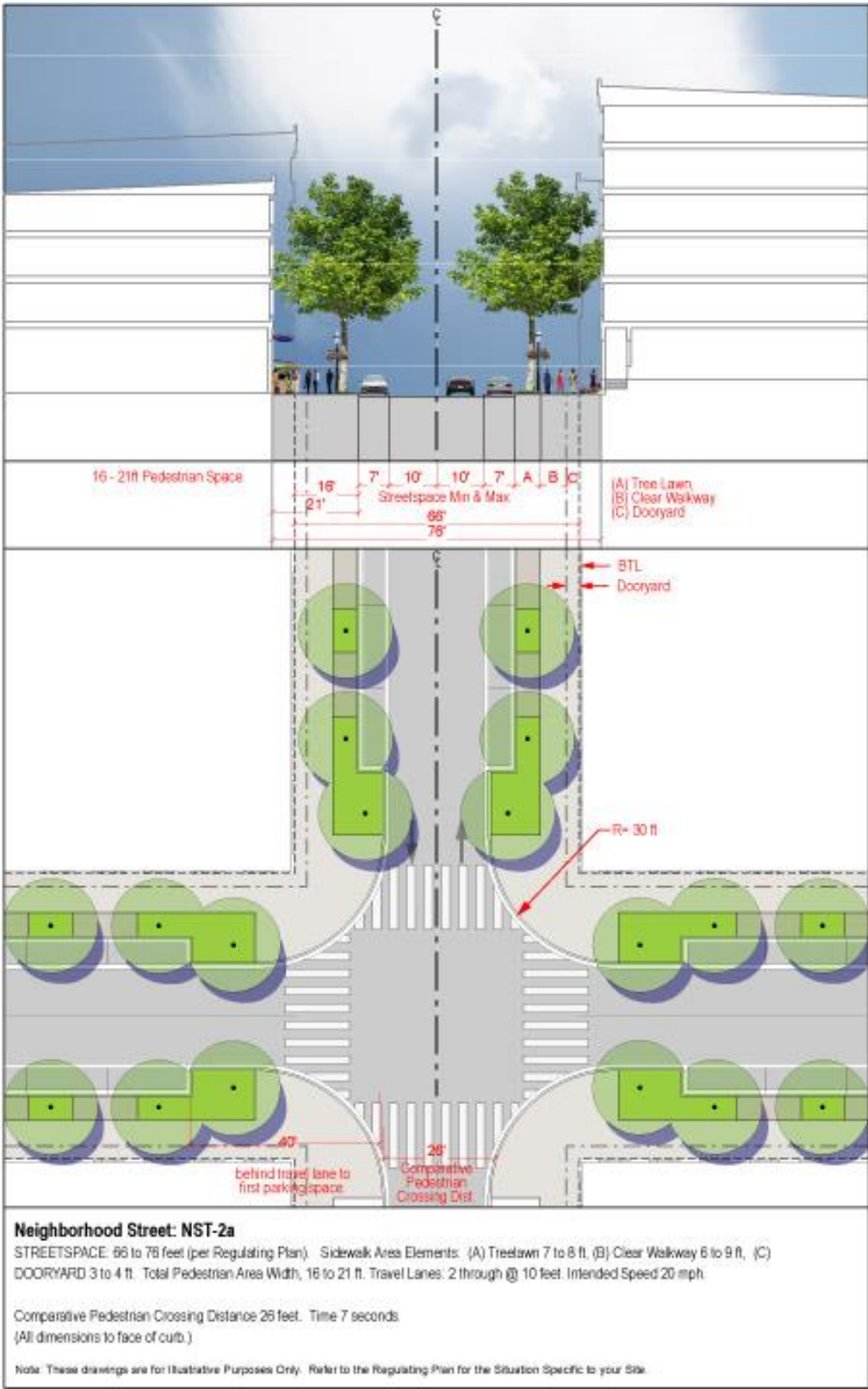
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2 NST-1



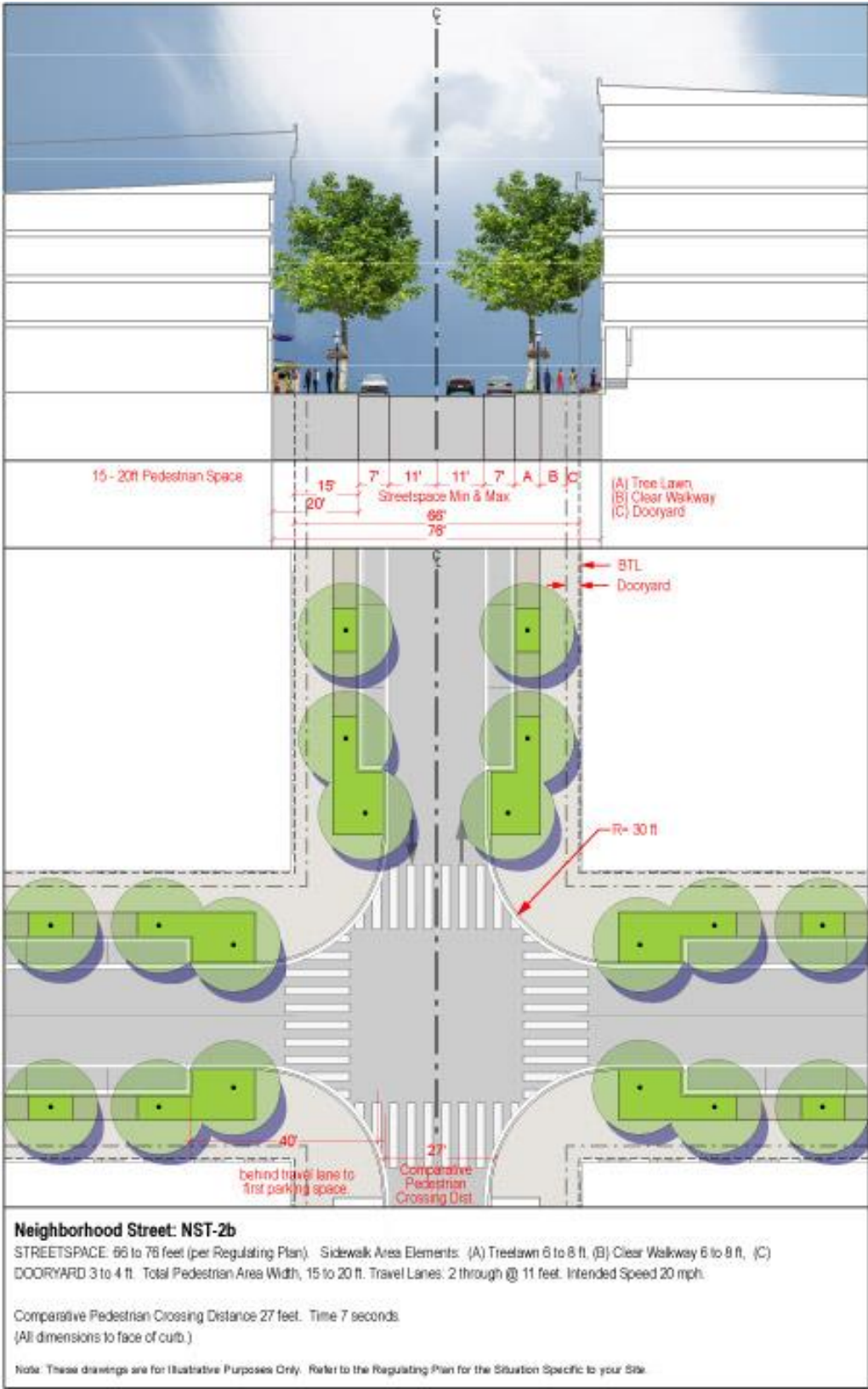
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1 NST-2a



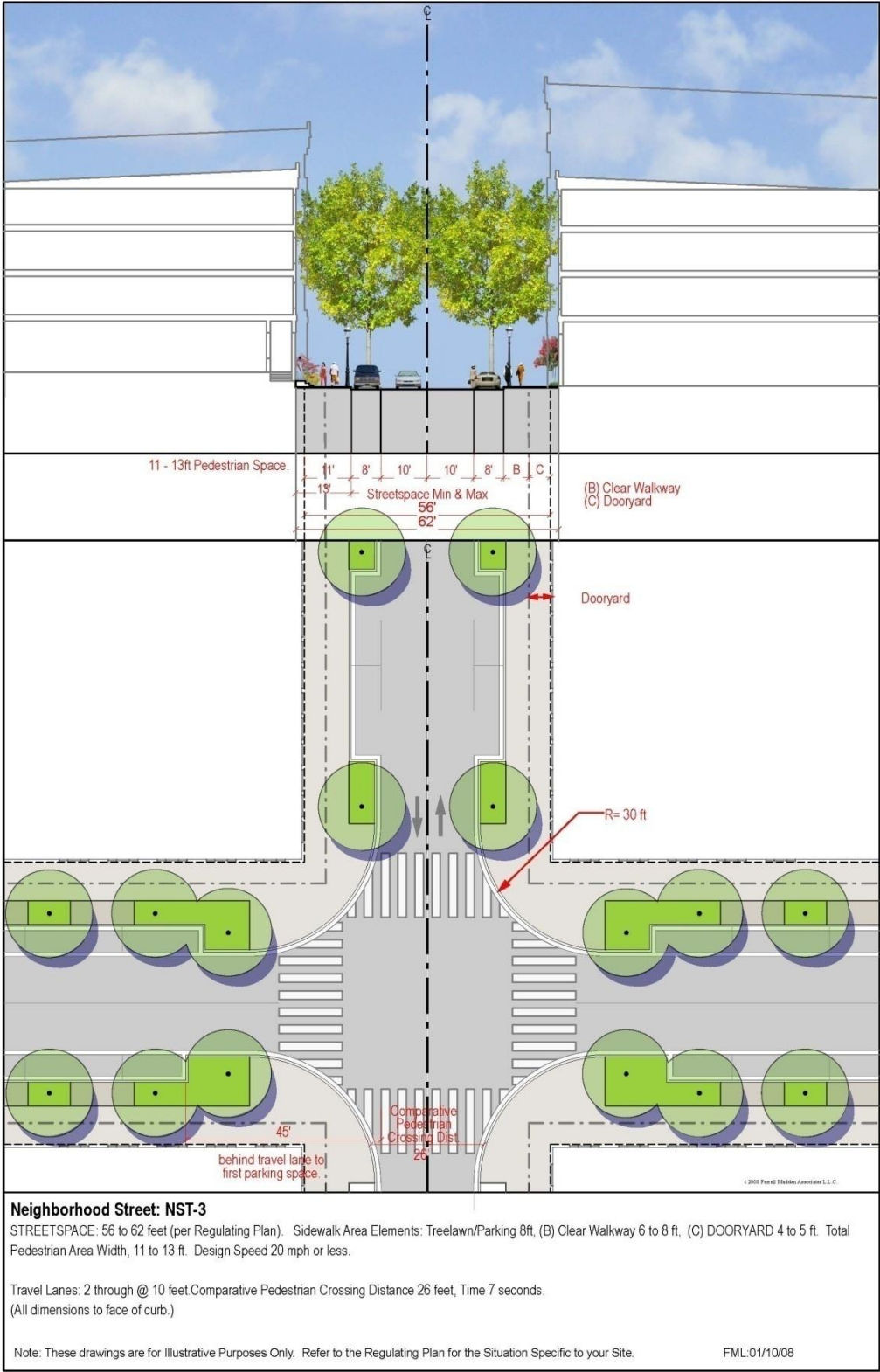
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1 NST-2b



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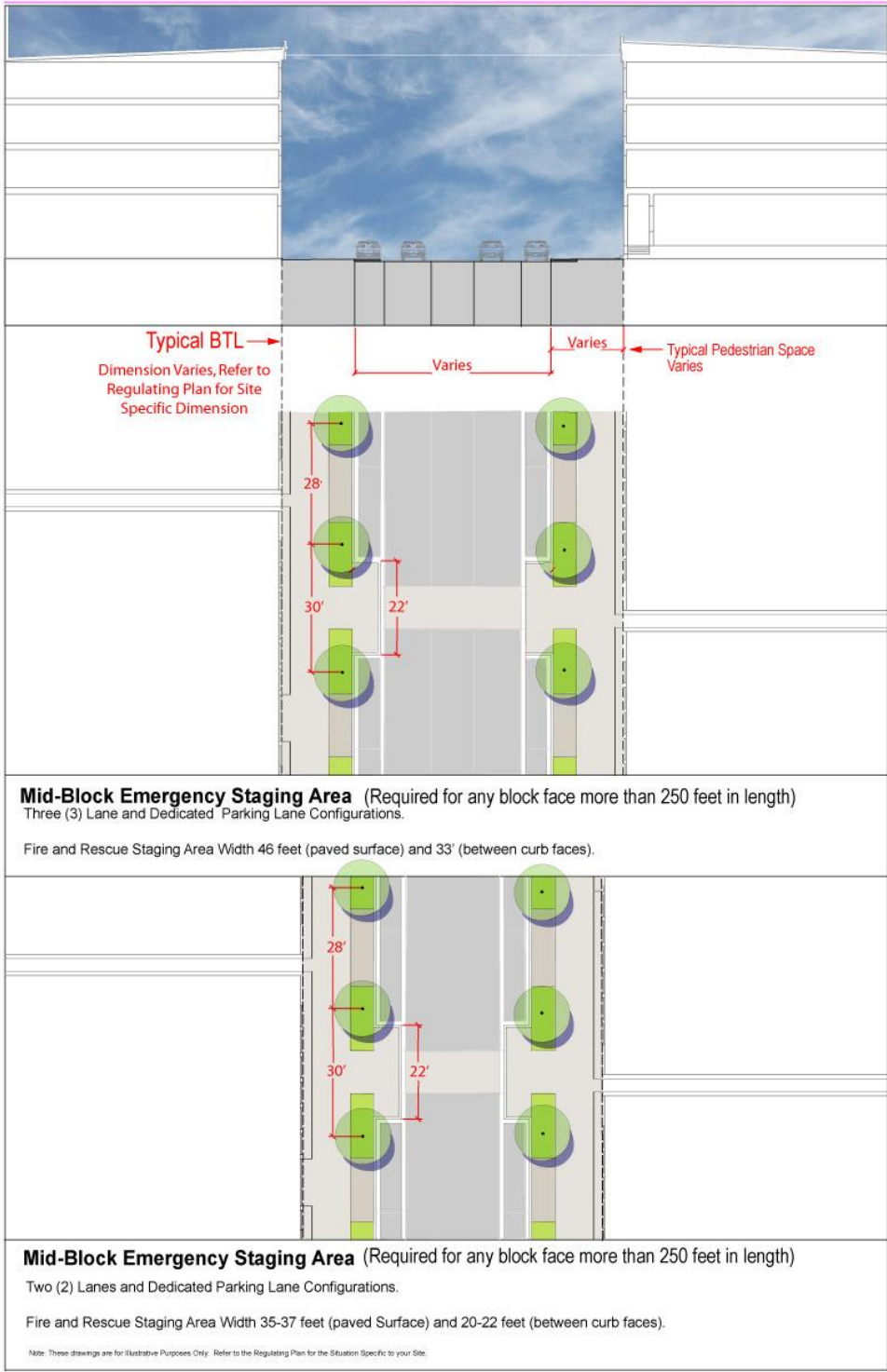
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Mid-Block Emergency Access

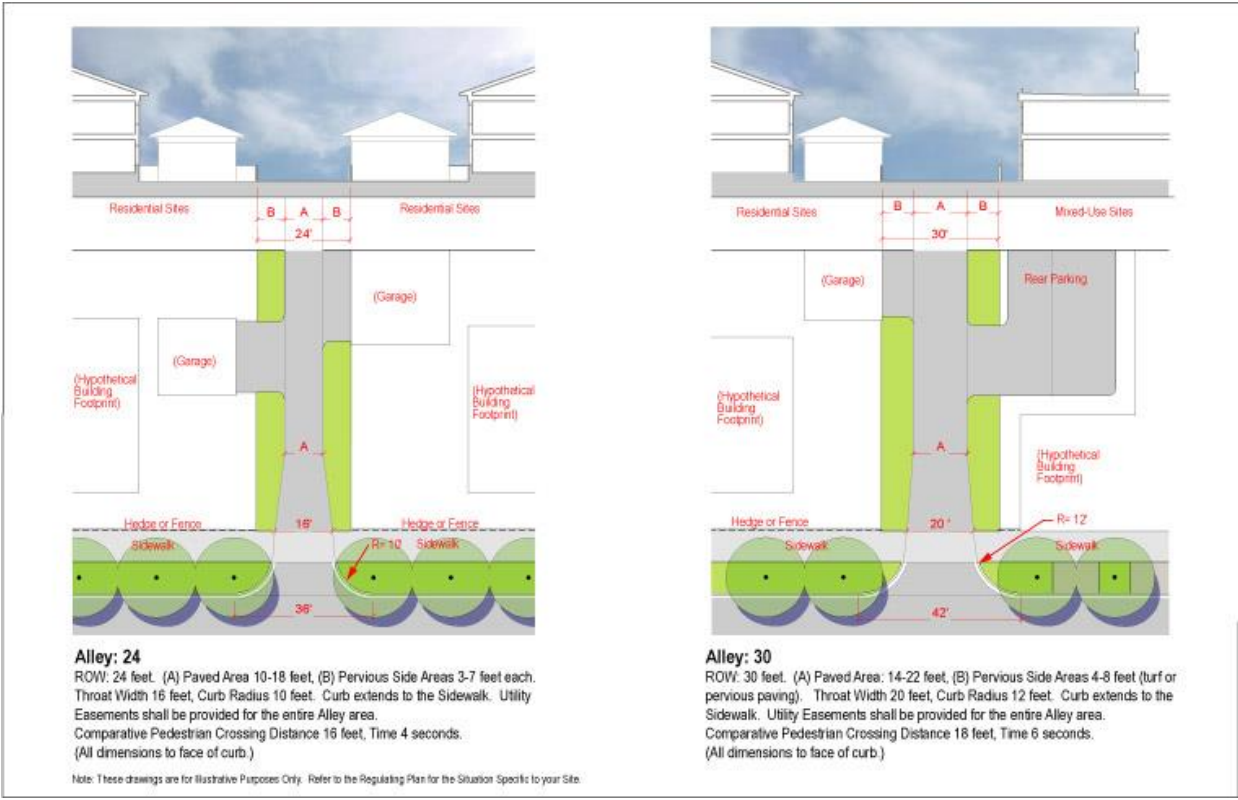


2

3

1

Alley 24, Alley 30



2

(c) Major Street Types

3

(1) General Provisions

4

(A) These Street types are the preferred standards for the major thoroughfares through and within an Urban Center District. They are intended to border and define the Urban Neighborhoods and are not permitted within an Urban Neighborhood. Modifications to these standards, as proven necessary to accommodate preexisting and/or broader transportation demands, may be made during the master planning process.

8

(i) Major Street 1 (M-1)

10

(ii) Multi-Way Boulevard 1 (MWB-1, intended for larger, regional roadways)

11

(B) Both major Street specifications show rail transit as an option. These are shared lane configurations that allow rail lines to be easily added in the future.

13

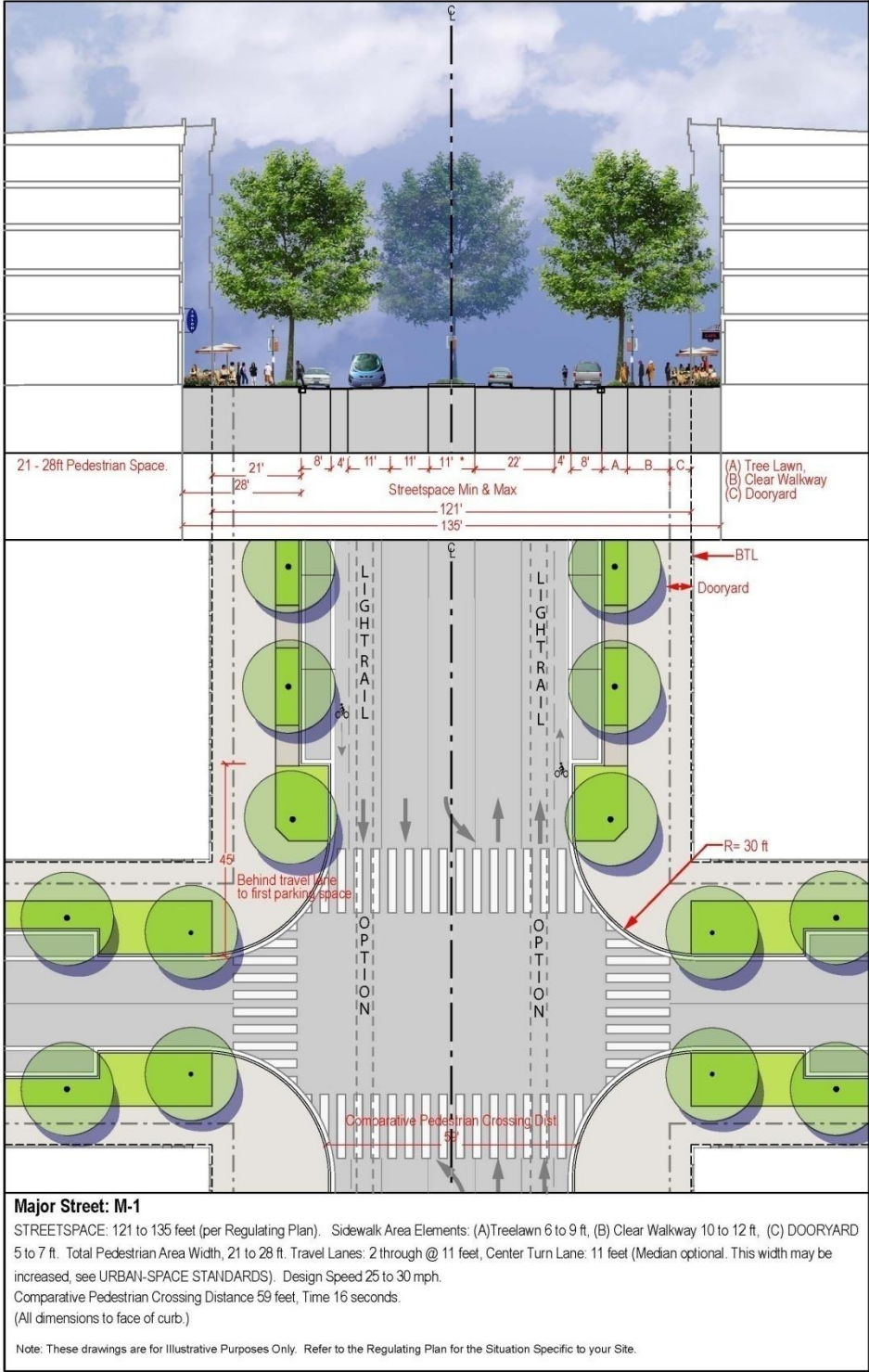
(C) The Major Street Types provide dedicated bicycle lanes; bicycle travel in the automobile lane is not appropriate or safe.

15

16

1  
2

**M-1**

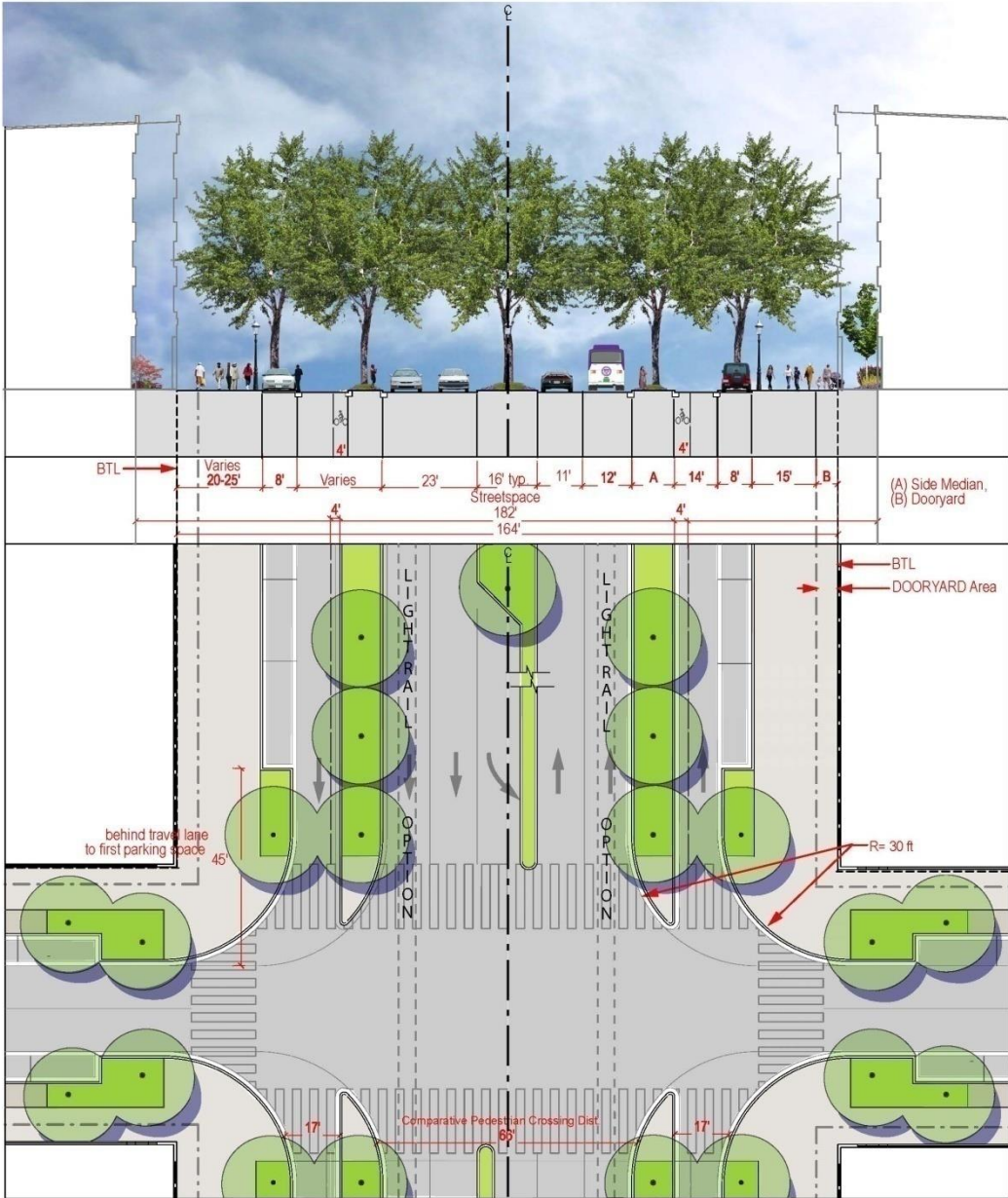


3



1  
2

MWB-1



**Multi-Way Boulevard: MWB-1**  
 STREETSPACE: 156 to 174 feet (per Regulating Plan). Sidewalk Area Elements: (A) Side Median 10 to 15 ft, Clear Walkway 15 ft, (B) DOORYARD 5 to 10 ft. Total Pedestrian Area Width, 20 to 25 ft. Travel Lanes: 2 inside through @ 11 feet, 2 outside through @ 12 feet  
 Bicycle Lane 2 @ 4 feet, Slip Lane 2 @ 10 feet, Parking Lanes: 8 feet, Center Turn Lane/Median: 16 feet Median width may be increased, see urban space standards.  
 Design Speed, Through Lanes 25 to 35 mph, Slip Lanes Below 20 mph.

Comparative Pedestrian Crossing Distance 66 feet, Time 18 seconds.  
 (All dimensions to face of curb.)  
 \* This may be increased to a total 6 through lanes where warranted by extreme traffic volume situations.

Note: These drawings are for Illustrative Purposes Only. Refer to the Regulating Plan for the Situation Specific to your Site.

3

1 **Sec. 27A-504. Streetscape Standards.**

2 **(a) General Provisions.**

3 (1) All plant material (including trees) shall pass any inspections required under State  
4 regulations.

5 (2) All plant material within the Street-Space shall be irrigated and maintained by the  
6 abutting property owner.

7 (3) All turf grass shall be solidly sodded at installation—not seeded, sprigged, or  
8 plugged. Vegetative groundcovers may be used in place of turf grass.

9 (4) In addition to the lot, the owner shall maintain the following areas:

10 (A) The portion of the Street-Space between their lot line and the back of the curb.

11 (B) The portion of the Alley between the lot line and the edge of the Alley  
12 pavement.

13 (5) Mechanical and electrical equipment including, but not limited to, air com-  
14 pressors, pumps, exterior water heaters, water softeners, private garbage cans (not including  
15 public sidewalk waste bins), and storage tanks shall not be stored or located within any Street-  
16 Space. Water pumps not visible are not included in this prohibition. Temporary placement of  
17 private garbage cans within the Street-Space may be allowed to accommodate scheduled pick-  
18 up.

19 **(b) Street Trees.**

20 (1) Each Street-Space shall have Street Trees planted along the Street Tree Alignment  
21 Line (generally 3 to 3½ feet from the back of the curb unless otherwise specified in the adopted  
22 Regulating Plan) at an average spacing not greater than thirty (30) feet on center, calculated per  
23 each Block face. Where necessary, spacing allowances may be made to accommodate curb cuts,  
24 fire hydrants and other infrastructure elements; however, at no location may Street Tree spacing  
25 exceed fifty (50) feet on center. Required tree planting area configurations are specified in the  
26 Section 27A-503 and below.

27 (2) Required tree planting area minimum specifications are as follows:

28 (A) Soil surface area shall not be less than ninety (90) square feet per  
29 isolated tree or sixty (60) square feet per tree for connected (Tree Lawn) situations.

30 (B) No dimension of the soil surface area may be less than five and a half  
31 (5 ½) feet.

1                    (C) These requirements may be met through the use of bridged slab,  
 2 structural soil, or other techniques that clearly exceed these standards in the fostering of vital and  
 3 long-lived Street Trees.

4                    (D) Street Tree planting areas shall be at grade or not greater than six  
 5 inches in height above or below the sidewalk

6                    (E) At planting, Street Trees shall be at least three (3) inches in caliper.  
 7 Species shall be selected from the *Landscape Manual* for private Streets. For public Streets, the  
 8 County Department of Public Works and Transportation shall be consulted.

9                    (F) Any unpaved ground area shall be planted with grass, groundcover,  
 10 flowering vegetation, or climbing vines, not to exceed twelve (12) inches in height. Street Trees  
 11 shall be “limbed up” as they gain appropriate maturity so as to not interfere with pedestrian or  
 12 truck travel. The minimum clear height over the sidewalk shall be seven (7) feet, and the  
 13 minimum clear height over travel lanes of the Street shall be fourteen (14) feet to maintain  
 14 visibility.

15                    **(c) Streetscape Elements.**

16                    Street furniture is an element of the overall Streetscape design—not an afterthought.  
 17 Street furnishings should be simple, functional, and durable.

18                    (1) Street Lights shall be installed on both sides of Streets along the Street Tree  
 19 Alignment Line and unless otherwise designated on the Regulating Plan, at intervals of not more  
 20 than eighty (80) feet, measured parallel to the Street.

21                    (2) Street Lights shall be between nine (9) and sixteen (16) feet above ground in  
 22 height.

23                    (3) At the time of development, the developer is required to install sidewalks as  
 24 illustrated in Section 27A-503.

25                    (4) At the time of development, the developer is responsible for the installation of  
 26 Street Lights and sidewalks on the side of the Street-Space being developed.

27                    (5) Sidewalks not otherwise designated in the Regulating Plan shall be a minimum of  
 28 six (6) feet wide and be constructed to meet all County and ADA specifications.

29                    **(d) On-Street Parking.**

30                    (1) On-Street parking spaces shall count towards parking requirements (see Part 7.  
 31 Parking and Loading Standards).

1           (2) The parking space/tree planting pattern may be interrupted by existing or new  
 2 driveways designated in the Regulating Plan, Streets, Alleys, and transit stops or stations, but at  
 3 no time may Street Tree spacing exceed fifty(50) feet on center except where Street NST-3 curb  
 4 bump-outs or driveway entrances may necessitate an increase in Street Tree spacing.

5           (3) Parking spaces shall be constructed in a manner that allows proper drainage  
 6 (generally a “w” profile, having a gutter pan between the travel and parking lanes).

7           (4) If on-Street bicycle parking is provided forward of the Dooryard area, the racks  
 8 shall be located along the Street Tree Alignment Line.

9 **Sec. 27A-505. Squares, Civic Greens, Parks, and Recreation Facilities.**

10 **(a) Intent.**

11           (1) These standards apply to those spaces that are either publicly owned or publicly  
 12 accessible, if such spaces are being used to meet the minimum public space requirements of this  
 13 Subtitle (see Part 3. Regulating Plans and Functional Overlays).

14           (2) Squares, Civic Greens, and plazas should be situated at prominent locations  
 15 within each Urban Neighborhood and should be dedicated to important events or citizens. The  
 16 green plants and trees of squares and Civic Greens provide a landscape and civic architecture  
 17 that complement the surrounding private building architecture.

18           (3) Squares are active pedestrian centers. Civic Greens are spaces intended for less  
 19 intensive foot traffic. Surface treatment is regulated accordingly.

20           (4) Pervious paving materials (to allow oxygen for tree roots and absorb stormwater  
 21 run-off) are encouraged in both squares and Civic Greens, and the percentage of impervious  
 22 paving material is limited (see Section 27A-505(c)).

23           (5) Small urban active fields, pocket parks, and indoor recreation facilities are  
 24 appropriate to serve the recreation needs of the residents, workers, and visitors of an Urban  
 25 Center or Corridor Node. The locations of these facilities shall be carefully considered and  
 26 addressed during the preparation of the public facilities Functional Overlay and the Regulating  
 27 Plan.

28           (6) Parks consisting of large natural areas, active recreation areas including multiple  
 29 ball fields and more than eight (8) recreation components, and special facilities such as  
 30 equestrian centers, ice rinks, and tennis bubbles are not permitted within an Urban  
 31 Neighborhood. These larger parks are encouraged within an Urban Center District at the

1 periphery or between Urban Neighborhoods. Walking, biking, and hiking trails should be  
 2 incorporated to the Regulating Plan to ensure full access to these local amenities.

3 **(b) Standards.**

4 Squares and Civic Green shall be designed, planted and maintained according to the  
 5 following requirements.

6 (1) All squares and Civic Greens shall have not less than sixty percent (60%) of their  
 7 perimeter fronting rights-of-way. Both types of spaces shall be surrounded by Street Trees. Their  
 8 dimensions shall be no narrower than a one to five (1:5) ratio and no square or Civic Green width  
 9 or breadth dimension shall be less than twenty-five (25) feet.

10 (2) Appropriate to their high (pedestrian) traffic level they shall be designed with a  
 11 higher percentage of paved surface area.

12 (3) Squares and Civic Greens shall not include active recreation structures such as ball  
 13 fields and courts.

14 **(c) Materials and Configurations.**

15 (1) General

16 (A) Street Trees shall be planted along the Street Tree Alignment Line in accor-  
 17 dance with Section 27A-504(b). They may be of a different species than those planted on  
 18 connecting Streets.

19 (B) The ground surface level elevation shall be between zero (0) and eighteen  
 20 (18) inches above the top of the Adjacent curb.

21 (C) The maximum slope across any square or Civic Green shall not exceed five  
 22 (5) percent.

23 (D) Except for tree trunks, Street Lights, civic buildings, public art or monu-  
 24 ments, there shall be a clear view between two (2) and eight (8) feet above grade. The foliage of  
 25 newly planted trees may intrude into this area until the tree has sufficient growth to allow such a  
 26 clear trunk height.

27 (E) Trees within a square or Civic Green may also be selected from the  
 28 Landscape Manual.

29 (F) Asphalt is prohibited within a square or Civic Green.

30 (2) Squares. Appropriate to their high pedestrian traffic level, squares shall  
 31 incorporate a higher percentage of paved surface area. Surface treatment and materials (within

1 the area back-of-curb to back-of-curb, excluding any civic building, public art or monument  
 2 footprint) shall be a minimum twenty percent (20%) and a maximum forty-five percent (45%)  
 3 unpaved pervious surface such as turf, groundcover, gravel, soil, or mulch.

4 (3) Civic Greens. Appropriate to their less intensive character, Civic Greens shall be  
 5 designed with a lower percentage of paved surface area. Surface treatment and materials (within  
 6 the area back-of-curb to back-of-curb excluding any civic building, public art or monument  
 7 footprint) shall be a minimum fifty percent (50%) unpaved pervious surface area (such as turf,  
 8 groundcover, gravel, soil or mulch).

9 (4) Pedestrian Pathway. The area within a pedestrian pathway shall be a public access  
 10 easement or public right of way. The easement width for these pathways shall not be less than  
 11 twenty (20) feet with a paved walkway not less than ten (10) feet wide and shall provide an  
 12 unobstructed view straight through its entire length, except where otherwise specified on the  
 13 Regulating Plan.

14 **Sec. 27A-506. Private Open Space.**

15 (a) At least one (1) tree per eight hundred (800) square feet of any at-grade required  
 16 private open (unpaved) area shall be planted in the rear lot area and located no closer than five  
 17 (5) feet to any Common Lot Line.

18 (b) Trees shall be at least three inches in caliper at the time of planting. Species shall be  
 19 selected from the *Landscape Manual*. Exceptions: Storefront and workshop sites, and sites that  
 20 are reusing existing structures with no ground level open area are exempt from this requirement.

21 **Sec. 27A-507. Street Trees**

22 (a) General

23 (1) Approved tree species for use in an Urban Center District shall be selected from  
 24 the *Landscape Manual*. The manual includes native and acceptable adapted species.

25 (2) Invasive exotic species shall not be used anywhere on private lots or other areas  
 26 within an UC District.

27 (3) Trees shall be placed as shown in Section 27A-503, or as specified in the  
 28 Regulating Plan for placement along the Street Tree Alignment Line.

29 (b) Intent

30 (1) Street Trees are part of an overall Street-Space plan designed to provide both  
 31 canopy and shade and to give special character and coherence to each Street-Space. The desired

1 aesthetic shall be achieved through the use of native and/or proven hardy adapted species. The  
 2 Street Tree lists of species in the Landscape Manual may be amended over time. Street Trees  
 3 serve several crucial functions in the construction of the Street-Space:

4 (A) Structural – Street Trees shape and subdivide the Street-Space, increasing  
 5 pedestrian comfort and adding value to the Street/community. Species appropriate for canopy  
 6 shade trees typically grow to heights in excess of sixty (60) feet and have a broad canopy-  
 7 enabling them to clear auto traffic and pedestrians, form a ceiling-like enclosure, and open a  
 8 clear view of the Street-Space and shop fronts at eye-level.

9 (B) Pragmatic – Life as a typically placed Street Tree is typically short. Few  
 10 species are tough enough to survive to an appropriate height. Appropriate species have special  
 11 tolerance to salt and soil compaction. Street Tree planting techniques and configurations provide  
 12 a healthy environment in which the tree can thrive-this shall ensure that the trees increase the  
 13 community value as they grow.

14 (C) Design – Species are planted consistently along a given Street-Space to  
 15 provide a special form and character to each Street. Provide species diversity at the same time  
 16 you provide diverse Street character by planting different Streets with different trees.

## 17 **SUBTITLE 27A. URBAN CENTERS AND CORRIDOR NODES**

### 18 **PART 6. ARCHITECTURAL STANDARDS.**

#### 19 **Sec. 27A-601. Intent.**

20 (a) These architectural standards establish basic parameters regarding functional building  
 21 element configuration and palettes for building materials.

22 (b) The architectural standards serve to establish a coherent character and encourage a high  
 23 caliber, lasting quality of development. Buildings shall be reviewed by the Planning Director or  
 24 Designee to verify that they meet the architectural standards (as well as the balance of this  
 25 Subtitle). The Planning Director or Designee may also work with the developer or designer to  
 26 show them how to work within the requirements of this Subtitle.

27 (c) In order to establish and maintain a sense of place, these standards specify an  
 28 architectural aesthetic of load-bearing walls and regional materials. Buildings should reflect and  
 29 complement the traditional materials and techniques of the Mid-Atlantic Region. The standards  
 30 also specify details, such as window proportions, roof or cornice configurations, Storefronts, and  
 31 overhangs.

1 **Sec. 27A-602. General Principles.**

2 **(a) Material Expression.**

3 (1) All building materials to be used shall express their specific properties. For  
 4 example, stronger and heavier materials (masonry) support lighter materials (wood).

5 **(b) Equivalent or Better.**

6 (1) While only materials, techniques, and product types prescribed here are allowed,  
 7 Equivalent or Better practices and products are encouraged. They shall be submitted to the  
 8 Planning Director or Designee for review.

9 (2) Additional products may be added to the list through a text amendment to this  
 10 Subtitle under the provisions of Section 27A-215.

11 **(c) Where Clearly Visible from the Street-Space.**

12 (1) The following standards apply in conditions where development is clearly visible  
 13 from the Street-Space. Note that the definition of Street-Space includes parks, plazas, civic  
 14 squares, and Civic Greens but not Alleys.

15 (2) These controls therefore concentrate on the public space/views from the public  
 16 space and minimize interference in the private realm. For example, an architectural element that  
 17 is visible only through an opening in a Street Wall is not clearly visible from the Street-Space. A  
 18 building element that is more than forty (40) feet behind the Build-to Line is not clearly visible  
 19 from the Street-Space.

20 **Sec. 27A-603. Building Walls.**

21 **(a) Intent.**

22 Building walls should define the public realm-the Street-Space. All walls should  
 23 express the construction techniques and structural constraints of traditional, long-lasting building  
 24 materials. Simple configurations and solid craftsmanship are favored over complexity and  
 25 ostentation in building form and the articulation of details.

26 **(b) Primary Materials.**

27 Only the following materials are permitted (for not less than seventy-five percent (75%) of  
 28 the building wall surface area on each Façade):

29 (1) Brick and tile masonry.

30 (2) Native stone (or synthetic equivalent).

31 (3) Wood – clapboard or shingles.



1           (4) Hardie-Plank™ Equivalent or Better siding.

2           (5) Stucco (cementitious finish).

3           Under no circumstances shall vinyl siding be permitted as a building material in the  
 4 Urban Centers and Corridor Nodes Development Code.

5           (c) **Secondary Materials.**

6           Only the following materials are permitted (no greater than ten percent of the  
 7 building wall):

8           (1) Pre-cast masonry (for trim and cornice elements only).

9           (2) Gypsum Reinforced Fiber Concrete (GRFC—for trim elements only).

10          (3) Metal (for beams, lintels, trim elements and ornamentation only).

11          (4) Split-faced block (only for piers, foundation walls and chimneys only).

12          (5) Glass block (no closer than thirty (30) inches to Building Corners).

13                 (6) Hardie-Trim™ equivalent or better (at cornices only)

14                 (7) Wood (for trim elements and at cornices only)

15          (d) **Configurations and Techniques.**

16          The following configurations and techniques are permitted.

17          (1) Walls

18                 (A) Wall openings: the horizontal dimension of the opening may not exceed the  
 19 vertical dimension except where otherwise prescribed in this Subtitle.

20                 (B) Wall openings shall not span vertically more than one Story.

21                 (C) Wall openings shall correspond to interior space and may not span across  
 22 building structure such as floor structural and mechanical thickness.

23                 (D) Material changes shall be made with appropriate construction details for  
 24 each abutting material—as where an addition (of a different material) is built onto the original  
 25 building.

26          (2) Wood Siding and Wood Simulation Materials.

27                 (A) Siding shall be in a lap (horizontal) configuration.

28                 (B) Siding shall be smooth or rough-sawn finish (no faux wood grain).

29                 (3) Brick, Block, and Stone. All masonry shall be appropriately detailed and in load-  
 30 bearing configurations commensurate with local building traditions.

31                 (4) Stucco (cementitious finish). Finish coat shall be smooth or sand finish only, with

1 no roughly textured finish.

2 **Sec. 27A-604. Roofs and Parapets.**

3 (a) Intent

4 (1) Roofs and parapets should demonstrate common-sense recognition of the climate  
5 by utilizing appropriate pitch, drainage, and materials in order to provide visual coherence to  
6 each Urban Center.

7 (2) Green roofs (vegetated) are encouraged as a mechanism to manage stormwater  
8 run-off and reduce the heat generated by typical roofing materials.

9 (b) Materials. Only the following materials are permitted:

10 (1) Clay or concrete (faux clay).

11 (2) Tile (barrel, beavertail or flat roman).

12 (3) Slate (equivalent synthetic or better).

13 (4) Metal (standing seam, Equivalent or Better).

14 (5) Dimensional Asphalt shingles.

15 (6) Cornices and soffits may be a combination of wood, vinyl, and/or metal.

16 (c) Configurations and Techniques. The following configurations and techniques are  
17 permitted.

18 **(1) Parapet Roofs.**

19 Allowed for Storefront, General, Workshop, and Townhouse/Small Apartment  
20 frontage sites where the roof material is not visible from any Adjacent Street-Space. Where used  
21 to limit building height in this Subtitle, parapet height shall be measured at the top of the parapet,  
22 including any coping. An additional three (3) feet in height by twelve (12) feet in width, or  
23 fifteen (15) percent of the Façade, whichever is greater, is permitted for a section of the parapet  
24 to emphasize the building's primary Street entry or a Block Corner.

25 **(2) Pitched Roofs.**

26 Pitch (exclusive of roofs behind parapet walls):

27 (A) Simple hip and gable roofs shall be symmetrically pitched with a slope  
28 between 5:12 and 10:12.

29 (B) Shed roofs, attached to the main structure, shall be pitched with a slope  
30 between 3:12 and 8:12.

31 **(3) Overhang.**

1                   (A) Eaves shall overhang eighteen (18) to thirty (30) inches on the primary  
 2 structure for the initial four stories. For each additional Story; four inches shall be added to the  
 3 minimum and twelve (12) inches shall be added to the maximum, up to a maximum projection of  
 4 seven (7) feet.

5                   (B) Eaves and rakes on accessory buildings, Dormers, and other smaller struc-  
 6 tures shall overhang at least eight (8) inches.

7                   (C) Timber eaves and balcony brackets shall be a minimum of four (4) inches by  
 8 four (4) inches in dimension.

9                   (D) Buildings without visible roof surfaces and overhanging eaves are required to  
 10 include a cornice.

11                   (E) Eave height shall be measured at the bottom of the top layer of roofing  
 12 material at its outermost point from the building wall.

13                   (4) **Cornices and Other Features.**

14                   (A) Buildings without visible roof surfaces and overhanging eaves may satisfy  
 15 the overhang requirement with a cornice projecting horizontally between six (6) and twelve (12)  
 16 inches beyond the building walls on the primary structure for the initial four (4) stories. For each  
 17 additional Story, three inches shall be added to the minimum and twelve (12) inches shall be  
 18 added to the maximum, up to a maximum projection of six (6) feet.

19                   (B) Skylights and roof vents are permitted only on the roof plane opposite the  
 20 Street (or Build-to Line) or when shielded from Street-Space view by the building's parapet wall.  
 21 Wall vents may be permitted in lieu of roof vents so long as they are designed to appear as part  
 22 of the overall Façade design and use compatible materials, colors, and other detailing to  
 23 minimize their visual impact.

24                   (5) **Dormers.**

25                   (A) Dormers are permitted and do not constitute a Story (for height measurements  
 26 purposes) so long as these criteria are met.

27                   (B) Each dormer shall be less than fifteen (15) feet wide.

28                   (C) Dormers shall not form more than sixty percent (60%) of the Build-to Line  
 29 Façade length of any individual building.

30                   (D) Dormers shall not break the primary eave line of the roof.

31 **Sec. 27A-605. Street and Garden Walls and Fences.**

1        **(a) Intent.**

2            (1) Property lines are physically defined by buildings, walls, or fences. Land should  
 3 be clearly public or private—in public view and under surveillance or private and protected.

4            (2) Street and Garden Walls establish a clear edge to the Street-Space where the  
 5 buildings do not. The Urban Center requirements include masonry walls that define outdoor  
 6 spaces and separate the Street-Space from the private realm (e.g. parking lots, trash cans,  
 7 gardens, and equipment). All Street and Garden Wall Façades shall be as carefully designed as  
 8 the building Façade, with the finished side facing the Street-Space.

9            (3) A Street Wall or Garden Wall is a masonry wall set back not more than eight  
 10 inches from the Build-to Line or Adjacent building Façade and built to the height specified in the  
 11 Building Envelope Standards.

12            (4) Fences are appropriate to establish an edge to the Street-Space by establishing the  
 13 boundaries of the front yard in the Detached Building Envelope Standards, and are required in  
 14 this BES. Privacy fences may also be appropriate along Common Lot Lines or Alleys behind the  
 15 Façade of the structure.

16        **(b) Materials.**

17            Only the following materials are permitted:

18            (1) Native/regional stone and equivalent imitation stone.

19            (2) Metal (wrought iron, welded steel and/or electro-statically plated black  
 20 aluminum)-may be used for gates and fences only.

21            (3) Brick.

22            (4) Stucco on concrete block or poured concrete (only when a brick or stone coping is  
 23 provided).

24            (5) A combination of materials (e.g. stone piers with brick infill panels).

25            (6) Wood-may be used for gates and front yard fences only.

26            Under no circumstances shall barbed wire, razor wire, unclad cinder block, vinyl  
 27 cladding, corrugated metal, corrugated fiberglass, sheet metal, wire mesh, or chain link be used  
 28 as fencing materials or construction techniques.

29        **(c) Configurations and Techniques.**

30            The following configurations and techniques are permitted:

31            (1) Street Walls along any unbuilt Build-to Line shall be built to the height and length

1 specified in the Building Envelope Standard.

2 (2) Metal work may additionally be treated to imitate a copper patina.

3 (3) Copings shall project between one inch and four inches from the face of the wall.

4 (4) Street and Garden Walls taller than four (4) feet shall be subject to the

5 Fenestration requirements of their BES.

6 (5) Gates are permitted within Street Walls to provide access to private areas,

7 publicly-accessible gardens and open spaces, and the rear of the lot.

8 **Sec. 27A-606. Windows and Doors.**

9 **(a) Intent.**

10 (1) The placement, type, and size of windows and doors help to establish the scale  
 11 and vitality of the Street-Space. For commercial Façades, they allow interplay between the shop  
 12 interiors and the Street-Space. Commercial uses (especially restaurants and retail establishments)  
 13 benefit from exposure to the passers-by and the Street-Space benefits from the visual activity.

14 (2) For residential Façades, they form the “eyes on the Street” surveillance which  
 15 provides for the security and safety for the area, in keeping with the best practices of Crime  
 16 Prevention Through Environmental Design (CPTED).

17 (3) Windows should be divided by multiple panes of glass. This helps the window  
 18 hold the surface of the Façade, rather than appearing like a “hole” in the wall (an effect produced  
 19 by a large single sheet of glass).

20 **(b) Materials.**

21 Only the following materials are permitted:

22 (1) Window frames shall be of anodized aluminum, wood, clad wood, vinyl, or steel.

23 (2) Window glass shall be clear, with light transmission at the Ground Story at least  
 24 ninety percent (90%) and for the upper stories percent (75%). The Planning Director or Designee  
 25 may modify this standard as necessary to meet any applicable building and energy code  
 26 requirements. Specialty windows, to a maximum of one per Façade may utilize stained or  
 27 opalescent glass, or glass block.

28 (3) Window screens shall be black or gray.

29 (4) Screen frames shall match the window frame material or be dark anodized.

30 (5) Doors shall be of wood, clad wood, or steel and may include glass panes.

31 (6) Shutter materials may only be painted wood or clad wood.

1            **(c) Configurations and Techniques.**

2            The following configurations and techniques are permitted:

3            (1) All Windows. The following requirements apply to all windows:

4            (A) The horizontal dimension of the opening may not exceed the vertical  
5 dimension except where otherwise prescribed in this Subtitle.

6            (B) Windows may be ganged horizontally if each grouping (maximum five per  
7 group) is separated by a column, pier, or wall section that is at least seven inches wide.

8            (C) Windows (not doors) shall be no closer than thirty (30) inches to Building  
9 Corners (excluding Bay Windows and Storefronts).

10           (D) Bay Windows shall not project more than thirty-six (36) inches beyond the  
11 Build-to Line, the minimum interior clear width at the main wall shall be four (4) feet.

12           (E) Exterior shutters, if applied, shall be sized and mounted appropriately for  
13 the window (one-half the width), even if inoperable.

14           (F) When mounted in masonry construction, window panes shall be recessed  
15 behind the wall surface a minimum of three inches, except for Bay Windows and Storefronts.

16           (2) Upper-Story Windows. The following requirements apply to all upper-Story  
17 windows:

18           (A) Windows may be double-hung, single-hung, awning, or casement windows.

19           (B) Fixed windows are permitted only as a component of a system including  
20 operable windows within a single wall opening.

21           (i) Residential buildings/floors: panes of glass no larger than thirty-six  
22 (36) inches vertical by thirty (30) inches horizontal.

23           (ii) The maximum pane size for office uses is forty-eight (48) inches  
24 vertical by forty-two (42) inches horizontal.

25           (iii) Egress windows may be installed according to the appropriate building  
26 Code.

27           (3) Storefront Windows. The following standards apply only to Storefront (ground  
28 floor commerce) windows and doors:

29           (A) Single panes of glass shall not be permitted larger than eight (8) feet in  
30 height by four (4) feet in width.

31           (B) Storefront windows may not be made opaque by window treatments.

1 excepting operable sunscreen devices within the conditioned space.

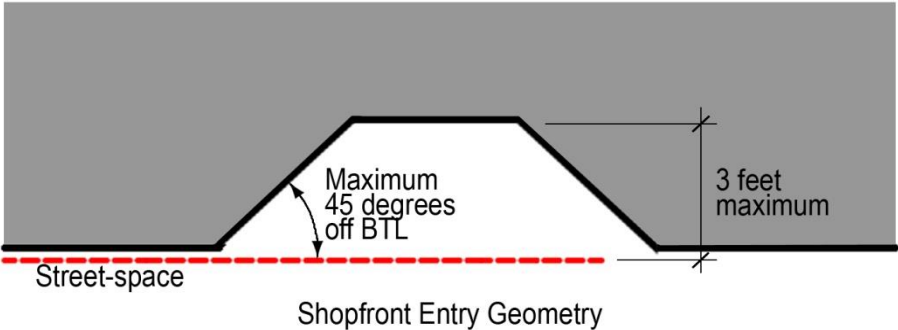
2 (C) A minimum of seventy percent (70%) of the window surface shall allow a  
3 view into the building for a depth of at least fifteen (15) feet.

4 (D) Storefronts may extend up to twenty-four (24) inches beyond the Façade or  
5 Build-to Line into the Street-Space.

6 (4) Doors

7 (A) Double-height entryways that span more than one (1) Story shall not be  
8 permitted in the Townhouse/Small Apartment, Workshop, or Detached Building Envelope  
9 Standards or in any building less than eight (8) Stories in height.

10 (B) A door may not be recessed more than three (3) feet behind its Façade or its  
11 shopfront and, in any case, shall have a clear view and path to a 45-degree angle past the  
12 perpendicular from each side of the door.



13  
14 **Sec. 27A-607. Signage.**

15 **(a) Intent.**

16 (1) Signs along commercial frontages should be clear, informative to the public and  
17 should be durable.

18 (2) Signs should be scaled for mixed-use, pedestrian-oriented areas and not for high  
19 speed automobile traffic.

20 (3) Signage that is glaring or too large creates distraction, intrudes into or lessens the  
21 Urban Center experience, and creates visual clutter.

22 **(b) General Design and Materials.**

1           (1) Wall signs are permitted within the area between the second Story floor line and  
 2 the Ground Story ceiling, within a horizontal band not to exceed two (2) feet in height. In no case  
 3 may this band extend higher than eighteen (18) feet or lower than twelve (12) feet above the  
 4 Adjacent sidewalk.

5           (2) Letters may not exceed eighteen (18) inches in height or width and three (3)  
 6 inches in relief. Signs may not come closer than two (2) feet to an Adjacent Common Lot Line.

7           (3) Company logos may be placed within the horizontal sign band or placed or  
 8 painted within ground floor or second Story office windows. Company logos may not be larger  
 9 than a rectangle of eight (8) square feet in size.

10           (4) A masonry or bronze plaque bearing an owner's or building's name may be  
 11 placed in the building's cornice/parapet wall or under the eaves, and above the upper Story  
 12 windows. Any such plaque may be no larger than a rectangle of eighteen (18) square feet in size.

13           (5) Horizontal or vertical blade signs may be hung below the second Story level,  
 14 perpendicular to the Build-to Line or from an overhang or awning. Horizontal or vertical blade  
 15 signs shall not be more than two (2) feet by three (3) feet in size, and shall be placed with a  
 16 minimum of nine (9) feet of clear height above the sidewalk.

17           (6) Prohibited Signs: Billboards, free-standing pole signs, monument signs,  
 18 marquees, any kind of animation, roof signs, and signs painted on the exterior walls of buildings  
 19 are prohibited. No internally lit, flashing, traveling, animated, or intermittent lighting may be on  
 20 the exterior of any building whether such lighting is of temporary or long-term duration. Portable  
 21 or wheeled signs and advertising devices located outside any building shall not be permitted.

22           (7) Limited Access Highway Frontage sites, as designated on the Regulating Plan, are  
 23 exempted from some of the standards above (see Section 27A-408 for additional detail).

24           **(d) Awnings/Overhangs.**

25           (1) Any overhangs shall have a minimum of ten (10) feet clear height above the  
 26 sidewalk and be a minimum of five (5) feet deep from the building Façade.

27           (2) Only the following materials are permitted: canvas or equivalent (no shiny or  
 28 reflective materials), metal or glass.

29           (3) Internal illumination through the awning/overhang shall not be permitted.

30           (4) Lettering on awnings shall be limited to six inches in height on the vertical face of  
 31 the curb side of the awning.



1           (5) One-quarter cylinder configurations shall not be permitted.

2       **Sec. 27A-608. Lighting and Mechanical Equipment.**

3           **(a) Intent.**

4           (1) Appropriate lighting is desirable for nighttime visibility, crime deterrence, and  
5 decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and  
6 creates light pollution.

7           (2) Every attempt should be made to preserve the ambiance of the night by applying  
8 the appropriate fixtures in the correct locations – Street Lights are pedestrian-scaled and should  
9 occur along all Streets but “cobra-head” highway fixtures should only occur at intersections and  
10 only when absolutely necessary for safety.

11           (3) All materials and equipment chosen for lighting fixtures should be durable to age  
12 well without demanding maintenance requirements.

13           (4) Mechanical equipment is generally any heating, ventilation, and air conditioning  
14 (HVAC) or electrical machinery but also includes air compressors, mechanical pumps, exterior  
15 water heaters, water softeners, utility and telephone company transformers, meters or boxes,  
16 garbage cans, storage tanks, and similar elements. These elements should not be located in any  
17 public areas or be visible from the Street. Mechanical equipment should not detract or interfere  
18 with the pedestrian space or block the sight triangle at intersections.

19           **(c) Lighting.**

20           (1) Street Lights shall be located between nine (9) feet and sixteen (16) feet above  
21 grade with a maximum average spacing per Block face of sixty (60) feet on center on Storefront  
22 frontage sites, seventy-five (75) feet on General frontage sites, and one hundred (100) feet on  
23 other frontage sites along the Street Tree Alignment Line on each side of the Street-Space and  
24 travel lanes, unless otherwise indicated on the Regulating Plan.

25           (2) At the front of the building, exterior lights shall be mounted between six (6) feet  
26 and fourteen (14) feet above the Adjacent grade.

27           (3) All lots with Alleys shall have lighting fixtures within five (5) feet of the Alley  
28 right-of-way. These fixtures shall illuminate the Alley, be between nine (9) and sixteen (16) feet  
29 in height, and not cause glare in Adjacent lots.

30           (4) Lighting elements shall be specified to proscribe those that cast a  
31 clearly/perceptively unnatural spectrum of light (such as low pressure sodium). LED, metal

1 halide, or halogen elements with a spectrum of light more perceptively natural are preferred. HID  
 2 or fluorescent lights (excepting compact fluorescent bulbs that screw into standard sockets) shall  
 3 not be used on the exterior of buildings. These standards may be updated by the Planning  
 4 Director or Designee as technologies advance and produce additional Equivalent or Better  
 5 elements.

6 (5) Floodlights or directional lights up to a maximum of 75-watt bulbs may be used to  
 7 illuminate Alleys, parking garages, and working or maintenance areas, but shall be shielded or  
 8 aimed in such a way that they do not shine into other lots, the Street-Space, or direct light out of  
 9 any district.

10 (6) Flood or uplighting shall not be used to illuminate private building walls. Accent  
 11 lighting may be permitted on civic buildings, historic buildings, or monuments to highlight  
 12 architectural features such as church steeples or courthouse domes.

13 (7) Site lighting shall be of a design and height and be located so as to illuminate only  
 14 the lot. An exterior lighting plan shall be approved as consistent with these standards by the  
 15 Planning Director or Designee.

16 (8) Flashing, traveling, animated, or intermittent lighting shall not be visible from the  
 17 exterior of any building whether such lighting is of temporary or long-term duration.

18 (9) Lighting for parking garages shall consider general Crime Prevention Through  
 19 Environmental Design (CPTED) standards and guidelines.

20 **(d) Mechanical Equipment.**

21 (1) The following shall be placed behind and away from any Build-to Line, may not  
 22 be stored or located within any Street-Space, and shall be screened from view from the Street-  
 23 Space: air compressors, mechanical pumps, exterior water heaters, water softeners, utility and  
 24 telephone company surface-mounted transformers, meters or boxes, garbage cans, storage tanks,  
 25 and similar equipment.

26 (2) Roof mounted equipment shall be placed behind and away from any Build-to Line  
 27 and be screened from view from the Street-Space.

28 **SUBTITLE 27A. URBAN CENTERS AND CORRIDOR NODES**

29 **PART 7. PARKING AND LOADING STANDARDS.**

30 **Sec. 27A-701. Purpose and Intent.**

31 (a) Promote a “park once” environment that shall enable people to conveniently park and

1 access a variety of commercial and civic enterprises in pedestrian-friendly environments by  
 2 encouraging shared parking.

3 (b) Reduce fragmented, uncoordinated, inefficient, reserved single-purpose parking.

4 (c) Avoid adverse parking impacts on neighborhoods Adjacent to Urban Centers and  
 5 Corridor Nodes.

6 (d) Maximize on-Street parking.

7 (e) Promote increased use of bicycles as a transportation option.

8 (f) Provide flexibility for redevelopment of small sites.

9 **Sec. 27A-702. Other Applicable Regulations.**

10 (a) The requirements of Section 27-551, Permitted Use of Parking Lots and Loading  
 11 Areas, apply to all parking and loading areas under this Subtitle.

12 (b) The requirements of Subtitle 27, Part 11, Division 3, Subdivision 2, Design Standards  
 13 apply to all parking areas under this Subtitle, except that:

14 (1) Speed bumps shall not be permitted;

15 (2) The minimum size for nonparallel parking spaces provided in parking structures  
 16 shall be nineteen (19) feet by nine (9) feet; and

17 (3) Pervious surfaces approved by the Planning Director or Designee are encouraged for  
 18 surface parking lots.

19 **Sec. 27A-703. Required Parking Spaces.**

20 (a) The following minimum parking spaces shall be required for each use unless an  
 21 alternative requirement has been approved by the Planning Director or Designee in accordance  
 22 with this Part.

23 (b) When the number of spaces calculated according to this Part results in a number  
 24 containing a fraction, the number of required spaces is rounded up to the next whole number.

25 (c) For uses not specifically listed, the requirement of the most nearly similar use is  
 26 applied. (See also Part 8. Building Function.)

27 (d) Table of Required Parking Spaces:

USE CATEGORY	Parking Space Requirement		
	Within a 1,320-foot Walking Distance of a Rail Transit Station	1,320-foot to 2,640-foot Walking Distance of a Rail Transit Station	More than a 2,640-foot Walking Distance of a Rail Transit Station

	USE CATEGORY	Parking Space Requirement		
		<u>Within a 1,320-foot Walking Distance of a Rail Transit Station</u>	<u>1,320-foot to 2,640-foot Walking Distance of a Rail Transit Station</u>	<u>More than a 2,640-foot Walking Distance of a Rail Transit Station</u>
<u>RESIDENTIAL</u>	<u>Household living</u>	<u>1.5 per single-family unit</u> <u>0.86 per one-bedroom or smaller multifamily unit</u> <u>1.24 per two-bedroom multifamily unit</u> <u>1.50 per three-bedroom or larger multifamily unit</u>	<u>1.70 per single-family unit</u> <u>0.98 per one-bedroom or smaller multifamily unit</u> <u>1.40 per two-bedroom multifamily unit</u> <u>1.70 per three-bedroom or larger multifamily unit</u>	<u>2.00 per single-family unit</u> <u>1.15 per one-bedroom or smaller multifamily unit</u> <u>1.65 per two-bedroom multifamily unit</u> <u>2.00 per three-bedroom or larger multifamily unit</u>
	<u>Group living, Social Service</u>	<u>0.19 spaces per bed PLUS 3.75 per 1,000 SF office</u> <u>Minimum 4 spaces</u>	<u>0.21 spaces per bed PLUS 4.25 per 1,000 SF office</u> <u>Minimum 4 spaces</u>	<u>0.25 spaces per bed PLUS 5.00 per 1,000 SF office</u> <u>Minimum 4 spaces</u>
<u>CIVIC</u>	<u>Civic, except: Educational</u>	<u>3.75 per 1,000 SF</u> <u>1.13 spaces per elementary classroom</u> <u>2.63 spaces per junior high or middle classroom</u> <u>7.13 spaces per senior high classroom</u> <u>0.75 per 4 seats in any other classroom</u>	<u>4.25 per 1,000 SF</u> <u>1.28 spaces per elementary classroom</u> <u>2.98 spaces per junior high or middle classroom</u> <u>8.08 spaces per senior high classroom</u> <u>0.85 per 4 seats in any other classroom</u>	<u>5.00 per 1,000 SF</u> <u>1.50 spaces per elementary classroom</u> <u>3.50 spaces per junior high or middle classroom</u> <u>9.50 spaces per senior high classroom</u> <u>1.00 per 4 seats in any other classroom</u>
	<u>Place of worship</u>	<u>0.75 per 4 fixed seats or per 18" length of bench</u> <u>OR 1.00 per 21.00 SF floor area without seating</u>	<u>0.85 per 4 fixed seats or per 18" length of bench</u> <u>OR 1.00 per 23.80 SF floor area without seating</u>	<u>1.00 per 4 fixed seats or per 18" length of bench</u> <u>OR 1.00 per 28.00 SF floor area without seating</u>
<u>COMMERCE</u>	<u>Day care</u>	<u>1.50 per 1,000 SF</u>	<u>1.70 per 1,000 SF</u>	<u>2.00 per 1,000 SF</u>
	<u>Indoor recreation, except: Health club or spa</u> <u>Movie theater</u> <u>Performing arts theater</u>	<u>5.00 per 1,000 SF</u> <u>5.25 per 1,000 SF</u> <u>0.20 per seat</u> <u>0.30 per seat</u>	<u>5.67 per 1,000 SF</u> <u>5.95 per 1,000 SF</u> <u>0.23 per seat</u> <u>0.34 per seat</u>	<u>6.67 per 1,000 SF</u> <u>7.00 per 1,000 SF</u> <u>0.27 per seat</u> <u>0.40 per seat</u>
	<u>Medical</u>	<u>3.38 per 1,000 SF</u>	<u>3.83 per 1,000 SF</u>	<u>4.50 per 1,000 SF</u>
	<u>Office, except: Art studio, gallery</u> <u>Bank</u> <u>Call Center</u>	<u>2.63 per 1,000 SF</u> <u>1.50 per 1,000 SF</u> <u>3.45 per 1,000 SF</u> <u>4.50 per 1,000 SF</u>	<u>2.98 per 1,000 SF</u> <u>1.70 per 1,000 SF</u> <u>3.91 per 1,000 SF</u> <u>5.10 per 1,000 SF</u>	<u>3.50 per 1,000 SF</u> <u>2.00 per 1,000 SF</u> <u>4.60 per 1,000 SF</u> <u>6.00 per 1,000 SF</u>
	<u>Overnight lodging</u>	<u>0.75 per room PLUS 3.75 per 1,000 SF of meeting room</u>	<u>0.85 per room PLUS 4.25 per 1,000 SF of meeting room</u>	<u>1.00 per room PLUS 5.00 per 1,000 SF of meeting room</u>
	<u>Personal service</u>	<u>3.00 per 1,000 SF</u>	<u>3.40 per 1,000 SF</u>	<u>4.00 per 1,000 SF</u>
	<u>Restaurants</u>	<u>9.00 per 1,000 SF</u>	<u>10.20 per 1,000 SF</u>	<u>12.00 per 1,000 SF</u>
	<u>Retail sales</u>	<u>3.00 per 1,000 SF</u>	<u>3.40 per 1,000 SF</u>	<u>4.00 per 1,000 SF</u>
	<u>Vehicle sales</u>	<u>3.75 per 1,000 SF</u>	<u>4.25 per 1,000 SF</u>	<u>5.00 per 1,000 SF</u>

	USE CATEGORY	Parking Space Requirement		
		<u>Within a 1,320-foot Walking Distance of a Rail Transit Station</u>	<u>1,320-foot to 2,640-foot Walking Distance of a Rail Transit Station</u>	<u>More than a 2,640-foot Walking Distance of a Rail Transit Station</u>
WORKSHOP	<u>Light Industrial</u>	<u>1.25 per 1,000 SF</u>	<u>1.42 per 1,000 SF</u>	<u>1.67 per 1,000 SF</u>
	<u>Light manufacturing</u>	<u>1.25 per 1,000 SF</u>	<u>1.42 per 1,000 SF</u>	<u>1.67 per 1,000 SF</u>
	<u>Research &amp; development</u>	<u>2.50 per 1,000 SF</u>	<u>2.83 per 1,000 SF</u>	<u>3.33 per 1,000 SF</u>
	<u>Self-service storage</u>	<u>0.75 per 1,000 SF floor area up to 20,000 SF</u> <u>0.19 per 1,000 SF floor area over 20,000 SF</u>	<u>0.85 per 1,000 SF floor area up to 20,000 SF</u> <u>0.21 per 1,000 SF floor area over 20,000 SF</u>	<u>1.00 per 1,000 SF floor area up to 20,000 SF</u> <u>0.25 per 1,000 SF floor area over 20,000 SF</u>
	<u>Vehicle service</u>	<u>1.50 per 1,000 SF</u> <u>minimum 5 spaces</u>	<u>1.70 per 1,000 SF</u> <u>minimum 5 spaces</u>	<u>2.00 per 1,000 SF</u> <u>minimum 5 spaces</u>

**Sec. 27A-704. Maximum Parking.**

**(a) Reserved Parking.**

(1) Surface and structured parking spaces may be reserved for a specific tenant or unit, provided that the following standards are not exceeded:

<u>Use</u>	<u>Reserved Spaces (maximum)</u>
<u>Residential</u>	<u>2.0 per single-family unit</u> <u>1.0 per one-bedroom multifamily unit</u> <u>1.0 per two-bedroom multifamily unit</u> <u>2.0 per three-bedroom multifamily unit</u>
<u>Nonresidential</u>	<u>1.2 per 1,000 SF</u>

(2) Underground parking may be reserved without the imposition of maximum standards.

(b) Maximum Parking. Surface parking may not exceed the required parking ratios of this Subtitle. Structured or underground parking may exceed the required quantity of parking up to a maximum of one hundred thirty percent (130%) of the required parking.

**Sec. 27A-705. Parking Reductions.**

**(a) Proximity to Transit.**

(1) Rail Transit Station.

(A) Parking reductions for locations within a 2,640-foot walking distance of a

1 rail transit station are reflected in the columns of the required parking table in Section 27A-  
 2 703(d). Table of Required Parking Spaces.

3 (B) The rail transit station shall be in operation, or anticipated to be in operation  
 4 within one year of the requested reduction.

5 (2) Bus or Trolley Transit. The Planning Director or Designee may approve a five  
 6 percent (5%) reduction in the number of required parking spaces for uses with a main entrance  
 7 within a six hundred (600) foot walking distance of an improved bus or trolley transit stop  
 8 providing both shade and seating. This reduction shall be granted only where a rail transit station  
 9 is not available.

10 (3) Measurement of Walking Distance. Walking distance is measured from the  
 11 primary entrance of the use to the rail platform (or in the case of an underground station, the top  
 12 of the nearest elevator, stair or escalator leading to the rail platform) or the nearest bus boarding  
 13 location.

14 **(b) Shared Parking.**

15 (1) Applicants wishing to use shared parking as a means of reducing the total number  
 16 of required spaces shall submit a shared parking analysis using the latest edition of the Urban  
 17 Land Institute (ULI) Shared Parking Model.

18 (2) The study shall be provided in a form established by the Planning Director or  
 19 Designee.

20 (3) Reductions in the total number of required spaces for shared parking for new  
 21 development shall not be permitted unless the Planning Director or Designee determines a  
 22 reduction is appropriate on a case-by-case basis through the use of the latest edition of the ULI  
 23 Shared Parking Model.

24 (4) Reductions in the total number of required spaces for shared parking for existing  
 25 development may be permitted to achieve the goals of the Urban Center District. The normal  
 26 parking space requirement for each use participating in a joint lot may be reduced by up to  
 27 twenty percent (20%).

28 (5) Uses providing shared parking shall have either mutually exclusive or compatibly  
 29 overlapping normal hours of operation. The Planning Director or Designee shall determine  
 30 whether hours of operation are compatibly overlapping on a case-by-case basis through the use  
 31 of the latest edition of the ULI Shared Parking Model.

1        **(c) Car-Sharing Program.**

2            (1) The Planning Director or Designee may approve a reduction in the number of  
3 spaces for a residential project or a mixed-use project with a residential component.

4            (2) The total number of required parking spaces for residential units may be reduced  
5 where an active car-sharing program is made available to residents, and where cars for the  
6 program are available on the site or within a seven hundred (700) foot walking distance of the  
7 site and within the same Urban Neighborhood.

8            (3) The Planning Director or Designee may reduce parking requirements by up to five  
9 (5) spaces for each car-share vehicle available.

10        **(d) Employer Transportation Demand Management (TDM).**

11            (1) The Planning Director or Designee may approve up to a twenty-five (25) percent  
12 reduction in the number of spaces typically required by Section 27-568 for uses that institute and  
13 commit to maintain a transportation demand management (TDM) program, considering  
14 information the applicant submits that clearly indicates the types of TDM activities and measures  
15 proposed.

16            (2) There is no limitation on the types of TDM activities for which reductions may be  
17 granted. The following measures serve as a guide to potential transportation management  
18 activities that may be used in combination to reduce parking demand. The applicant shall  
19 demonstrate to the satisfaction of the Planning Director or Designee that a specific reduction  
20 shall occur.

21            (A) The occupant of the use may appoint an employee to act as transportation  
22 coordinator with responsibility for disseminating information on ride-sharing and other  
23 transportation options that may be cause for a reduction in otherwise applicable off-Street  
24 parking requirements. In addition to acting as liaisons, transportation coordinators shall be  
25 available to attend meetings and training sessions with transit providers.

26            (B) The occupant of the use may provide specially marked spaces for each  
27 registered car pool and van pool. These marked spaces may be cause for a reduction in otherwise  
28 applicable parking requirements.

29            (C) The occupant of the use may provide cash or in-kind financial incentives for  
30 employees telecommuting or commuting by car pool, van pool and transit. Such incentives may  
31 be cause for a reduction in otherwise applicable parking requirements.

1                    (D) The occupant of the use may allow work from home or otherwise outside the  
 2 facility on specific Days. Telecommuting may be cause for a reduction in otherwise applicable  
 3 parking requirements.

4                    (E) The availability of an emergency ride home for those with family, medical or  
 5 other similar emergencies may be cause for a reduction in otherwise applicable parking  
 6 requirements.

7 **Sec. 27A-706. Special Parking Standards.**

8                    **(a) Joint Parking.**

9                    (1) Uses abutting one another shall physically connect their surface parking areas at  
 10 the lot line to create connecting drive aisles where such surface parking areas lie within fifty (50)  
 11 feet of one another, provided a mutual access easement acceptable to the Planning Director or  
 12 Designee has been executed.

13                    (2) The agreement shall ensure that maneuvering space for required parking spaces in  
 14 both parking areas is preserved.

15                    (3) The use of joint parking does not by itself authorize a reduction in the number of  
 16 required spaces.

17                    **(b) On-Street Parking.**

18                    (1) A parking space located on a public Street may be included in the calculation of  
 19 parking requirements for every twenty-two (22) feet of linear space along the Street edge  
 20 Adjacent to the building site where the use is located.

21                    (2) Each on-Street parking space may only be counted for one use, except that on-  
 22 Street parking spaces may be used to reduce the combined total parking requirement of a mixed-  
 23 use project.

24                    **(c) Off-Site Parking.**

25                    (1) Off-site parking shall be located within a walking distance of seven hundred (700)  
 26 feet from the use served by the off-site parking.

27                    (2) The off-site parking shall be located within a UC District, or in any abutting  
 28 district that permits surface parking as a Principal Use.

29                    (3) The off-site parking shall be the subject of a long-term lease of at least five (5)  
 30 years in duration or permanently dedicated for off-site parking usage.

31                    **(d) Tandem Parking.**



1           (1) Two (2) parking spaces in tandem shall have a combined minimum dimension of  
 2 nine (9) feet in width by thirty-six (36) feet in length.

3           (2) Tandem parking is allowed for:

4                 (A) Single-family projects; and

5                 (B) Multifamily projects and the residential component of mixed-use projects.

6           (3) Up to eighty-five percent (85%) of the total off-Street parking spaces provided for  
 7 residential projects may incorporate tandem parking. For residential projects, both tandem spaces  
 8 shall be assigned to the same dwelling unit. Tandem parking may not be used to provide guest  
 9 parking.

10         **Sec. 27A-707. Bicycle Parking.**

11           **(a) Required Spaces.**

12           (1) All new nonresidential development providing less than twenty (20) vehicle  
 13 parking spaces shall provide four (4) bicycle parking spaces for each ten-thousand (10,000)  
 14 square feet of nonresidential development. A minimum of four (4) bicycle parking spaces shall  
 15 be provided by all nonresidential development regardless of size.

16           (2) Nonresidential development providing more than twenty (20) but less than one  
 17 hundred one (101) vehicle parking spaces shall be required to install a minimum of six (6)  
 18 bicycle parking spaces. Six (6) additional bicycle parking spaces shall be required for every 100  
 19 additional vehicle parking spaces.

20           (3) All new residential development providing more than twenty (20) but less than  
 21 one hundred one (101) vehicle parking spaces shall be required to install a minimum of ten (10)  
 22 bicycle parking spaces. Ten (10) additional bicycle parking spaces shall be required for every  
 23 100 additional vehicle parking spaces.

24           (4) Single-family detached and single-family attached dwellings are exempt from this  
 25 requirement.

26           (5) Wheel racks shall not be counted toward meeting the minimum bicycle parking  
 27 requirements.

28           **(b) Bicycle Parking Design Regulations.**

29           (1) Bicycle parking spaces should be located at close to the building entrance as possible.  
 30 At least four (4) of the required bicycle parking spaces serving nonresidential development shall  
 31 be located within fifty (50) feet of the main entrance to the building.

1           (2) When located outdoors, bicycle parking spaces shall be installed in concrete footings  
 2           with anchor bolts.

3           (3) Bicycle parking spaces shall be placed at least three (3) feet away from the associated  
 4           structure to allow sufficient room for parking a bicycle. Bicycle racks should be installed to  
 5           allow for at least thirty (30) inches of spacing between each rack. Where serpentine rows of  
 6           bicycle parking is provided, an aisle at least five (5) feet in width shall be provided between  
 7           rows of bicycle parking spaces, and along the perimeter of the area devoted to bicycle parking.

8           (4) Covered bicycle parking spaces should be provided whenever possible. All bicycle  
 9           parking areas serving residential development shall be in a covered location that is well-lit and  
 10           placed to allow for increased observation by passers-by in keeping with best practices of  
 11           CPTED.

12           **Sec. 27A-708. Surface Parking Lot Plantings.**

13           **(a) New Development.**

14           (1) The edge of any surface parking lot Adjacent to a single family (detached or  
 15           attached) zoning district shall be planted with canopy shade trees per the *Landscape Manual* and  
 16           planted at an average distance not to exceed forty (40) feet on center and aligned three (3) to  
 17           seven (7) feet behind the Common Lot Line.

18           (2) Surface parking lot edges along a Common Lot Line shall have a Street Wall or  
 19           Garden Wall (see 27A-605 for additional information regarding walls) or provide a minimum  
 20           four (4) foot wide landscape area planted with shrubs at least two (2) feet high at the time of  
 21           planting with a maximum spacing of two and one half (2½) feet on center.

22           (3) Where practicable, parking lots shall incorporate environmental site design  
 23           techniques throughout the parking areas and Adjacent open space areas.

24           (4) Surface parking lots shall be planted with trees, shrubs, and other flora in  
 25           accordance with the requirements of the *Landscape Manual*.

26           (5) Landscaping shall be hardy and able to withstand salt, soot, and gas fumes.

27           **Sec. 27A-709. Loading Facilities.**

28           (a) Loading facilities are not required in any Urban Center District.

29           (b) Where loading facilities are provided, they shall meet the design standards in Subtitle  
 30           27, Part 11, Division 3, Loading Facilities, except that loading facilities shall only be located to  
 31           the rear and side of buildings. Loading facilities shall in no case be visible from the Street-Space.

1                    **SUBTITLE 27A. URBAN CENTERS AND CORRIDOR NODES**

2                                    **PART 8. BUILDING FUNCTION.**

3                    **Sec. 27A-801. General Provisions.**

4                    **(a) Permitted Uses.** In order to regulate use, categories of uses have been established. Use  
 5 categories provide a systematic basis for assigning land uses to appropriate categories with other,  
 6 similar uses. Use categories classify land uses and activities based on common functional,  
 7 product, or physical characteristics. Characteristics include the type and amount of activity, the  
 8 hours of operation, the type of customers or residents, how goods or services are sold or  
 9 delivered, likely impact on surrounding properties, and site conditions.

10                    **(1) Principal Uses.** Principal Uses are grouped into categories. Permitted Principal  
 11 Uses by Building Envelope Standard are shown in Section 27A-802. Examples of specific uses  
 12 that fall within the use categories used in the use table are listed in Section 27A-804.

13                    **(2) Accessory Uses.** Accessory Uses are allowed in conjunction with a permitted  
 14 Principal Use as set forth in Section 27A-805.

15                    **(b) Use Determination.**

16                    **(1) Planning Director or Designee Responsibility.** The Planning Director or  
 17 Designee is responsible for categorizing all uses. If a proposed use is not listed in a use category,  
 18 but is similar to a listed use, the Planning Director or Designee shall treat the proposed use as a  
 19 use under that category. If a proposed use is not listed in a use category, and is not similar to any  
 20 other listed use, the use shall be prohibited. Section 27A-804 provides additional guidance for  
 21 categorizing uses by listing examples of specific uses that fall within designated use categories.

22                    **(2) Uses Not Specifically Listed.** When determining whether a proposed use is similar  
 23 to a use listed in Section 27A-804. Use Categories, the Planning Director or Designee shall  
 24 consider the following criteria:

25                                    **(A) The actual or projected characteristics of the proposed activity in relationship**  
 26 **to the stated characteristics of each use.**

27                                    **(B) The relative amount of site area or floor space and equipment devoted to the**  
 28 **activity.**

29                                    **(C) Relative amounts of sales from each activity.**

30                                    **(D) The customer type for each activity.**

31                                    **(E) The relative number of employees in each activity.**

- (F) Hours of operation.
- (G) Building and site arrangement.
- (H) Types of vehicles used and their parking requirements.
- (I) The relative number of vehicle trips generated.
- (J) The number of type of signs needed for the use.
- (K) How the use is advertised.
- (L) The likely impact of the use on surrounding properties.
- (M) Whether the activity is considered accessory to other activities on the site.

**Sec. 27A-802. Use Table.**

1. The following use table identifies the use categories allowed in the respective frontages (Building Envelope Standards). These categories are defined in Section 27A-106.

USE CATEGORY	GENERAL		STOREFRONT		TOWNHOUSE/ SMALL APARTMENT		WORKSHOP		DETACHED		ADDITIONAL REGULATIONS	
	GEN		STR		TH		WRK		DET			
	Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story		
<u>RESIDENTIAL</u>	<u>Household living</u>	P	P	A	P	P	P	X	A	P	P	<u>Sec. 27A-803.B</u>
	<u>Group living</u>	P	P	A	P	P	P	X	X	X	X	<u>Sec. 27A-803.B</u>
	<u>Social service</u>	X	P	X	X	X	X	X	X	X	X	
<u>CIVIC</u>	<u>Civic</u>	A	A	A	A	A	A	A	A	A	A	<u>Sec. 27A-803.C + D</u>
<u>COMMERCE</u>	<u>Day care</u>	X	P	X	P	P	X	X	X	X	X	<u>Sec. 27A-803.E</u>
	<u>Indoor recreation</u>	P	P	X	P	X	X	X	X	X	X	<u>Sec. 27A-803.F</u>
	<u>Medical</u>	P	P	P	P	X	X	X	X	X	X	
	<u>Office</u>	P	P	X	P	X	X	X	X	X	X	
	<u>Outdoor recreation</u>	X	X	X	X	X	X	X	X	X	X	
	<u>Overnight lodging</u>	P	P	A	P	X	X	X	X	X	X	<u>Sec. 27A-803.G</u>
	<u>Passenger terminal</u>	P	X	P	X	X	X	X	X	X	X	

USE CATEGORY	GENERAL		STOREFRONT		TOWNHOUSE/ SMALL APARTMENT		WORKSHOP		DETACHED		ADDITIONAL REGULATIONS
	GEN		STR		TH		WRK		DET		
	Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	Ground Story	Upper Story	
<u>Personal service</u>	P	P	P	P	X	X	X	X	X	X	Sec. 27A-803.H
	P	A	P	A	X	X	X	X	X	X	Sec. 27A-803.I
	P	A	P	A	X	X	A	X	X	X	Sec. 27A-803.I + J
	P	X	P	X	X	X	X	X	X	X	
	P	X	P	X	X	X	X	X	X	X	
<u>WORKSHOP</u>	X	X	X	X	X	X	P	P	X	X	
	X	X	X	X	X	X	P	P	X	X	
	P	P	X	P	X	X	P	P	X	X	
	X	X	X	X	X	X	X	P	X	X	
	X	X	X	X	X	X	P	P	X	X	Sec. 27A-803.K + L
<u>INDUSTRIAL</u>	X	X	X	X	X	X	X	X	X	X	
	X	X	X	X	X	X	X	X	X	X	
	X	X	X	X	X	X	X	X	X	X	
	X	X	X	X	X	X	X	X	X	X	
	X	X	X	X	X	X	X	X	X	X	
	X	X	X	X	X	X	X	X	X	X	
Key: P = Permitted A = Additional Regulations Apply (see 27A-803) X = Not Permitted											

- 1 NOTE: The individual Building Envelope Standards also regulate use (see Part 4).
- 2 2. The following uses are prohibited within the Urban Centers and Corridor Nodes
- 3 Districts:
- 4 (A) Adult entertainment including but not limited to adult entertainment premises
- 5 and adult bookstores
- 6 (B) Club or lodge, membership club

1 (C) Check cashing business

2 (D) Liquor store

3 (E) Pawnshop

4 **Sec. 27A-803. Additional Regulations.**

5 (a) **General.** No civic, commerce or workshop use is permitted above a residential  
6 use.

7 (b) **Household Living.**

8 (1) A lobby serving an upper Story residential use is permitted on the Ground Story  
9 of a Storefront site.

10 (2) Household living is permitted on the top floor or upper most floor only of a  
11 Workshop site and shall not exceed twenty-five percent (25%) of the gross floor area of the  
12 entire building.

13 (c) **Civic.**

14 (1) Buildings that house civic uses located on sites specifically designated as civic  
15 on the Regulating Plan are not subject to Part 4. Building Envelope Standards.

16 (d) **Private School.**

17 Private schools permitted by this Subtitle shall be limited to schools which offer a  
18 complete program of nursery school education accredited by the Maryland State Department of  
19 Education, or a complete program of academic elementary (including kindergarten), junior high  
20 (middle), or senior high school education, and shall be subject to the following:

21 (1) The maximum enrollment shall be four hundred (400) students. State and local  
22 health, education, or fire regulations may reduce the number of students permitted to be enrolled.  
23 For the purposes of this Section, enrollment shall mean the total number of students enrolled in  
24 the institution at any one (1) time. If there are separate morning, afternoon, and evening sessions,  
25 each one of which is attended by different students, enrollment shall mean the number of  
26 students enrolled in the session having the largest number of students.

27 (2) The property shall have frontage on, and direct vehicular access to a Street (NST-  
28 1, NST-2b, or a Major Street Type). This shall not apply where the Planning Director or  
29 Designee determines that adequate passenger debarkation areas are provided.

30 (3) An outdoor playground or activity area shall be provided. It shall contain at least  
31 twenty-five (25) square feet of usable space per student. The area shall be located at least twenty-

1 five (25) feet from any dwelling on an abutting lot and buffered from abutting uses in accordance  
 2 with the provisions of the *Landscape Manual*. The area shall be enclosed by a substantial wall or  
 3 fence at least three (3) feet high for grades six and below, and at least five (5) feet high for other  
 4 grades. The wall or fence shall meet the provisions of this Subtitle.

5 (4) The requirements of this Section shall not apply to the use of existing public  
 6 schools which have been conveyed by the Prince George's County Board of Education to either  
 7 Prince George's County or to any municipality within the County, provided the County or  
 8 municipality:

9 (i) Maintains ownership of the facility and operates a school in it; or

10 (ii) Leases the facility for use as a private school (of any type).

11 **(e) Day Care Center for Children.**

12 (1) An ample outdoor play or activity area shall be provided, in accordance with the  
 13 following:

14 (A) All outdoor play areas shall have at least seventy-five (75) square feet of  
 15 play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square  
 16 feet per child for the total number of children to use the play area at one (1) time, whichever is  
 17 greater;

18 (B) All outdoor play areas shall be located at least twenty-five (25) feet from any  
 19 dwelling on an abutting lot, and shall be enclosed by a substantial wall or fence at least four (4)  
 20 feet in height;

21 (C) A greater set back from Adjacent properties or uses or a higher fence may be  
 22 required by the Planning Board if it determines that it is needed to protect the health and safety  
 23 of the children utilizing the play area;

24 (D) An off-premises outdoor play or activity area shall be located in proximity to  
 25 the day care center, and shall be safely accessible without crossing (at grade) any hazardous area,  
 26 such as a Street or driveway;

27 (E) The play area shall contain sufficient shade during the warmer months to  
 28 afford protection from the sun;

29 (F) Sufficient lighting shall be provided on the play area if it is used before or  
 30 after daylight hours to insure safe operation of the area; and

31 (G) Outdoor play shall be limited to the hours between 7 A.M. and 9 P.M.

1           (2) In addition to the submittal requirements this Subtitle, any development plan shall  
2 show:

- 3                   (A) The proposed enrollment;
- 4                   (B) The location and use of all buildings on abutting lots;
- 5                   (C) The location and size of outdoor play or activity areas; and
- 6                   (D) The location, quantity, and type of screening and landscaping.

7           (3) Enrollment. For the purposes of this Section, enrollment shall mean the largest  
8 number of children enrolled in the center in any one session.

9           **(f) Overnight Lodging.**

10           A lobby serving an upper Story overnight lodging use is permitted on the Ground  
11 Story of a Storefront site.

12           **(g) Personal Service.**

13           Outdoor runs in association with an animal grooming, animal hospital, veterinary  
14 clinic, pet clinic, animal boarding, animal shelter, kennel, or doggy day care facility shall not be  
15 permitted.

16           **(h) Restaurant/Bar, Retail Sales.**

17           (1) A restaurant/bar or retail use is permitted in the upper stories of a General or  
18 Storefront site provided it is a second Story extension equal to or less than area of the Ground  
19 Story restaurant/bar or retail use.

20           (2) Only merchandise or commodities manufactured on premise may be sold in  
21 the Ground Story of a Workshop site.

22           **(i) Building Supply Store.**

23           Outdoor storage areas shall be enclosed by an opaque wall or fence at least eight (8)  
24 feet in height and built in accordance with the design regulations of this Subtitle.

25           **(j) Gas Station.**

26           A gas station may be permitted, subject to the following:

27           (1) The subject property shall have vehicular access to a major Street (only at the  
28 Urban Neighborhood edge);

29           (2) The subject property shall only be located at the edges of an Urban  
30 Neighborhood;

31           (3) The subject property shall be located at least three hundred (300) feet from



1 any lot on which a school, outdoor playground, library, or hospital is located;

2 (4) The use shall not include the display and rental of cargo trailers, trucks, or  
3 similar uses;

4 (5) The storage or junking of wrecked motor vehicles (whether capable of move-  
5 ment or not) is prohibited;

6 (6) Gasoline pumps and other service appliances shall be located at least twenty-  
7 five (25) feet behind the Build-to Line (BTL);

8 (7) Repair service shall be completed within forty-eight (48) hours after the  
9 vehicle is left for service. Discarded parts resulting from any work shall be removed promptly  
10 from the premises. Automotive replacement parts and accessories shall be stored inside the main  
11 structure; and

12 (8) Upon the abandonment of a gas station, the use shall terminate and all struc-  
13 tures exclusively used in the business (including underground storage tanks), except buildings,  
14 shall be removed by the owner of the property. For the purpose of this Subsection, the term  
15 "abandonment" shall mean non-operation as a gas station for a period of fourteen (14) months  
16 after the retail services cease.

17 **(k) Vehicle Towing Station.**

18 Vehicle towing stations shall be wholly enclosed by a six-foot tall sight-tight fence  
19 or wall built in accordance with the design regulations of this Subtitle.

20 **(l) Antennas, monopoles, and related equipment buildings for wireless**  
21 **telecommunications.**

22 (1) Antennas, monopoles, and related equipment buildings shall be subject to the  
23 following requirements:

24 (A) Unless otherwise prohibited below, it shall be concealed within the  
25 opaque exterior of a structure or be attached to a public utility, radio, television, or  
26 telecommunications broadcasting tower/monopole; a light pole; a multifamily dwelling at least  
27 five (5) stories in height; a structure owned by a municipality, the Board of Education for Prince  
28 George's County, or by Prince George's County; or a structure owned and primarily used by a  
29 government agency that is exempt from the requirements of this Subtitle.

30 (B) It shall not extend more than fifteen (15) feet above the height of the  
31 tower or structure to which it is attached.

1 (C) It shall not exceed the following dimensions:

2 (i) Twenty (20) feet in length and seven (7) inches in diameter for  
 3 whips;

4 (ii) Ten (10) feet in length and two (2) feet in width for panels;

5 (iii) Seven (7) feet in length and one (1) foot in diameter for cylinders;

6 or

7 (iv) Seven (7) feet in diameter for parabolic dishes; and

8 (D) On privately owned land, it shall not support lights or signs unless  
 9 required for aircraft warning or other safety reasons.

10 (2) The related telecommunications equipment building or enclosure shall comply  
 11 with the following standards:

12 (A) It shall not exceed five hundred sixty (560) square feet of gross floor  
 13 area or twelve (12) feet in height;

14 (B) When attached to an existing building, it shall match the construction  
 15 material and color(s) of that building;

16 (C) When constructed as a freestanding building, it shall be constructed of  
 17 brick and its design shall coordinate with the design of any existing main building on the same  
 18 lot or on an abutting lot; and

19 (D) The building or enclosure shall be unmanned, with infrequent (four (4)  
 20 or fewer per year) visits by maintenance personnel, and with access and parking for no more than  
 21 one (1) vehicle.

22 (3) The monopole shall comply with the following standards:

23 (A) The maximum height shall be one hundred ninety-nine (199) feet when  
 24 located on public property or one hundred (100) feet when located on all other properties;

25 (B) On privately owned land, the structure shall not support lights or signs  
 26 unless required for aircraft warning or other safety reasons;

27 (C) The structure shall be designed, galvanized, and/or painted in a manner  
 28 which is harmonious with surrounding properties;

29 (D) The applicant shall provide certification from a registered engineer that  
 30 the structure will meet the applicable design standards for wind loads of the Electronic Industries  
 31 Association (EIA) for Prince George's County; and

1                    (E) Any monopole which is no longer used for telecommunications purposes  
2 for a continuous period of one (1) year shall be removed by the monopole owner at owner's  
3 expense.

4 **Sec. 27A-804. Use Categories.**

5 This Section provides additional guidance for categorizing uses by listing examples of specific  
6 uses that fall within designated use categories. Certain specific uses listed below may be defined  
7 in Section 27A-106 for clarification purposes.

8        **(a) Residential Use Categories.**

9                    **(1) Household Living.**

10                    Uses Included:

- 11                    (A) Dwellings, all types;
- 12                    (B) Family day care home;
- 13                    (C) Foster home;
- 14                    (D) Group residential facility for up to eight (8) mentally handicapped  
15 dependent persons;
- 16                    (E) Home occupations (as an Accessory Use within a single-family  
17 dwelling)
- 18                    (F) Professional office (limited to a person residing in the dwelling).

19                    **(2) Group Living.**

20                    Uses Included:

- 21                    (A) Assisted living facility;
- 22                    (B) Boarding house, rooming house, lodging house;
- 23                    (C) Congregate care facility;
- 24                    (D) Fraternity, sorority, dormitory;
- 25                    (E) Group residential facility for more than eight (8) mentally handicapped  
26 dependent persons;
- 27                    (F) Hospice;
- 28                    (G) Monastery, convent;
- 29                    (H) Nursing or care home;
- 30                    (I) Single room occupancy.

31                    **(3) Social Service.**

1           Uses Included:

2                   (A) Adult rehabilitation center;

3                   (B) Group shelter;

4                   (C) Overnight general purpose shelter;

5                   (D) Rehabilitative clinic;

6                   (E) Social service facility, soup kitchen, transient lodging, homeless shelter,  
 7 transitional home, halfway house.

8           **(b) Civic Use Category.**

9                   Uses Included:

10                   (A) College, community college, university;

11                   (B) Convention center, arena;

12                   (C) Museum, library, post office;

13                   (D) Places of worship including church, mosque, synagogue, temple;

14                   (E) Police, fire, EMS station or substation;

15                   (F) Public or private (K-12) school;

16                   (G) Neighborhood arts center or similar community facility (public).

17           **(c) Commerce Use Categories.**

18                   **(1) Day Care.**

19                   Uses Included:

20                   (A) Adult day care center;

21                   (B) Day care center for children;

22                   (C) Drop-in child care center;

23                   (D) Nursery school, preschool;

24                   (E) Recreational program, before-or after-school;

25                   (F) Small group child care center.

26                   **(2) Indoor Recreation.**

27                   Uses Included:

28                   (A) Amusement center, game arcade, children's amusement center;

29                   (B) Athletic, tennis, swim or health club, exercise salon;

30                   (C) Billiard hall, pool hall;

31                   (D) Bingo parlor;

- 1                   (E) Bowling Alley;
- 2                   (F) Dance hall;
- 3                   (G) Dance, martial arts, music studio or classroom;
- 4                   (H) Gymnastic facility, indoor sports academy;
- 5                   (I) Miniature golf facility;
- 6                   (J) Motor track;
- 7                   (K) Movie or other theater;
- 8                   (L) Skating rink;
- 9                   (M) Auditorium.

10           **(3) Medical.**

11                   Uses Included:

- 12                   (i) Ambulatory surgical center;
- 13                   (ii) Blood plasma donation center, medical or dental laboratory;
- 14                   (iii) Hospital, urgent care or emergency medical office;
- 15                   (iv) Medical, dental office or chiropractor, medical practitioner;
- 16                   (v) Medical clinic;
- 17                   (vi) Medical day care.

18           **(4) Office.**

19                   Uses Included:

- 20                   (A) Offices including advertising, business management consulting, data process-
- 21 ing, collection agency, real estate or insurance agent; professional service such as lawyer,
- 22 accountant, bookkeeper, engineer, architect, sales office, travel agency;
- 23                   (B) Financial services such as lender, investment or brokerage house, bank, call
- 24 center, bail bonds;
- 25                   (C) Counseling in an office setting;
- 26                   (D) City, County, state, government office;
- 27                   (E) Trade, vocational, business school.

28           **(5) Outdoor Recreation.**

29                   Uses Included:

- 30                   (A) Drive-in theater;
- 31                   (B) Campground, travel trailer park, recreational vehicle park;

1 (C) Executive par three golf course;

2 (D) Extreme sports such as paintball, BMX or skateboarding facility

3 (E) Golf course, country club, clubhouse;

4 (F) Outdoor entertainment activity such as batting cage, golf driving range, mini-  
 5 amusement park, miniature golf facility, water park;

6 (G) Horse stable, riding academy, equestrian center;

7 (H) Outdoor shooting range;

8 (I) Sports academy for active recreational or competitive sports;

9 (J) Stadium, arena, commercial amphitheater.

10 **(6) Overnight Lodging.**

11 Uses Included:

12 (A) Apartment hotel;

13 (B) Hotel, motel, inn, extended-stay facility, bed and breakfast, youth hostel;

14 (C) Tourist home.

15 **(7) Passenger Terminal.**

16 Uses Included:

17 (A) Bus passenger terminal, multi-modal facility;

18 (B) Heliport;

19 (C) Rail station or stop;

20 (D) Taxi dispatch center, limousine service.

21 **(8) Personal Service.**

22 Uses Included:

23 (A) Animal care (animal grooming, animal hospital, veterinary clinic, pet clinic,  
 24 animal boarding place, animal shelter, kennel, doggy day care);

25 (B) Catering establishment, cleaning establishment, dry-cleaning or laundry drop-  
 26 off facility, laundromat, cleaning, pickup station, coin operated pickup station;

27 (C) Funeral home, funeral parlor, mortuary, undertaking establishment;

28 (D) Hair, nail, tanning, massage therapy and personal care service, barber, beauty  
 29 shop;

30 (E) Photocopy, blueprint, package shipping and quick-sign service, printing and  
 31 publishing, security service;

1                    (F) Tattoo/body piercing shop, palmist, psychic, medium, fortune telling, thera-  
 2 peutic massage establishment;

3                    (G) Appliance, bicycle, canvas product, clock, computer, jewelry, musical  
 4 instrument, office equipment, radio, shoe, television or watch repair;

5                    (H) Taxidermist, tailor, milliner, upholsterer, locksmith;

6                    (I) Wedding chapel.

7                    **(9) Restaurant/Bar.**

8                    Uses Included:

9                    (A) Bar, tavern, cocktail lounge, nightclub, brew pub;

10                  (B) Eating and drinking establishment;

11                  (C) Pizza delivery facility;

12                  (D) Take-out, yogurt or ice cream shop.

13                  **(10) Retail Sales.**

14                  Uses Included:

15                  (A) Sale, lease or rental of: Antiques, appliances, art supplies, baked goods,  
 16 bicycles, books, building supplies, cameras, carpet and floor coverings, crafts, clothing,  
 17 computers, convenience goods, dry goods, electronic equipment, fabric, flowers, fuel (including  
 18 gasoline and diesel fuel), furniture, garden supplies, gifts or novelties, groceries, hardware, home  
 19 improvement, household products, jewelry, medical supplies, music, musical instruments, office  
 20 supplies, package shipping, pets, pet supplies, pharmaceuticals, photo finishing, picture frames,  
 21 plants, printed materials, produce, seafood, souvenirs, sporting goods, stationery, tobacco, used  
 22 or secondhand goods, vehicle parts and accessories, videos, and related products;

23                  (B) Art studio, gallery;

24                  (C) Gas station (no vehicle service allowed);

25                  (D) Building supply store.

26                  **(11) Vehicle Sales.**

27                  Uses Included:

28                  (A) Boats and other recreational vehicle sales;

29                  (B) Vehicle sales, rental, or leasing.

30                  **(12) Water-Oriented.**

31                  Uses Included:

- 1                   (A) Boat livery;
- 2                   (B) Dock or pier (commercial);
- 3                   (C) Dry storage of boats;
- 4                   (D) Ferry/water taxi;
- 5                   (E) Marina;
- 6                   (F) Wet storage of boats (commercial).

7       **(d) Workshop Use Categories.**

8               **(1) Light Industrial.**

9                   Uses Included:

- 10                  (A) Brewery, winery;
- 11                  (B) Bus or rail transit vehicle maintenance or storage facility;
- 12                  (C) Contractors storage including janitorial and building maintenance service,  
 13 exterminator, or other maintenance yard or facility; building, heating, plumbing, landscaping or  
 14 electrical contractor and others who perform services off-site, but store equipment and materials  
 15 or perform fabrication or similar work on-site;
- 16                  (D) Crematorium, pet crematorium;
- 17                  (E) Electronics service center;
- 18                  (F) Food or beverage production except animal slaughter and stockyards;
- 19                  (G) Lawn, tree or garden service;
- 20                  (H) Laundry, dry-cleaning, and carpet cleaning plants;
- 21                  (I) Leather and leather products except tanning and finishing;
- 22                  (J) Lumberyard and wood products, sheet metal shop, soft drink bottling;
- 23                  (K) Stone, clay, glass, and concrete products.

24               **(2) Light Manufacturing.**

25                   Uses Included:

- 26                  (A) Bulk mailing service;
- 27                  (B) Clothing, textile apparel manufacturing;
- 28                  (C) Manufacture or assembly of equipment, instruments (including musical  
 29 instruments), appliances, precision items, electrical items, sporting goods, office and art supplies,  
 30 electrical equipment/items, paper products (except pulp mills), metal and glass products
- 31                  (D) Office showroom/warehouse;



1                   (E) Printing, publishing, and lithography;

2                   (F) Production of artwork and toys, graphic design sign-making, movie  
 3 production facility, photo-finishing laboratory;

4                   (G) Repair of scientific or professional instruments and electric motors;

5                   (H) Sheet metal, welding, machine, tool repair shop or studio;

6                   (I) Woodworking, including cabinet makers and furniture manufacturing.

7                   **(3) Research and Development.**

8                   Uses Included: Laboratories, offices, and other facilities used for research and  
 9 development by or for any individual, organization, or concern, whether public or private;  
 10 prototype production facilities that manufacture a limited amount of a product in order to fully  
 11 investigate the merits of such a product; pilot plants used to test manufacturing processes  
 12 planned for use in production elsewhere; production facilities and operations with a high degree  
 13 of scientific input; facilities and operations in which the input of science, technology, research,  
 14 and other forms of concepts or ideas constitute a major element of the value added by manufac-  
 15 ture per unit of product.

16                   **(4) Self-Service Storage.**

17                   Uses Included: Warehouse, self-service, fully enclosed indoor multi-Story storage,  
 18 mini-warehouse.

19                   **(5) Vehicle Service.**

20                   Uses Included:

21                   (A) Audio and alarm system installation, custom accessories, quick lubrication fa-  
 22 ilities, auto detailing, minor scratch and dent repair, bedliner installation, glass  
 23 repair/replacement, tire sales and mounting, full-or self-service vehicle wash;

24                   (B) Alignment shop, body shop, engine replacement or overhaul, repair of cars,  
 25 trucks, RVs and boats, repair or replacement of brakes, shocks, mufflers and transmissions;

26                   (C) Service station (gas station with service bays);

27                   (D) Towing service, truck service, vehicle towing station.

28                   **(E) Industrial Use Categories.**

29                   **(1) Agriculture.**

30                   Uses Included:

31                   (A) Animal raising including horses, hogs, cows, sheep, goats, and swine,

1 poultry, rabbits, and other small animals, apiculture, aquaculture, dairying, personal or  
 2 commercial animal breeding and development;

3 (B) Crop production, soil preparation, agricultural services, large animal and  
 4 veterinary services, farm labor and management services;

5 (C) Floriculture, horticulture, pasturage, row and field crops, viticulture;  
 6 tree or sod farm, silviculture, sale of agriculture products;

7 (D) Fish hatcheries and preserves;

8 (E) Grain, fruit, field crop and vegetable cultivation and storage;

9 (F) Hunting, trapping and game propagation;

10 (G) Livestock, horse, dairy, poultry and egg products;

11 (H) Livestock auction;

12 (I) Milk processing plant;

13 (J) Packing house for fruits or vegetables;

14 (K) Plant nursery, plant nursery with landscape supply;

15 (L) Poultry slaughtering and dressing;

16 (M) Timber tracts, forest nursery, gathering of forest products.

17 **(2) Heavy Industrial.**

18 Uses Included:

19 (A) Any use that is potentially dangerous, noxious or offensive to neighboring  
 20 uses in the district or those who pass on public ways by reason of smoke, odor, noise, glare,  
 21 fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with  
 22 radio or television reception, radiation or any other likely cause;

23 (B) Asbestos, radioactive materials;

24 (C) Animal processing, packing, treating, and storage, livestock or poultry  
 25 slaughtering, concentrate plant, processing of food and related products, production of lumber,  
 26 tobacco, chemical, rubber, leather, clay, bone, paper, pulp, plastic, stone, or glass materials or  
 27 products, production or fabrication of metals or metal products including enameling and  
 28 galvanizing, automobile dismantlers and recyclers, commercial feed lot;

29 (D) Bulk storage of flammable liquids, chemical, cosmetics, drugs, soap, paints,  
 30 fertilizers and abrasive products;

31 (E) Concrete batching and asphalt processing and manufacture, batch plant earth

1 moving, heavy construction equipment, transportation equipment;

2 (F) Detention center, jail, prison;

3 (G) Explosives, fabricated metal products and machinery;

4 (H) Industrial sign-making;

5 (I) Impound lot, wrecker service including vehicle wreckers, auto storage,  
6 wrecking, junk or salvage yard;

7 (J) Labor hall, leather and leather products including tanning and finishing;

8 (K) Manufactured or modular housing sales;

9 (L) Petroleum, liquefied petroleum gas and coal products and refining;

10 (M) Primary metal manufacturing;

11 (N) Pulp mill, rubber and plastic products, rubber manufacturing;

12 (O) Scrap metal processors, sawmill, secondary materials dealers;

13 (P) Trailer leasing, auction vehicle, broker vehicle, pawn shop vehicle;

14 (Q) Tire recapping, tobacco products, transportation equipment.

15 **(3) Resource Extraction.**

16 Uses Included:

17 (A) Extraction of phosphate or minerals;

18 (B) Extraction of sand or gravel, borrow pit;

19 (C) Land clearing for the purpose of resource extraction;

20 (D) Metal, sand, stone, gravel, clay mining and other related processing;

21 (E) Stockpiling of sand, gravel, or other aggregate materials.

22 **(4) Warehouse and Distribution.**

23 Uses Included:

24 (A) Bulk storage, including nonflammable liquids, cold storage plants, including  
25 frozen food lockers, household moving and general freight storage, separate warehouse used by  
26 retail store such as furniture or appliance store;

27 (B) Bus barn;

28 (C) Commercial packing for fruits and vegetables;

29 (D) Distribution facility, central postal facility;

30 (E) Freight, service facility;

31 (F) Outdoor storage yard;

1           (G) Parcel services;

2           (H) Railroad switching yard, freight terminal, piggyback yard;

3           (I) Transfer and storage business where there are no individual storage areas or  
 4 where employees are the primary movers of the goods to be stored or transferred;

5           (J) Trailer storage, drop off lot;

6           (K) Truck or motor freight terminal, service facility;

7           (L) Trucking operation;

8           (M) Warehouse.

9           **(5) Waste-Related Service.**

10           Uses Included:

11           (A) Animal waste processing;

12           (B) Garbage or refuse collection service (office and truck fleet);

13           (C) Landfill, Class III rubble fill;

14           (D) Manufacture and production of goods from composting organic material;

15           (E) Recycling facility including recyclable material storage, including  
 16 construction materials, recycling drop-off facility, recycling buy-back center, recycling collec-  
 17 tion center;

18           (F) Solid or liquid waste transfer station, waste incineration.

19           **(6) Wholesale Trade.**

20           Uses Included:

21           (A) Mail-order house;

22           (B) Sale or rental of machinery, equipment, heavy equipment, building materials,  
 23 special trade tools, welding supplies, machine parts, electrical supplies, plumbing supplies,  
 24 janitorial supplies, restaurant equipment, and store fixtures;

25           (C) Wholesale sales of food, clothing, auto parts, building hardware and similar  
 26 products.

27           **Sec. 27A-805. Accessory Uses.**

28           (a) Unless otherwise expressly stated, Accessory Uses are permitted in conjunction with  
 29 allowed Principal Uses. Accessory Uses shall be accessory and clearly incidental and  
 30 subordinate to a permitted Principal Use.

31           (b) No Accessory Use may be established on a site prior to the establishment of a permitted

1 Principal Use.

2 (c) The Planning Director or Designee is authorized to determine when a structure or use  
3 meets the definition of an Accessory Use. In order to classify a structure or use as accessory, the  
4 Planning Director or Designee shall determine that the use:

5 (1) Is subordinate to the Principal Use in terms of area, extent and purpose;

6 (2) Contributes to the comfort, convenience or necessity of occupants of the

7 Principal Use served;

8 (3) Is located on the same lot as the principal structure or use, or on a contiguous  
9 lot in the same ownership;

10 (4) Does not involve operations not in keeping with the character of the Principal  
11 Use served; and

12 (5) Is not of a nature likely to attract visitors in larger numbers than would  
13 normally be expected.

14

1 SECTION 4. BE IT FURTHER ENACTED that this Ordinance shall take effect  
2 immediately upon its adoption.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2009.

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

BY: \_\_\_\_\_  
Marilynn M. Bland  
Chairperson

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

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