



THE COUNTY CODE - PRINCE GEORGE'S COUNTY, MARYLAND

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< Sec. 27-418.01. through Sec. 27-418.04. - Repealed.

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DIVISION 1. - GENERAL.



Sec. 27-419. - Reserved.



Sec. 27-419.01. - Improvements to existing multifamily development.



(a) In multifamily developments existing as of January 1, 1990, in the R-30, R-30C, R-18, R-18C, R-10, and R-H Zones, the following improvements may be added pursuant to the issuance of building permits, regardless of whether such existing development conforms with the current requirements of the Subtitle:

- (1) Fence or wall;
- (2) Trash enclosure;
- (3) Guard booth;
- (4) Canopy;
- (5) Playground and outdoor play area for a day care center for children;
- (6) Landscaping;

- (7) Day care centers for children in multifamily units;
 - (8) Antenna, otherwise permitted in the zone;
 - (9) Equipment room for telecommunications located inside an existing building;
 - (10) New access or parking;
 - (11) Day care center for children located within an existing free-standing building in a project in excess of one hundred (100) units, with a maximum of one (1) per project, provided that it is located in a "Hot Spot" as defined in State law or "Revitalization Area," it is operated by a nonprofit entity, and at least 50% of the children are residents of the project;
 - (12) With the exception of multifamily developments which are subject to an approved Detailed Site Plan, an increase of no more than ten percent (10%) in the gross floor area of a building, not to exceed 2,000 square feet of gross floor area, provided the increase is to allow for the enlargement of an existing area used for recreational purposes.
- (b) Such improvements shall conform to any applicable regulations in this Subtitle.
- (c) In multifamily developments existing as of January 1, 1990, a Special Exception is not required for an Urban Farm in the R-18 Zone.

(CB-65-1990; CB-70-1995; CB-24-1999; CB-95-2000; CB-30-2012; CB-76-2013; CB-99-2015)

Sec. 27-420. - Fences and walls.

- (a) Unless otherwise provided, fences and walls (including retaining walls) more than six (6) feet high shall not be located in any required yard, and shall meet the setback requirements for main buildings. (See Figure 42.) On lots consisting of one (1) acre or less, fences in the front yard shall not be more than four (4) feet high unless a variance is approved by the Board of Appeals. In the case of a corner lot consisting of one (1) acre or less, fences in the front yard or side yard shall not be more than four (4) feet high unless a variance is approved by the Board of Appeals. Fences constructed pursuant to a validly issued building permit prior to October 1, 2008, shall not be deemed nonconforming; however, replacement of an existing fence must comply with the four (4) foot limitation.
- (b) In the R-T Zone (or any other zone developed in accordance with the R-T Zone), walls or fences up to eight (8) feet high may be constructed anywhere in the rear yard without meeting setback requirements.
- (c) For zero lot line development approved for a lot created under the optional residential design approach provisions of Subtitle 24, walls or fences up to eight (8) feet high may be located in any yard without meeting the setback requirements.
- (d) Walls and fences more than four (4) feet high (above the finished grade, measured from the top of the fence to grade on the side of the fence where the grade is the lowest) shall

be considered structures requiring building permits.



- (e) Stranded barbed and/or razor wire are prohibited on all fences and walls, except for land that is assessed for agricultural use, and land used for installation and operation of high-voltage equipment at substations for electrical generation, transmission, and distribution in connection with providing public utility service in the County by a regulated public utility.
- (f) Electrically charged/energized fences are prohibited, except for land that is assessed for agricultural use.
- (g) Except for fences less than four (4) feet in height, fences not requiring a permit, and fences on land assessed as agricultural uses, all structural support (vertical posts and horizontal rails) shall face the interior of the subject lot. (See Figure 42.1).

(CB-72-2008; CB-22-2009; CB-3-2015; CB-4-2016)

Sec. 27-421. - Corner lot obstructions.



On a corner lot, no visual obstruction more than three (3) feet high (above the curb level) shall be located within the triangle formed by the intersection of the street lines and points on the street lines twenty-five (25) feet from the intersection. (See Figure 43.)

(CB-37-1988)

Sec. 27-421.01. - Frontage.



Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code. Additional provisions are contained in Sections [27-431](#)(d) and (e) and [27-433](#)(e) and (f).

(CB-46-1985)

Sec. 27-422. - Extensions and projections.



- (a) **Bay windows.**
 - (1) A bay window, oriel, entrance, vestibule, or balcony may project up to three (3) feet beyond the front or rear building line, if the projection is not more than ten (10) feet long (measured along the building). (See Figure 44.)
- (b) **Cornices and eaves.**
 - (1) Cornices and eaves may project up to two and one-half (2 1/2) feet beyond the building line. The projection shall be at least two (2) feet from any lot line. (See Figure 45.)
- (c) **Steps and porches.**

- (1) Steps, terraces, and open porches (not over one (1) story high) may extend beyond the front building line up to nine (9) feet. (See Figure 46.)
 - (2) On a corner lot having a side yard (along a street) at least twenty-five (25) feet deep, steps, terraces, and open porches (not over one (1) story high) may extend beyond the side building line along the street up to nine (9) feet. No other required side yard may be encroached upon. (See Figure 46.)
 - (3) Except in the R-20 Zone, no required rear yard shall be encroached upon by the extension. In the R-20 Zone, no porch, terrace, or other extension shall be extended beyond the rear building line so as to encroach into the twenty-five (25) foot area between any garage and the main building. No such extension shall limit access to any other garage which requires an easement over the rear yard for driveway purposes. (See Figure 47.)
 - (4) No open porch, step, terrace, or other projection which extends beyond a building line shall be enclosed and under roof. In the R-20 Zone, no open porch, step, terrace, or other projection (other than a storm vestibule on the front or rear of a triple-attached dwelling) shall be enclosed.
- (d) **Ornamental features.**
- (1) Sills, leaders, belt courses, and similar ornamental features may project up to six (6) inches beyond the building line. (See Figure 48.)
- (e) **Fire escapes.**
- (1) Fire escapes and outside open stairways may project up to four and one-half (4 1/2) feet beyond the building line. The stairway shall not be enclosed. (See Figure 49.)
- (f) **Chimneys.**
- (1) One (1) chimney, not more than six (6) feet wide along the building, may project up to eighteen (18) inches beyond the building line. (See Figure 50.)

Sec. 27-423. - Lot size averaging.

The maximum number of lots permitted under lot size averaging on a given tract is equal to the gross acreage divided by the largest minimum net lot area permitted in the zone. The smallest net lot area permitted is specified in those zones in which lot averaging is permitted. At least fifty percent (50%) of the lots created on any tract under lot size averaging shall equal or exceed the largest minimum net lot area permitted in the zone. Lot size averaging is only permitted if the preliminary plat of subdivision was accepted prior to July 1, 2006.

(CB-6-2006)

Sec. 27-424. - Swimming pools.

- (a) All outdoor swimming pools in the R-E, R-R, R-80, R-55, R-35, and R-20 zones shall be enclosed by a fence at least six (6) feet high. If the pool is constructed above grade, and a fence or railing (which is at least six (6) feet above grade) is attached to it, another separate fence shall not be required. (See Figure 51.)
- (b) Outdoor swimming pools shall meet the setback requirements for a main building (not for accessory structures). Pools accessory to one-family detached dwellings need only be located eight (8) feet from the rear lot line.

Sec. 27-424.01. - Dwellings as accessory buildings.

- (a) In any Residential Zone, a dwelling shall be a main building on the lot on which it is located, except in the following instances where a dwelling may be considered an accessory building (on the same lot as another building housing the principal use of such lot):
 - (1) Dwellings for tenant farmers which are accessory to farming activities and to the principal dwelling;
 - (2) Convents, monasteries, rectories, parsonages, and the like, which are accessory to churches;
 - (3) Dormitories, staff housing facilities, and the like, which are accessory to institutional uses (schools, hospitals, and the like);
 - (4) Guest Houses which are accessory to the main dwelling; and
 - (5) Dwellings which are secondary to a permissible nonresidential principal use.
- (b) A dwelling which is an accessory building in a Residential Zone shall be subject to all regulations applicable to a main building in that zone, in lieu of any other provisions of this Subtitle pertaining to the location and height of accessory buildings in Residential Zones.

(CB-118-1984; CB-33-1985; CB-86-1988)

Sec. 27-424.02. - Satellite dish antennas.

- (a) On any lot, one (1) satellite dish antenna to serve one (1) dwelling, or one (1) or more satellite dish antenna(s) to serve any other allowed use, are allowed (subject to the requirements of the Table of Uses), provided that each antenna shall be located at least two (2) feet from any side or rear lot line.
- (b) The location of a satellite dish antenna shall be dependent on the reception of usable satellite signals. Where usable signals can be obtained, the antenna shall be ground-mounted and located in the rear yard. If usable signals cannot be obtained from such rear yard location, the antenna shall be ground-mounted and located in either side yard. If usable signals cannot be obtained from such side yard location, the antenna may be

mounted on a pole or any other structure. In no event shall a satellite dish antenna be located in the front yard. On lots having no rear yard (through lots) and on corner lots where the designated front of the main building faces a side street, the rear, side, and front yards, as used herein, shall mean the yards at the rear, side and front of the building.

- (c) Usable satellite signals shall be those signals from communication satellites which are at least equal in quality to that received from local commercial stations or by way of cable television, or which meet accepted broadcast standards of good engineering practice.
- (d) Screening shall be provided along the rear and sides of any ground-mounted satellite dish antenna, when such antenna is visible from the street or surrounding property as viewed at ground level.
- (e) Satellite dish antennas may be located within any required green area or in any required landscaped area except along a street.

(CB-19-1985; CB-5-1991)

Sec. 27-424.03. - Cluster development.

- (a) Cluster developments in the R-80 and R-55 Zones may include all types of attached one-family dwellings only if:
 - (1) A preliminary plat of subdivision for cluster development was approved by the Planning Board prior to September 1, 1986;
 - (2) The approved preliminary plat showed attached one-family dwellings, in accordance with the regulations in effect prior to September 1, 1986; and
 - (3) The final plat of subdivision was filed and approved within the appropriate time period prescribed in Subtitle 24 of this Code.
- (b) Any cluster development for which the preliminary plat of subdivision was approved by the Planning Board prior to September 1, 1986, may be developed in accordance with the approved plat, provided the final plat of subdivision was filed and approved within the appropriate time period prescribed in Subtitle 24 of this Code.

(CB-54-1986)

Sec. 27-424.04. - Mobile homes as accessory buildings.

- (a) In the O-S and R-A Zones, a mobile home may be used as an accessory building on the same lot on which it was legally erected as a dwelling, or on the same lot, at least twenty-five acres in size, on which it was used for agricultural storage purposes, if:
 - (1) The living facilities have been removed from the mobile home;
 - (2) The structure is in compliance with [Section 13-120](#) of the County Code; and

- (3) The mobile home has not been enlarged since it was used as a dwelling or for agricultural purposes.

(CB-36-1994)

DIVISION 2. - SPECIFIC RESIDENTIAL ZONES.

Sec. 27-424.05. - R-O-S Zone (Reserved Open Space).

(a) Purposes.

- (1) The purposes of the R-O-S Zone are:
 - (A) To encourage the preservation of large areas of agriculture, trees, and open spaces;
 - (B) To protect scenic and environmentally sensitive areas;
 - (C) To ensure the retention of certain areas for nonintensive, active or passive recreation uses; and
 - (D) To provide for a limited range of public, recreational, and agricultural uses.
- (2) The use of the R-O-S Zone is intended to facilitate the permanent maintenance of certain areas of the County, both publicly and privately owned, in an undeveloped state.

(b) Uses.

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

(c) Regulations.

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-O-S Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(CB-73-1994)

Sec. 27-425. - O-S Zone (Open Space).

(a) Purposes.

- (1) The purposes of the O-S Zone are:
 - (A) To provide for low density and development intensity as indicated on the General or Area Master Plans; and
 - (B) To provide for areas which are to be devoted to uses which preserve the County's ecological balance and heritage, while providing for the appropriate

use and enjoyment of natural resources.



- (2) The use of the O-S Zone is intended to promote the economic use and conservation of agriculture, natural resources, residential estates, nonintensive recreational uses, and similar uses.

(b) **Uses.**

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

(c) **Regulations.**

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the O-S Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(CB-1-1989)

Sec. 27-426. - R-A Zone (Residential-Agricultural).



(a) **Purposes.**

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

(b) **Uses.**

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

(c) **Regulations.**

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-A Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(CB-1-1989)

Sec. 27-427. - R-E Zone (Residential-Estate).



(a) **Purposes.**

- (1) The purposes of the R-E Zone are:
- (A) To provide for and encourage variation in the size, shape, and width of one-

family detached residential subdivision lots, in order to better utilize the natural terrain;

- (B) To facilitate the planning of one-family residential developments with large lots and dwellings of various sizes and styles;
- (C) To encourage the preservation of trees and open spaces in order to create an estate-like atmosphere; and
- (D) To prevent soil erosion and stream valley flooding.

(b) **Uses.**

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

(c) **Regulations.**

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-E Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(CB-1-1989)

Sec. 27-428. - R-R Zone (Rural Residential).

(a) **Purposes.**

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

(b) **Uses.**

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

(c) **Regulations.**

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-R Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(CB-1-1989)

Sec. 27-429. - R-80 Zone (One-Family Detached Residential).**(a) Purposes.**

(1) The purposes of the R-80 Zone are:

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

(b) Uses.

(1) The uses allowed in the R-80 Zone are as provided for in the Table of Uses (Division 3 of this Part).

(c) Regulations.

(1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-80 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(CB-1-1989; CB-84-1990; CB-47-1996)

Sec. 27-430. - R-55 Zone (One-Family Detached Residential).**(a) Purposes.**

(1) The purposes of the R-55 Zone are:

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

(b) Uses.

(1) The uses allowed in the R-55 Zone are as provided for in the Table of Uses (Division 3 of this Part).

(c) Regulations.

(1) Additional regulations concerning the location, size, and other provisions for all

buildings and structures in the R-55 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(CB-1-1989; CB-84-1990; CB-47-1996)

Sec. 27-431. - R-35 Zone (One-Family Semidetached, and Two-Family Detached, Residential).

(a) Purposes.

(1) The purposes of the R-35 Zone are:

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

(b) Uses.

(1) The uses allowed in the R-35 Zone are as provided for in the Table of Uses (Division 3 of this Part).

(c) Regulations.

(1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-35 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(d) Streets.

(1) The following requirements shall apply only to the development of one-family semidetached dwellings and two-family detached dwellings:

- (A) Private streets which are interior to the project (and are not dedicated to public use) shall be improved to not less than the current standards set forth in Subtitle 23 of this Code which apply to a public, twenty-six (26) foot wide secondary residential street, except that roadside trees are not required (within the street right-of-way). Sidewalks may be omitted when it is determined that there is no need for them. Sidewalks cast monolithically with the curb and gutter shall be permitted;
- (B) Private streets shall be common areas conveyed to a homes association, and

provisions for maintenance charges shall be made in accordance with [Section 27-433\(i\)](#). (For the purpose of this Section, "private streets" are internal vehicular access roadways serving the development by means of private streets approved pursuant to Subtitle 24 of this Code, except driveways which dead-end within a parking lot); and

- (C) Points of access to public streets shall be approved by the County Department of Permitting, Inspections, and Enforcement, State Highway Administration, or other appropriate highway authority, as applicable.

(e) **Access to individual lots.**

- (1) The following requirements shall apply only to the development of one-family semidetached and two-family detached dwellings:
 - (A) While it is not necessary that each individual lot have frontage on a street, each lot shall be served by a right-of-way for emergency and pedestrian access purposes. The right-of-way shall be either owned by a homes association and approved by the Planning Board, or a dedicated public right-of-way.
 - (B) If the individual lot does not have frontage on a street, a right-of-way at least sixteen (16) feet wide shall abut each lot. The right-of-way shall be at least twenty-five (25) feet wide if it contains an easement for sanitary sewerage.
 - (C) Each right-of-way shall contain a sidewalk at least three (3) feet wide, which connects parking areas with the individual lots. The maximum grade of the sidewalk shall generally be not more than five percent (5%). However, when the normal grade of the land exceeds five percent (5%), ramps or steps may be utilized to remain consistent with that grade.
 - (D) No individual lot shall be more than two hundred (200) feet from a point of approved emergency vehicle access.
 - (E) For any private street or other access right-of-way to be improved, a permit shall be obtained from the County Department of Permitting, Inspections, and Enforcement. If the right-of-way is located in a municipality which has jurisdiction over street improvements, the municipality shall issue the permit. The permit shall not be issued until construction plans are approved, the permit fees are paid, and a performance bond is posted (with the Department or municipality) guaranteeing installation of all streetlights and completion of all street, other access right-of-way, sidewalk (including those required for access to the front or rear of lots), and parking lot construction. Issuance of the permit and posting of the bond shall authorize the Department of Permitting,

Inspections, and Enforcement, or the municipality, to enter the development to complete the construction of the work covered by the bond, if the developer fails to complete the work within the permit period.

(f) **Site plan.**

- (1) Whenever private streets or other access rights-of-way for one-family semidetached or two-family dwellings are proposed (in accordance with the requirements of Subsections (d) and (e), above), a Detailed Site Plan shall be approved for the development, in accordance with Part 3, Division 9, of this Subtitle.
- (2) In addition to the requirements of Part 3, Division 9, the Detailed Site Plan shall include the type and location of required street lights.

(CB-1-1989; CB-114-1989; CB-84-1990; CB-47-1996; CB-29-2014)

Sec. 27-432. - R-20 Zone (One-Family Triple-Attached Residential).

(a) **Purposes.**

- (1) The purposes of the R-20 Zone are:
 - (A) To provide for and encourage variation in the size, shape, and width of one-family triple-attached residential subdivision lots, in order to better utilize the natural terrain;
 - (B) To facilitate the planning of higher density one-family developments with small lots and dwellings of various sizes and styles;
 - (C) To provide for a greater variety of housing types;
 - (D) To encourage the preservation of trees and open spaces;
 - (E) To prevent soil erosion and stream valley flooding.

(b) **Uses.**

- (1) The uses allowed in the R-20 Zone are as provided for in the Table of Uses (Division 3 of this Part).

(c) **Regulations.**

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-20 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(d) **Additional regulations for townhouses.**

- (1) If the property is located in an area which is subject to an urban renewal project adopted by the County, the minimum dimensions for public roads shall be the same as shown on the Urban Renewal Plan.
- (2) There shall be not more than three (3) dwelling units in any one group. The units do

not have to be arranged side by side.



(CB-1-1989; CB-84-1990; CB-47-1996)

Sec. 27-433. - R-T Zone (Townhouse).



(a) Purposes.

- (1) The general purpose of the R-T Zone is to provide for attractive communities with a variety of dwelling types designed to efficiently utilize available land area, public utilities, and public facilities.
- (2) The specific purposes of the R-T Zone are:
 - (A) To provide the maximum possible amount of freedom in the grouping, layout, and design of townhouses and other attached dwellings;
 - (B) To encourage variety in the design and mix of dwelling unit types, and in site design;
 - (C) To protect or enhance (where feasible) important or distinguishing natural features of the site through innovative site layout and green area design;
 - (D) To avoid the monotony of similarly designed or sited rows of attached dwellings commonly known as "row houses," by encouraging variety in the number of dwelling units per building group and the relationship between building groups and parking;
 - (E) To provide the maximum possible amount of visible open space for the development;
 - (F) To provide recreational and other community facilities which are normally associated with less dense zoning categories and are easily accessible to all residents;
 - (G) To permit the greatest possible amount of freedom in the type of ownership of attached dwelling unit development;
 - (H) To prevent detrimental effects on the use or development of adjacent properties and the neighborhood; and
 - (I) To promote the health, safety, and welfare of the present and future inhabitants of the County.

(b) Uses.

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

(c) Regulations.

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-T Zone are as provided for in Divisions 1 and 5 of

this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(d) **Dwellings.**

- (1) All dwellings shall be located on record lots shown on a record plat.
- (2) There shall be not more than six (6) nor less than three (3) dwelling units (four (4) dwelling units for one-family attached metropolitan dwellings) in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.
- (3) The minimum width of dwellings in any continuous, attached group shall be at least twenty (20) feet for townhouses, and twenty-two (22) feet for one-family attached metropolitan dwellings. Attached groups containing units all the same width and design should be avoided, and within each attached group attention should be given to the use of wider end units.
- (4) The minimum gross living space, which shall include all interior space except garage and unfinished basement or attic area, shall be one thousand two hundred and fifty (1,250) square feet for townhouses, and two thousand two hundred (2,200) square feet for one-family attached metropolitan dwellings.
- (5) Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.
- (6) Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.
- (7) A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Each building shall be deemed to have only one "front."
- (8) One-family attached metropolitan dwellings shall be designed with a single

architecturally integrated "Front Wall." A minimum of one hundred percent (100%) of the "Front Wall", excluding garage door areas, windows, or doorways shall be constructed of high quality materials such as brick or stone and contain other distinctive architectural features.

(e) Streets.

- (1) The following requirements shall apply only to the development of townhouses, one-family semidetached dwellings, two-family dwellings, three-family dwellings, and one-family attached metropolitan dwellings:
 - (A) The tract of land used for the project involving these dwellings shall have frontage on, and direct vehicular access to, a public street having a right-of-way width of at least sixty (60) feet;
 - (B) Private streets which are interior to the project (and are not dedicated to public use) shall be improved to not less than the current standards set forth in Subtitle 23 of this Code which apply to a public, twenty-six (26) foot wide secondary residential street, except that roadside trees are not required (within the street right-of-way). In a mixed-use activity center designated as a "Transit Village" the width of the private streets may be reduced to a minimum width of twenty-four (24) feet when it is determined that the provision of the minimum width is consistent with a safe, efficient, hierarchical street system. Sidewalks may be omitted when it is determined that there is no need for them. Sidewalks cast monolithically with the curb and gutter shall be permitted;
 - (C) Private streets shall be common areas conveyed to a homes association, and provisions for maintenance charges shall be made in accordance with Subsection (i). (For the purpose of this Section, "private streets" are internal vehicular access roadways serving the development by means of private streets approved pursuant to Subtitle 24 of this Code, except driveways which dead-end within a parking lot); and
 - (D) Points of access to public streets shall be approved by the County Department of Permitting, Inspections, and Enforcement, State Highway Administration, or other appropriate highway authority, as applicable.

(f) Access to individual lots.

- (1) The following requirements shall apply only to the development of townhouses, one-family semidetached dwellings, two-family dwellings, three-family dwellings, and one-family attached metropolitan dwellings:
 - (A) While it is not necessary that each individual lot have frontage on a street, each lot shall be served by a right-of-way for emergency and pedestrian access

purposes. The right-of-way shall either be owned by a homes association and approved by the Planning Board, or a dedicated as a public right-of-way.

- (B) If the individual lot does not have frontage on a street, a right-of-way at least sixteen (16) feet wide shall abut each lot. The right-of-way shall be at least twenty-five (25) feet wide if it contains an easement for sanitary sewerage.
- (C) Each right-of-way shall contain a sidewalk at least six (6) feet wide which connects parking areas with the individual lots. The maximum grade of the sidewalk shall generally be not more than five percent (5%). However, when the normal grade of the land exceeds five percent (5%), ramps or steps may be utilized to remain consistent with that grade.
- (D) No individual lot shall be more than two hundred (200) feet from a point of approved emergency vehicle access.
- (E) For any private street or other access right-of-way to be improved, a permit shall be obtained from the County Department of Permitting, Inspections, and Enforcement. If the right-of-way is located in a municipality which has jurisdiction over street improvements, the municipality shall issue the permit. The permit shall not be issued until construction plans are approved, the permit fees are paid, and a performance bond is posted with the Department or municipality guaranteeing installation of all streetlights and completion of all street, other access right-of-way, sidewalk (including those required for access to the front or rear of lots), and parking lot construction. Issuance of the permit and posting of the bond shall authorize the Department of Permitting, Inspections, and Enforcement, or the municipality, to enter the development to complete the construction of the work covered by the bond, if the developer fails to complete the work within the permit period.

(g) Utilities.

- (1) All utility lines within an attached dwelling unit development shall be placed underground.

(h) Minimum area for the development.

- (1) No group of attached dwellings shall be located on a parcel of land containing less than two (2) acres.
- (2) The District Council may (when approving the zoning) permit a reduction in this minimum area in order to permit the redevelopment of a deteriorated or obsolescent single-family residential area, or to promote the development of small-scale attached dwelling areas in an attractive, efficient manner. If no rezoning is

involved (such as townhouses to be developed in the R-18 Zone in accordance with the R-T Zone), the Council may still permit the reduction if requested (in writing) by the owner of the property.

- (3) The applicant shall file the request with the Clerk of the Council. In addition, the applicant shall submit the following:
 - (A) Four (4) copies of an accurate plat, prepared, signed, and sealed by a registered engineer or land surveyor. The plat shall show:
 - (i) The present configuration of the property, including bearings and distances (in feet);
 - (ii) The names of owners of record;
 - (iii) The name, location, distance to the center line, and right-of-way width of all abutting streets. If the property is not located at the intersection of two (2) streets, the distance to, and name of, the nearest intersecting street shall be indicated;
 - (iv) The property's lot and block numbers and subdivision name (if any);
 - (v) A north arrow and scale (no smaller than one (1) inch equals four hundred (400) feet);
 - (vi) The total area of the property (in either square feet or acres);
 - (vii) The location of any existing buildings on the property; and
 - (viii) The subject property outlined in red.
 - (B) A statement of justification in support of the request;
 - (C) A statement listing the names, and the business and residential addresses, of all individuals having at least a five percent (5%) financial interest in the subject property;
 - (D) If any owner is a corporation, a statement listing the officers of the corporation, their business and residential addresses, and the date on which they assumed their respective offices. The same statement shall also list the current Board of Directors, their business and residential addresses, and the dates of each Director's term. An owner that is a corporation listed on a national stock exchange shall be exempt from the requirement to provide residential addresses of its officers and directors;
 - (E) If the owner is a corporation (except one listed on a national stock exchange), a statement containing the names and residential addresses of those individuals owning at least five percent (5%) of the shares of any class of corporate security (including stocks and serial maturity bonds);
 - (F) For the purposes of (C), (D), and (E), above, the term "owner" shall include not

only the owner of record, but also any contract purchaser;



(G) Any other data or explanatory material deemed necessary by the District Council or the Zoning Hearing Examiner.

- (4) Copies of the request and accompanying documents shall be forwarded by the Clerk of the Council to the Office of the Zoning Hearing Examiner and to the Planning Board.
- (5) The Planning Board shall submit any comments it wishes to make on the request to the District Council not later than thirty (30) days after the date the petition is referred.
- (6) The Zoning Hearing Examiner shall hold a public hearing on the matter in accordance with Part 3, Division 1, Subdivision 2, of this Subtitle.
- (7) The Zoning Hearing Examiner shall designate a date for the public hearing and shall notify the applicant of the date.
- (8) The District Council shall decide upon the request in accordance with the procedures for oral argument and Council hearings contained in Part 3, Division 1, Subdivision 3, of this Subtitle.
- (9) For the request to be approved, the applicant shall establish, and the District Council shall find, that:
 - (A) The request is for the redevelopment of a deteriorated or obsolescent single-family or multifamily residential area, or will promote the development of small-scale attached dwelling areas in an attractive, efficient manner; and
 - (B) The integrity of the Area Master Plan or General Plan is preserved.
- (10) In approving the requested reduction in area, the Council may impose reasonable conditions.

(i) **Common Areas.**

- (1) If common areas are provided, they shall be conveyed to an incorporated, nonprofit homes association. The association shall be created under recorded land agreements (covenants) which specify that:
 - (A) Each home owner in a described land area is automatically a member; and
 - (B) Each home is automatically subject to a charge for a proportionate share of common area maintenance. The recorded covenants shall bind each home owner to pay his proportionate share of all assessments (including taxes), which may be necessary to maintain the common areas. The covenants shall also provide for a personal money judgment procedure against each home owner to meet the assessment charges.
- (2) If a Detailed Site Plan shows a common area, the Planning Board (as a condition of

plat approval) shall place conditions on the ownership, use, and maintenance of these areas to assure that the areas are preserved for their intended purpose.

- (3) Record plats filed on land located in an R-T Zone (or any other zone when developed in accordance with the R-T Zone) shall include a statement of the covenants or other documents concerning the ownership and maintenance of the common area, or shall include the statement by reference to liber and folio.

(j) **Front elevation plan.**

- (1) A front elevation plan (or profile plan) shall be submitted with the Detailed Site Plan. The elevation plan shall show a variation in design of dwellings, or groups of dwellings, sufficient to satisfy the purposes of this Section.

(k) **Site plan.**

- (1) A Detailed Site Plan shall be approved for all attached dwellings, in accordance with Part 3, Division 9, of this Subtitle.
- (2) In addition to the requirements of Part 3, Division 9, the Detailed Site Plan shall include:
- (A) An identification of two (2) or more dwelling units (at different locations within the proposed development) which have the potential to be made accessible through barrier-free design construction (in accordance with [Section 4-180](#) of Subtitle 4 of this Code), given such site characteristics and design criteria as proposed grading, topography, elevation, walkways, and parking locations; and
- (B) The type and location of required streetlights.
- (3) In addition to the site design guidelines of [Section 27-283](#), the Planning Board shall also consider the orientation and identification of dwelling units with respect to topography and other site characteristics, so that a variety of potential housing opportunities is provided throughout the proposed development for barrier-free design construction.

(CB-33-1985; CB-1-1989; CB-14-1989; CB-64-1989; CB-55-1996; CB-1-2004; CB-33-2005; CB-37-2006; CB-29-2014)

Sec. 27-434. - R-30 Zone (Multifamily Low Density Residential).

(a) **Purposes.**

- (1) The purposes of the R-30 Zone are:
- (A) To make available low-density, multifamily developments of the "garden apartment" type which would offer many of the advantages normally associated with a one-family dwelling;
- (B) To provide for this type of development at locations recommended in a Master

Plan, or at other locations which are found to be suitable by the District Council; and



- (C) To provide for this type of development at locations which are adequately served by facilities such as those for circulation, sanitation, and retail sales and service.

(b) **Uses.**

- (1) The uses allowed in the R-30 Zone are as provided for in the Table of Uses (Division 3 of this Part).

(c) **Regulations.**

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-30 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(d) **Reserved.**

(e) **Site plan.**

- (1) A Detailed Site Plan shall be approved for all attached and multifamily dwellings, including any associated community building or recreational facilities, in accordance with Part 3, Division 9, of this Subtitle.

(CB-64-1986; CB-1-1989; CB-33-1989; CB-67-2003; CB-22-2019)

Sec. 27-435. - R-30C Zone (Multifamily Low Density Residential-Condominium).



(a) **Purposes.**

- (1) The purposes of the R-30C Zone are:
 - (A) To make available low-density, multifamily condominium developments of the "garden apartment" type which would offer many of the advantages normally associated with a one-family dwelling;
 - (B) To provide for this type of development at locations recommended in a Master Plan, or at other locations which are found to be suitable by the District Council; and
 - (C) To provide for this type of development at locations which are adequately served by facilities such as those for circulation, sanitation, and retail sales and service.

(b) **Uses.**

- (1) The uses allowed in the R-30C Zone are as provided for in the Table of Uses (Division 3 of this Part).

(c) **Regulations.**

(1) Additional regulations concerning the location, size, and other provisions for all buildings, structures in the R-30C Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(d) **Reserved.**

(e) **Site plan.**

(1) A Detailed Site Plan shall be approved for all attached and multifamily dwellings, including any associated community building or recreational facilities, in accordance with Part 3, Division 9, of this Subtitle.

(CB-9-1986; CB-1-1989; CB-33-1989; CB-22-2019)

Sec. 27-436. - R-18 Zone (Multifamily Medium Density Residential).

(a) **Purposes.**

(1) The purposes of the R-18 Zone are:

- (A) To make available suitable sites for multifamily developments of low and moderate density and building bulk;
- (B) To provide for this type of development at locations recommended in a Master Plan, or at other locations which are found suitable by the District Council;
- (C) To provide for this type of development at locations in the immediate vicinity of the moderate-sized commercial centers of the County; and
- (D) To permit the development of moderately tall multifamily buildings, provided they are surrounded by sufficient open space in order to prevent detrimental effects on the use or development of other properties in the general vicinity.

(b) **Uses.**

(1) The uses allowed in the R-18 Zone are as provided for in the Table of Uses (Division 3 of this Part).

(c) **Regulations.**

(1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-18 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(d) **Reserved.**

(e) **Site plan.**

(1) A Detailed Site Plan shall be approved for all attached and multifamily dwellings, including any associated community building or recreational facilities, in accordance with Part 3, Division 9, of this Subtitle.

(2) A Detailed Site Plan revision shall not be required for an Urban Farm and its accessory structures if there is a change in, including but not limited to, density, bedroom percentages or acreage. (CB-64-1986; CB-1-1989; CB-33-1989; CB-109-2004; CB-76-2013; CB-22-2019)

Sec. 27-437. - R-18C Zone (Multifamily Medium Density Residential-Condominium).

(a) **Purposes.**

(1) The purposes of the R-18C Zone are:

- (A) To make available suitable sites for multifamily condominium developments of low and moderate density and building bulk;
- (B) To provide for this type of development at locations recommended in a Master Plan, or at other locations which are found suitable by the District Council;
- (C) To provide for this type of development at locations in the immediate vicinity of the moderate-sized commercial centers of the County; and
- (D) To permit the development of moderately tall multifamily buildings, provided they are surrounded by sufficient open space to prevent detrimental effects on the use or development of other properties in the general vicinity.

(b) **Uses.**

(1) The uses allowed in the R-18C Zone are as provided for in the Table of Uses (Division 3 of this Part).

(c) **Regulations.**

(1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-18C Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(d) **Reserved.**

(e) **Site plan.**

(1) A Detailed Site Plan shall be approved for all attached and multifamily dwellings, including any associated community building or recreational facilities, in accordance with Part 3, Division 9, of this Subtitle.

(CB-9-1986; CB-1-1989; CB-33-1989; CB-22-2019)

Sec. 27-438. - R-10A Zone (Multifamily High Density Residential-Efficiency).

(a) **Purposes.**

(1) The purposes of the R-10A Zone are:

- (A) To provide suitable sites for high-density multifamily residential development for the elderly, singles, or small family groups;

- (B) To provide for this type of development at locations recommended by a Master Plan, or at other locations which are found to be suitable by the District Council; and
- (C) To provide for residences in proximity to commercial and cultural centers, and public transportation.

(b) **Uses.**

- (1) The uses allowed in the R-10A Zone are as provided for in the Table of Uses (Division 3 of this Part).

(c) **Regulations.**

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-10A Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(d) **Reserved.**

(e) **Site plan.**

- (1) A Detailed Site Plan shall be approved for all multifamily dwellings, including any associated community building or recreational facilities, in accordance with Part 3, Division 9, of this Subtitle.

(CB-1-1989; CB-33-1989; CB-22-2019)

Sec. 27-439. - R-10 Zone (Multifamily High Density Residential).

(a) **Purposes.**

- (1) The purposes of the R-10 Zone are:
 - (A) To provide suitable sites for high-density multifamily residential development;
 - (B) To provide for this type of development at locations recommended by a Master Plan, or at other locations which are found to be suitable by the District Council; and
 - (C) To provide residences in close proximity to the principal commercial and cultural centers of the County.

(b) **Criteria for location.**

- (1) Among the possible methods for carrying out the purposes of this zone, preference should be given (where possible) to the assembly and use of sites occupied by deteriorated development which is in need of redevelopment.

(c) **Uses.**

- (1) The uses allowed in the R-10 Zone are as provided for in the Table of Uses (Division 3 of this Part).

(d) Regulations.

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-10 Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(e) Reserved.**(f) Site plan.**

- (1) A Detailed Site Plan shall be approved for all multifamily dwellings (one hundred ten (110) feet high and under), including any associated community building or recreational facilities, in accordance with Part 3, Division 9, of this Subtitle. Multifamily dwellings higher than one hundred ten (110) feet shall be governed by the approved Special Exception Site Plan which is required for dwellings of this height.

(CB-1-1989; CB-33-1989; CB-22-2019)

Sec. 27-440. - R-H Zone (Multifamily High-Rise Residential).**(a) Purposes.**

- (1) The purposes of the R-H Zone are:
 - (A) To provide suitable sites for high-density, high-rise residential development at locations recommended in a Master Plan, or at other locations which are found to be suitable by the District Council;
 - (B) To provide for this type of development at locations which accomplish economies in the construction and operation of public services (such as transportation facilities), retail shopping facilities, and other community facilities which depend upon convenient access to residents of the area;
 - (C) To prevent undue congestion in other sections of the County where these services are not available or cannot be conveniently and economically provided;
 - (D) To provide a maximum of open space for the benefit of the residents of the development;
 - (E) To provide a minimum obstruction to the view of those who live in surrounding areas;
 - (F) To provide the maximum possible amount of freedom in the design of high-rise multifamily residential structures, and their grouping and layout;
 - (G) To prevent detrimental effects on the use and development of adjacent properties or the general neighborhood; and

(H) To promote the health, safety, and welfare of the present and future inhabitants of

(b) **Outdoor lighting.**

- (1) No luminaries on parking lots shall be more than ten (10) feet above ground level. No outdoor lighting shall shine into tenant windows or onto adjoining residential property.

(c) **Uses.**

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

(d) **Regulations.**

- (1) Additional regulations concerning the location, size, and other provisions for all buildings and structures in the R-H Zone are as provided for in Divisions 1 and 5 of this Part, the Regulations Tables (Division 4 of this Part), General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.

(e) **Reserved.**

(f) **Site plan.**

- (1) A Detailed Site Plan shall be approved for all multifamily dwellings, including any associated community building or recreational facilities, in accordance with Part 3, Division 9, of this Subtitle.

(CB-32-1985; CB-1-1989; CB-33-1989; CB-51-1993; CB-22-2019)

DIVISION 3. - USES PERMITTED.

⋮

Sec. 27-441. - Uses permitted.

⋮

- (a) No use shall be allowed in the Residential Zones, except as provided for in the Table of Uses. In the table, the following applies:
- (1) The letter "P" indicates that the use is permitted in the zone indicated.
 - (2) The letters "SE" indicate that the use is permitted, subject to the approval of a Special Exception in accordance with Part 4 of this Subtitle.
 - (3) The letters "PA" indicate that the use is permitted, subject to the following:
 - (A) There shall be no entrances to the use directly from outside the building;
 - (B) No signs or other evidence indicating the existence of the use shall be visible from outside the building, other than a business identification sign lettered on a window. The sign shall not exceed six (6) square feet in area; and
 - (C) The use shall be secondary to the primary use of the building.
 - (4) The letters "PB" indicate that the use is permitted, subject to the following:

- (A) The use shall be related to, dependent on, and secondary to a primary use on the premises;
- (B) The use shall be located on the same record lot as the primary use;
- (C) The use shall not be located within a building not occupied by the primary use; and
- (D) The floor area of any building (and the land area occupied by any structure other than a building) devoted to the use shall not exceed an area equal to forty-five percent (45%) of the gross floor area of the building within which the primary use is located.
- (5) The letter "X" indicates that the use is prohibited.
- (6) The letters "SP" indicate that the use is permitted subject to approval of a Special Permit, in accordance with [Section 27-239.02](#).
- (7) All uses not listed are prohibited.
- (8) Whenever the table refers to an allowed use, that use is either permitted (P), permitted by Special Exception (SE), permitted by Special Permit (SP), or permitted as a (PA) or (PB) use, as accordingly listed in the zone in which it is allowed.




(CB-12-2001; CB-4-2003)

Editor's note— CR-81-2012 repealed the enactment of CB-18-2007 regarding "Rural Entertainment Park", (Chapter 10, 2007 Laws of Prince George's County, Maryland), effective October 16, 2012.

(b) **TABLE OF USES.**

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(1) Commercial:									
Agritourism	P ⁹⁰	P ⁹⁰	P ⁹⁰	P ⁹⁰	X	X	X	X	X
Animal Hospital, veterinary office (CB-76-2003; CB-61-2018)	SE	SE	SE	SE	SE	P ⁷⁴	P ⁷⁴	X	X
Antique shop	X	SE	SE	SE	SE	X	X	X	X
Artist's studio (CB-24-2015)	X	X	X	X	X	X	X	X	X
Barber Shop (CB-81-2008)	X	X	X	SE ⁸⁶	SE ⁸⁶	X	X	X	X
Beauty shop (CB-24-2015; CB-71-2016)	X	X	X	SE ⁸⁶	SE ⁸⁶ , 114	X	X	X	X

Bed-and-Breakfast Inn in accordance with Section 27-445.13 (CB-39-2009)	P	P	P	P	P	P	P	P	X	X
Bus maintenance accessory to a private school, church, or other place of worship (CB-23-1988)	X	SE	SE	SE	SE	SE	SE	SE	SE	SE
Buying of items within guest rooms and pursuant to Section 27-115(a)(2)	X	X	X	X	X	X	X	X	X	X
Catering Establishment (CB-4-2014)	X	X	X	X	P ⁹⁸	X	X	X	X	X
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P
Commercial recreational development (CB-35-2000)	X	X	X	X	P ⁶⁶	X	X	X	X	X
Contractor's office (must include sanitary facilities), construction yard or shed, or storage building (in connection with a construction project) as a temporary use:										
(A) Subject to Sections 27-260 and 27-261	X	P	P	P	P	P	P	P	P	P
(B) All others	X	SE	SE	SE	SE	SE	SE	SE	SE	SE
Contractor's Office, which may include wholly-enclosed storage, as a permanent use (CB-75-2001)	X	X	X	X	P ⁶⁸	X	X	X	X	X
Distillery for the production of fuel alcohol	SE	SE	SE	X	X	X	X	X	X	X
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	X	X	X	X	X	X	X	X	X
Eating or Drinking Establishments:										
(i) Eating or drinking establishment, with drive-through service (CB-81-2016; CB-71-2017)	X	X	X	X	X	P ⁹⁶	P ^{115, 118}	X	X	X
(ii) Eating or drinking establishment, excluding drive-through service (CB-71-2016; CB-71-2017)	X	X ¹⁰⁶	X	X	P ¹¹³	X	P ¹¹⁸	X	X	X
(iii) Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult entertainment (CB-14-2013; CB-73-2015)	X	X	X	X	X	X	X	X	X	X
Farm implement sales or repair; farm supplies sales	X	X	SE ¹⁴	X	X	X	X	X	X	X

Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-63-1998)	P	P	P	P	P	P	P			
Farm Winery ⁸⁹ (CB-36-2009)	P	P	P	P	P	X	X	X	X	
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	
Food or Beverage Store:										
In combination with a Gas Station (CB-63-2019)	X	X	X	X	X	X	X	X	X	
Funeral parlor, undertaking establishment	X	SE	SE	SE	SE	SE	SE	SE	SE	
Gas station (CB-36-2004)	X	X	P ⁷⁵	X	X	X	X	X	X	
Kennel:										
(A) On a lot having a net area of 20,000 sq. ft. or less	X	SE	SE	SE	SE	X	X	X	X	
(B) On a lot having a net area between 20,000 sq. ft. and 80,000 sq. ft.	X	P	P	SE	P	X	X	X	X	
(C) On a lot having a net area exceeding 80,000 sq. ft. (CB-37-1991; CB-16-1993)	P	P	P	P	P	X	X	X	X	
Landscaping contractor's business (CB-10-1996)	SE	SE	SE	SE	SE	X	X	X	X	
Limited professional uses in multifamily projects	X	X	X	X	X	X	X	X	X	
Monument and headstone sales establishment (CB-60-1998)	X	X	X	X	P ⁶¹	X	X	X	X	
Offices:										
(A) Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	P ⁷	P ⁷	P ⁷	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹	P ^{15,19}	P ^{16,19}	
(B) Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance of the dwelling or project (CB-36-1987)	X	X	X	X	X	X	X	X	X	
(C) General business and professional offices (CB-83-2016)	X	X	X	X	X	P ¹¹⁶	X	X	X	
(D) Insurance sales office as an accessory use in a dwelling	X	X	X	SE	SE	SE	SE	SE	SE	

(E) Medical practitioner's office (CB-24-2015)	X	X	X	X	X	X	X	X	X	X
(F) Medical practitioner's office in a one-family dwelling (except as provided in (A) above) (CB-24-2015)	X	X	SE	SE	SE	SE	SE	SE	SE ¹⁵	SE ¹⁶
(G) Real estate sales office as an accessory use in a dwelling (CB-24-2015)	X	X	X	SE	SE	SE	SE	SE	SE	SE
(H) Real estate subdivision sales office as a temporary use: (CB-24-2015)										
(i) Subject to Sections 27-260 and 27-261	X	P	P	P	P	P	P	P	P	P
(ii) All others	X	SE	SE	SE	SE	SE	SE	SE	SE	SE
(I) Multifamily dwelling management company (must manage the project within which it is located) (CB-24-2015)	X	X	X	X	X	X	X	X	X	X
(J) Temporary trailer for office space accessory to an existing group residential facility, which services more than eight (8) persons, in accordance with Sections 27-260 and 27-261 (CB-35-1996; CB-24-2015)	X	P	X	X	X	X	X	X	X	X
Parking lot, required, serving adjacent Commercial or Industrial Zone	X	SE	SE	SE	SE	SE	SE	SE	SE	SE
Photography studio and darkroom, as an accessory use solely by the resident of a one-family detached dwelling and located within such dwelling (CB-140-1986)	X	X	X	X	X	X	SE	X	X	
Retail sales and consumer service establishment (CB-140-1986)	X	X	X	X	X	X	X	X	X	X
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261 ⁴³ (CB-23-1989)	P	P	P	P	P	P	P	P	P	P
Waterfront Entertainment/Retail Complex, in accordance with Section 27-445.08 (CB-44-1997)	P	P	P	P	P	P	X	X	X	
Wayside stand as a temporary use:										
(A) Subject to Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P	P
(B) All others	SE	SE	SE ²⁵	SE	SE	SE	SE	SE	SE	SE

<p>Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan. (CB-4-2003)</p>	X	X	X	X	X	X	X	X	X	:
<p>Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone, if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan. (CB-4-2003)</p>	X	X	X	X	X	X	X	X	X	
<p>Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception). (CB-65-2003; CB-70-2003; CB-12-2014; CB-8-2015)</p>	X	X	X	X	P 72, 99, 104	X	X	X	X	
<p>Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone. (CB-65-2003; CB-70-2003; CB-12-2014; CB-8-2015)</p>	X	X	X	X	SE 72, 99, 104	X	X	X	X	

Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), may be located within a multi-family development, provided that the multi-family development is the subject of a high-rise condominium regime; the uses are located on the street level of the multi-family building, the property is located in a Transit District Overlay Zone, and the property abuts the District of Columbia. (CB-82-2008)	X	X	X	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed in the M-X-T Zone (excluding those permitted by Special Exception). (CB-8-2015)	X	X	X	X	P ¹⁰⁴	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the M-X-T Zone. (CB-8-2015)	X	X	X	X	SE ¹⁰⁴	X	X	X	X	X
(2) Industrial:										
Recycling plant (CB-101-2017)	X	X	P ¹²²	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed in the I-1 Zone (excluding those permitted by Special Exception). (CB-12-2016)	X	X	X	X	P ¹¹⁰	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the I-1 Zone. (CB-12-2016)	X	X	X	X	SE ¹¹⁰	X	X	X	X	X
(3) Institutional/Educational:										
(CB-12-2016)										
Adult day care center	X	SE	SE	SE	SE	SE	SE	SE	SE	SE
Assisted living facility (CB-110-2004)	X	X	X	X	SE ⁷⁷	X	X	X	X	X
Chancery, on a lot having a net area of at least 15 acres	X	X	X	X	X	X	P	X	X	X
Church or similar place of worship:										
(A) Located on a lot less than 1 acre in size	X	X	X	X	SE	SE	SE	SE	SE	SE
(B) Located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size	X	X	X	X	SE	SE	SE	SE	SE	SE

(C) Located on a lot between 1 and 2 acres in size ⁵²	X	X	X	P	P	P	P	P	P
(D) Located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size ⁵²	X	X	X	P	P	P	P	P	P
(E) All others (CB-23-1988; CB-23-1993; CB-76-1993)	SE	P ⁵³	P	P	P	P	P	P	P
Day care center for children:									
(A) Accessory to a publicly-owned recreational facility, a school, a surplus school building, improved property (other than a school) that is under the control of the Board of Education, a church, a public building, or a community building, in accordance with Section 27-445.03 ³⁴	P	P	P	P	P	P	P	P	P
(B) Accessory to a multifamily dwelling or project when located within a community room for the sole use of the residents or employees, in accordance with Section 27-445.03	X	X	X	X	X	X	X	X	X
(C) Accessory to a multifamily development when located within an existing building in accordance with Section 27-445.03	X	P	P	P	P	P	P	P	P
(D) All others ⁹⁵ (CB-23-1988; CB-44-1989; CB-24-1999; CB-2-2013)	SE	SE	SE	SE	SE	SE	SE	SE	SE
Eleemosynary or philanthropic institution:									
(A) An adaptive reuse of a structure last occupied by a Federal postal facility on a lot or parcel not more than 25,000 square feet in area for use by an organization serving the homebound	SE	SE	SE	SE	P	SE	SE	SE	SE
(B) An adaptive reuse of a structure(s) last owned by the Federal Government on a parcel with not more than 8 acres for use by survivors of domestic violence and their families, including social services and rehabilitative services related thereto, such as educational and employment training, counseling, and day care	X	P	X	X	X	X	X	X	X

(C) A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services; for a permitted use, any change in occupant or use shall require Detailed Site Plan approval by the District Council	SE	SE	SE	SE	SE	SE ⁹⁴	P	SE	SE
(D) An adaptive reuse of an existing building containing no more than 10,000 square feet of gross floor area, situated on a lot or parcel with land are not exceeding 1 acre used by an eleemosynary or philanthropic institution providing temporary emergency shelter, family, and/or social services for survivors of domestic violence and their families, in accordance with Section 27-445.17 of this Subtitle	X	X	X	X	P	X	X	X	X
(E) All others (CB-78-1997; CB-8-1998; CB-105-2012; CB-97-2013; CB-70-2014; CB-18-2016)	SE	SE ¹⁰⁰	SE	SE ¹⁰⁰	SE	SE	SE	SE	SE
Employment or training center, in accordance with Sections 27-260 and 27-261 (CB-20-2015)	X	X	X	X	P ¹⁰²	X	X	X	X
Family day care	P	P	P	P	P	P	P	P	P
Health campus (CB-88-2017)	X	X	X	X	SE ¹¹⁹	SE	SE	SE	SE
Health Campus located on land previously owned by Prince George's County, Maryland and transferred to a nonprofit entity after the adoption of the 2014 General Plan (CB-56-2018)	X	X	X	X	P ¹³⁰	X	X	X	X
Hospital	X	SE	SE	SE	SE	SE	SE	SE	SE
Hospital located on land previously owned by Prince George's County, Maryland and transferred to a nonprofit entity after the adoption of the 2014 General Plan (CB-56-2018)	X	X	X	X	P ¹³⁰	X	X	X	X
Medical/residential campus	X	SE	SE	SE	SE	SE	SE	SE	SE

Mental health and behavioral services program to operate within an existing private school in accordance with Section 27-445.18 (CB-30-2016)	X	X	X	X	X	X	P	X	X
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989)	P	P	P	P	P	P	P	P	P
Nursing or care home (may include a private spa) (CB-55-2011)	X	SE	SE	SE	SE	SE ⁹³	SE	SE	SE
School, private:									
(A) In accordance with Section 27-443	X	P	P	P	P	P	P	P	P
(B) All others	SE	SE	SE	SE	SE	SE	SE	SE	SE
Small group child care center (CB-131-1993)	P	P	P	P	P	P	P	P	P
(4) Miscellaneous: (CB-12-2016)									
Accessory structures and uses (when not otherwise provided for)	P	P	P	P	P	P	P	P	P
Adaptive reuse of a surplus public school, when not otherwise allowed	SE	SE	SE	SE	SE	SE	SE	SE	SE
Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987)	SE	SE	SE	SE	SE	SE	SE	SE	SE
Animals, not customarily household pets (CB-117-1986; CB-55-1988)	X	X	X	X	X	X	SE	X	X
Buildings and uses, serving public health purposes, on land owned by Prince George's County, Maryland, upon which hospitals or health centers are located, except if otherwise allowed as a Permitted (P) use ⁴¹ (CB-55-1988)	P	P	P	P	P	P	P	P	P
Business Advancement and Food Access Infill, in accordance with Section 27-445.15 of this Subtitle (CB-62-2015)	X	X	X	X	X	X	X	X	X
Cemetery, crematory:									
(A) Cemetery, in accordance with Section 27-445.06	SE	P	P	X	X	X	X	X	X
(B) Cemetery, accessory to a church, convent, or monastery ⁴⁹	SE	P	P	P	P	P	P	P	P

(C) All others (CB-86-1989; CB-11-1991)	SE	SE	SE	SE	SE	SE	SE	SE	SE
Catering or food processing for offsite consumption, in a commercial kitchen located within a church, private club, or private school (CB-70-2016)	P	P	P	P	P	P	P	P	P
Home occupations for residents ²⁰ (CB-86-1989; CB-78-2003; CB-11-2004)	P	P	P	P	P	P	P	P	P
Home occupations for residents, low-impact (CB-11-2004)	P	P	P	P	P	P	P	P	P
Increase in height of accessory building, used for:									
(A) Servant, household help living quarters ³⁰	SE	SE	SE	SE	SE	SE	SE	SE	SE
(B) Agricultural purposes on a lot having a net area of less than 5 acres	SE	SE	SE	SE	SE	X	X	X	X
(C) Agricultural purposes on a lot having a net area of at least 5 acres	P	P	P	P	P	X	X	X	X
(D) Office	X	X	X	X	X	X	X	X	X
Signs, in accordance with Part 12, associated with uses allowed in the applicable Residential Zone (CB-85-1988)	P	P	P	P	P	P	P	P	P
Signs, outdoor advertising (Billboards) (CB-85-1988)	X	X	X	X	X	X	X	X	X
Temporary structures and uses not otherwise allowed	SE	SE	SE	SE	SE	SE	SE	SE	SE
(5) Public/Quasi Public: (CB-12-2016)									
Library	P	P	P	P	P	P	P	P	P
Public buildings and uses, except as otherwise provided	P	P	P	P	P	P	P	P	P
Reclamation using Class 3 fill material of property operating as an existing or former surface mining site (CB-88-2018)	X	X	P ¹³²	X	X	X	X	X	X
Sanitary landfill, rubble fill, or Class 3 fill ^{47, 71} (CB-15-1990; CB-8-2003; CB-87-2003; CB-89-2018)	SE	SE	SE ¹³³	SE ³³	SE	X	X	X	X
Voluntary fire, ambulance, or rescue station ²⁶ (CB-70-2008)	P	P	P	P	P	P	P	P	P
(6) Recreational/Entertainment/Social/Cultural: (CB-12-2016)									

Archery range, privately owned and commercially operated on land leased from, and owned by, a public agency	P	P	P	X	P	X	X	X	X
Athletic field, outdoor, private nonprofit (CB-43-1994)	SE	P55	SE	SE	P ²⁷	SE	SE	SE	SE
Boathouse (private) as an accessory use	P	P	X	X	X	X	X	X	X
Carnival, circus, fair, or similar use, not exceeding 17 days duration and only on a parking lot as a temporary use in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P
Club, private (CB-75-2014; CB-43-2015)	SE	SE 101	SE 105	SE	SE	SE	SE	SE	SE
Commercial recreational attraction	X	SE	SE	X	SE	X	X	X	X
Commercial recreational facilities (privately owned) on land leased from a public agency, except as otherwise allowed:									
(A) Leased on or after January 1, 1974	SE	SE	SE	X	SE	X	X	X	X
(B) Leased before January 1, 1974	SE	SE	SE	X	P	X	X	X	X
Community building or similar nonprofit social use, not publicly owned or operated:									
(A) Only for residents and guests	SE	SE	SE	SE	SE	SE	SE	SE	SE
(B) All others (CB-85-1988; CB-33-1989)	SE	SE	SE	SE	SE	SE	SE	SE	SE
Conference center and uses accessory thereto (such as restaurants, tennis courts, auditoriums, swimming pools, racquetball courts, riding stables, golf courses, or other recreational, physical fitness, or educational activities) privately owned and commercially operated, on a tract having a gross area of at least 500 acres, owned by a public agency, on which a public golf course is operated on a regular basis	SE	P	X	X	X	X	X	X	X
Courts (indoor or outdoor) (tennis, handball, racquetball, or volleyball), not including courts accessory to a dwelling:									
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	P	P	P	P	P	X	X	X	X
(B) All others (CB-47-1995)	X	X	X	X	X	X	X	X	X
Golf course:									

(A) At least 18 holes on a tract having a gross area of at least 200 acres; provided that any accessory recreational facilities shall be located at least 100 feet from the nearest property line and effectively screened from view of any adjoining land in a Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan, not on publicly owned land	SE	SE	P	SE	SE	SE	SE	SE	SE
(B) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	P	P	P	P	P	X	X	X	X
(C) Golf Course Conference/Hotel complex	X	X	X	X	SE	X	X	X	X
(D) All others (CB-47-1995; CB-45-2002)	SE	SE	SE	SE	SE	SE	SE	SE	SE
Golf course, miniature (indoor or outdoor):									
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	P	P	P	P	P	X	X	X	X
(B) All others (CB-47-1995)	X	SE	SE	X	SE	X	X	X	X
Golf driving range:									
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	P	P	P	P	P	X	X	X	X
(B) All others (CB-47-1995)	SE	SE	SE	X	SE	X	X	X	X
Homes Association Recreational Use, in accordance with Section 27-445	SE	P	P	P	P	P	P	P	P
Marina (CB-76-2001)	X	X	X	X	P ⁶⁹	X	X	X	X
Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)	SE	SE	P	P	P	P	P	P	P
Performance arts center, in accordance with Section 27-445.09 (CB-12-2001)	X	X	X	X	X	X	SP	SP	SP
Racetrack, including pari-mutuel	X	X	SE	X	X	X	X	X	X
Racetrack, pari-mutuel only	X	SE	X	X	SE	X	X	X	X
Recreational campground	SE	SE	SE	X	SE	X	X	X	X
Recreational program, before- and after-school	P	P	P	P	P	P	P	P	P

Recreational use (nonprofit) not publicly owned or operated, when not otherwise allowed:								☰	🔍	⋮
(A) Only for residents and guests	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
(B) All others (CB-33-1989)	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Saunas, solariums, and health clubs, noncommercial, for the sole use of residents and their guests	X	X	X	X	X	X	X	X	X	X
Shooting range (rifle, pistol, or skeet):										
(A) On a lot having a net area of at least 20 acres, and subject to annual renewal	SE	SE	X	X	X	X	X	X	X	X
(B) All others	X	X	SE	X	SE	X	X	X	X	X
Skating facility:										
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	P	P	P	P	P	X	X	X	X	X
(B) All others (CB-89-1994; CB-47-1995)	SE	SE	SE	X	SE	X	X	X	X	X
Spa, private	SE	P	P	P	P	P	P	P	P	P
Spa, community	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Stable, private (CB-29-1985)	p ³⁵	p ³⁵	p ³⁵	p ³⁵	p ³⁵	P	p ^{35,37}	SE ³⁵	SE ³⁵	
Swimming pool (community) for sole use of residents and their guests, in accordance with Section 27-411	X	X	X	X	X	X	X	X	X	X
Swimming pool (community), in accordance with Section 27-411	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Swimming pool (private):										
(A) Accessory to a one-family detached dwelling	P	P	P	P	P	P	P	P	P	P
(B) Accessory to other dwellings	X	X	X	X	X	X	X	P	P	P
Swimming pool, privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶ (CB-47-1995)	P	P	P	P	P	X	X	X	X	X
(7) Residential/Lodging: (CB-12-2016)										
Apartment hotel	X	X	X	X	X	X	X	X	X	X

Apartment housing for elderly or handicapped families in a building other than a surplus public school building (with provisions for increased density and reduced lot size in Multifamily Zones) (CB-85-1988; CB-91-1991; CB-44-1992; CB-29-2017; CB-9-2019; CB-57-2019)	X	X	X	SE	SE ⁶³	SE ₁₃₄	SE	X	X
Apartment housing for elderly or handicapped families in a surplus public school building	SE	SE	SE	SE	SE	SE	SE	SE	SE
Artists' residential studios, in accordance with Section 27-445.09 (CB-12-2001)	X	X	X	X	X	X	SP	SP	SP
Boardinghouse	SE	P	SE	X	P	X	X	X	X
Congregate living facility for more than 8 elderly or physically handicapped residents (CB-90-1985)	SE	SE	SE	SE	SE	SE	SE	SE	SE
Congregate living facility for NOT more than 8 elderly or physically handicapped residents (CB-90-1985)	P	P	P	P	P	P	P	P	P
Conservation subdivision pursuant to Section 24-152 of Subtitle 24 (CB-6-2006)	X	P	P	P	P	X	X	X	X
Convent or monastery (CB-23-1993)	P	P	P	P	P	P	P	P	P
Conversion of one-family detached dwelling to a building containing up to 3 dwelling units (not considered as a two-family, three-family, or multifamily dwelling): ⁵⁷									
(A) Prior to November 29, 1949, if the owner of the building resides in the building, and a valid Use and Occupancy permit was in effect on July 1, 1986	X	X	X	P	P	P	P	P	P
(B) Prior to November 29, 1949, if the owner of the building does not reside in the building, or a valid Use and Occupancy permit was not in effect on July 1, 1986	X	X	X	SE	SE	SE	SE	SE	SE
(C) Prior to November 18, 1980, but on or after November 29, 1949	X	X	X	SE	SE	SE	SE	SE	SE
(D) On or after November 18, 1980 (CB-58-1986; CB-73-1996)	X	X	X	X	X	X	X	X	X
Country inn	SE	SE	SE	SE	SE	SE	SE	SE	SE

Dwelling, farm tenant	P	P	P	P	P ³⁶	X	X	X	X
Dwelling, metropolitan, one-family attached (CB-33-2005)	X	X	X	X	X	X	X	X	X
Dwelling, multifamily:									
(A) In general (CB-37-2005)	X	X	X	X	P ⁷⁹	X	X	X	X
(B) Subject to applicable bedroom percentages	X	X	X	X	X	X	X	X	X
(C) In excess of applicable bedroom percentages	X	X	X	X	X	X	X	X	X
(D) Restricted to one-bedroom and efficiency apartments	X	X	X	X	X	X	X	X	X
(E) Higher than 110 feet (CB-85-1988)	X	X	X	X	X	X	X	X	X
(F) Up to six dwelling units in a building of no more than two stories, where the first story was previously used for commercial purposes (CB-91-2004)	X	X	X	X	X	X	P	X	X
(G) With ground floor commercial uses (CB-57-2018)	X	X	X	X	X	X	P ¹³¹	X	X
Dwelling, one-family attached, for the elderly ⁵⁸ (CB-71-1996)	X	X	X	X	SE	X	X	X	P ²
Dwelling, one-family detached, for the elderly (CB-90-2004)	X	X	X	SE	X	X	X	X	X
Dwelling, one-family detached, cluster development, shown on a preliminary plat of subdivision approved prior to July 1, 2006 (CB-6-2006)	X	X	X	X	P	P	P	X	X
Dwelling, one-family detached (in general) (CB-6-2006; CB-99-2017; CB-97-2018; CB-17-2019)	P	P ⁸³ , 129	P ⁸³ , 136	P ⁸³	P ⁸³ , 83,121	P	P	P	P
Dwelling, one-family semidetached ¹ (CB-85-1988)	X	X	X	X	P ¹³	P ^{13,32}	P ^{13,32}	P	P
Dwelling, quadruple-attached (CB-83-1997)	X	X	X	X	X	X	X	P ²	P ²
Dwelling, three-family	X	X	X	X	X	X	X	X	X
Dwelling, two-family detached (CB-85-1988)	X	X	X	X	X	X	X	P	X
Dwelling, two-family (in general) (CB-9-2012; CB-73-2015)	X	X	X	X	P ⁷⁹	X	X	X	X

Dwellings, one-family attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X	X	P ³²	P ³²	X	X
Dwellings, one-family triple-attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X	X	P ³²	P ³²	X	X
Dwellings, one-family triple-attached (in general)	X	X	X	X	X	X	X	X	P
Flag lot development:									
(A) In accordance with preliminary plats approved prior to February 1, 1990, pursuant to Subtitle 24 and recorded within the prescribed time period	X	X	X	P	P	P	P	X	X
(B) In accordance with Section 24-138.01 of Subtitle 24 (CB-72-1989)	X	X	X	P	P	P ⁴⁶	X	X	X
Fraternity or sorority house:									
(A) If legally existing prior to May 20, 1983, and not extended beyond the boundary lines of the lot as it legally existed (prior to May 20, 1983)	X	X	X	X	X	X	X	X	X
(B) All others	X	X	X	X	X	X	X	X	X
Group residential facility for more than 8 mentally handicapped dependent persons, or for 5 or more other dependent persons (CB-29-2012)	P	P	P	P	P	P	P	P	P
Group residential facility for not more than 8 mentally handicapped dependent persons	P	P	P	P	P	P	P	P	P
Guest house, as an accessory use	P	P	P	X	X	X	X	X	X
Mobile home used as a dwelling for emergency purposes as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	X	P	X	X	X	X
Mobile home used as a one-family detached dwelling (CB-79-1999)	SE	SE	SE	SE ⁶⁴	X	X	X	X	X
Mobile home, with use for which amusement taxes collected ²⁸	X	P	P	P	P	P	P	P	P
Motel	X	X	X	X	SE	X	X	X	X
Opportunity housing dwelling units (CB-66-1991)	X	X	X	X	P	P	P	P	P
Planned retirement community (CB-53-2005; CB-4-2013)	X	X	SE	SE	SE	SE	SE	SE	SE

Recreational Community Development, in accordance with Section 27-444 (CB-16-1989)	SE	P	P	P	P ⁴²	X	X	X	X
Public Benefit Conservation Subdivision pursuant to Section 24-152 of Subtitle 24 (CB-32-2008)	X	X	X	X	P ⁸⁵	X	X	X	X
Rental of guest rooms (by the residents):									
(A) To 1 or 2 persons (unrelated to all principal residents)	P	P	P	P	P	X	X	X	X
(B) To 3 persons (unrelated to all principal residents)	P	P	X	P	P	X	X	X	X
(C) To not more than 3 persons (unrelated to all principal residents) by a family of related individuals, 1 individual, or 2 unrelated individuals (CB-122-1986)	P	P	X	P	P	P	P	P	P
Residential Revitalization in accordance with Section 27-445.10 (CB-58-2001; CB-89-2014)	X	X	X	X	P	P	P	P	P
Rooming houses	SE	P	SE	X	P	X	X	X	X
Tourist cabin camp	X	X	X	X	SE	X	X	X	X
Tourist homes	SE	X	SE	X	SE	X	X	X	X
"Tourist Home" as an "Accessory Use" to a "Dwelling" in accordance with Section 27-445.19 (effective 10/1/2019) (CB-10-2018)	P	P	P	P	P	P	P	P	P
Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986 (CB-54-1986)	X	X	X	X	X	P ³²	P ³²	X	X
Townhouse, all others (CB-84-1990; CB-47-1996; CB-37-2005; CB-28-2016; CB-93-2017; CB-118-2017; CB-122-2017; CB-28-2018; CB-63-2018; CB-64-2018; CB-97-2018; CB-17-2019)	X	P ¹²⁹	X ¹³⁶	X	P ^{79, 120, 123, 126, 127}	P ^{48, 128}	P ^{48, 111, 124}	X ⁴⁸	P ²
Townhouse, shown on a preliminary plat of subdivision approved pursuant to part 4A. (CB-47-1996)	X	X	X	X	X	P	P	P	P ²
Townhouse, Transit Village (CB-37-2006; CB-28-2016)	X	X	X	X	X	X	P ¹¹¹	X	X

Townhouse, if located within a designated Revitalization Tax Credit District, within a Transit District Overlay Zone, or a Development District Overlay Zone. (CB-112-2004; CB-106-2015; CB-28-2016)	X	X	X	X	X	X	P	X	X
Townhouses or Multi-Family Units (CB-97-2005)	X	X	X	X	X	X	X ⁸²	P	P
(8) Resource Production/Recovery: (CB-12-2016)									
Agricultural uses:									
(A) All general agriculture ²²	P	P	P	P	P ²³	SE	SE	SE	SE
(B) Limited to floriculture, horticulture, gardening, and private, noncommercial greenhouses	X	X	X	X	X	P	P	P	P
(C) Keeping of homing or racing pigeons, provided the use was in existence:									
(i) Prior to June 30, 1987	P	P	P	P	P ⁴	X	P ⁵⁰	X	X
(ii) On or after June 30, 1987 (CB-45-1987; CB-36-1991)	P	P	P	P	P ⁴	X	X	X	X
(D) Equine activities	P	P	P	P ⁹¹	SE	X	X	X	X
(E) Equine facility:									
(i) Keeping of horses or ponies	P	P	P	P	P ²³	P ³⁷	P ³⁷	SE	SE
(ii) Private stable	P ³⁵	P ³⁵	P ³⁵	P ³⁵	P ³⁵	P ^{35,37}	P ^{35,37}	SE ³⁵	SE ³⁵
(iii) Riding stable:									
(aa) On a tract consisting of less than 20,000 sq. ft.	X	SE	SE	X	X	X	X	X	X
(bb) On a tract consisting of between 20,000 sq. ft. and 9 contiguous acres.	SE	SE	SE	SE	SE	X	X	X	X
(cc) All others (CB-53-2001)	P	P	P	P	SE ⁶⁷	X	X	X	X
(iv) All others (CB-92-2010)	P	P	P	SE ⁹²	X	X	X	X	X
(F) Urban Farm (CB-76-2013; CB-25-2016)	P	P	P	P	P	P ¹¹²	P ¹¹²	X	X
(G) Medical Cannabis Grower and/or Processor (CB-5-2016)	X	P ¹⁰⁹	P ¹⁰⁹	X	X	X	X	X	X
(H) Beekeeping on residential land (CB-80-2016)	P	P	P	P	P	P	P	P	P

Nursery and garden center:									
(A) In accordance with Section 27-445.05	X	P	P	SE	P	X	X	X	X
(B) All others (CB-35-1989; CB-143-1989; CB-135-1993)	SE	SE	SE ⁴⁵	SE ⁵⁴	SE	X	X	X	X
Sand or gravel wet-processing, in accordance with Section 27-445.02	SE	SE	SE	SE	SE	SE	SE	SE	SE
Sawmill:									
(A) Only for timber grown on the premises	X	X	SE	SE	X	SE	SE	SE	SE
(B) In connection with an agricultural operation	SE ²⁴	SE ²⁴	X	X	SE	X	X	X	X
Surface mining, in accordance with Section 27-445.02	SE	SE	SE	SE	SE	SE	SE	SE	SE
(9) Transportation/Parking/Communications/Utilities: (CB-12-2016)									
Airport, airpark, airfield, heliport, or helistop; private (CB-14-1992)	SE	SE	SE	SE	SE	SE	SE	SE	SE
Airstrip, private:									
(A) In accordance with Section 27-445.07	P	P	SE	SE	SE	SE	SE	SE	SE
(B) All others (CB-14-1992)	SE	SE	SE	SE	SE	SE	SE	SE	SE
Antennas and related equipment buildings and enclosures, other than satellite dish antennas:									
(A) In accordance with Section 27-445.04	P	P	P	P	P	P	P	P	P
(B) All others (CB-65-2000)	SE	SE	SE	SE	SE	SE	SE	SE	SE
Farm vehicles and farm machinery used on farm premises ⁵¹ (CB-105-1993)	P	P	P	P	P	X	X	X	X
Monopoles and related equipment buildings and enclosures:									
(A) In accordance with Section 27-445.04	P	P	P	P	P	P	P	P	P
(B) All others (CB-65-2000; CB-73-2015)	SE	SE	SE	SE	SE	SE	SE	SE	SE
Parking lot or garage, or loading area, used in accordance with Part 11 to serve:									
(A) A permitted, PA, or PB use	P	P	P	P	P	P	P	P	P
(B) A Special Exception use (CB-85-1988)	SE	SE	SE	SE	SE	SE	SE	SE	SE

Parking lot used in accordance with Part 11 to serve a use in an adjacent Commercial, Industrial, or M-X-T Zone (CB-85-1988; CB-88-1999)	X	SE	SE	SE	SE	SE	SE	SE ⁶⁵	SE	SE
Parking of mobile home except as otherwise specified	X	X	X	X	X	X	X	X	X	X
Parking of mobile home in a public right-of-way ³¹	X	X	X	X	X	X	X	X	X	X
Parking of vehicles owned or used by the occupants of the premises or their bona fide guests:										
(A) Boats and boat trailers ⁹¹ (CB-24-2010)	P	P	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ^{17,29}	P ¹⁷
(B) Buses ¹⁸ , on the same lot with, and accessory to, the principal use, such as a school or church	SE	P	P	P	P	P	P	P	P ²⁹	P
(C) Camping trailer (unoccupied): ⁴⁴										
(i) Not more than one	P	X	P	P	P	P	P	P	P ²⁹	P
(ii) Unlimited number (CB-43-1989)	X	P	X	X	X	X	X	X	X	X
(D) Not more than 1 commercial vehicle:										
(i) Having a maximum manufacturer's gross vehicle weight specification of up to 17,000 pounds, and which may include unlimited advertising on the side of the vehicle:										
(aa) If parked within a wholly enclosed private parking garage	P	P	P	P	P	P	P	P	P ²⁹	P
(bb) If parked in a side or rear yard ¹¹	P ⁴	P ⁴	P ⁴	P ⁴	X	X	X	X	X	X
(ii) If parked on the premises, having a maximum manufacturer's gross vehicle weight specification of up to 8,500 pounds, no advertising (other than a firm name or similar designation not exceeding 4 inches high), and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, and vehicles with dual rear axles	P	P	P	P	P	P	P	P	P ²⁹	P
(iii) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours on a lot at least 5 acres in size, and set back 300 feet from all lot lines ¹¹	P	P	X	X	X	X	X	X	X	X

(iv) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours, on a lot at least 2 acres in size ¹¹ (CB-53-1987; CB-35-1993)	SE	SE	SE	X	X	X	X	X	X
(E) Commercial vehicles not exceeding a manufacturer's gross vehicle weight specification of 8,500 pounds; containing no advertising other than a firm name or similar designation not more than 4 inches high; and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, or vehicles with dual rear wheels	X	X	X	X	X	X	X	X	X
(F) Private passenger vehicles	P	P	P	P	P	P	P	P	P
Public utility uses or structures:									
(A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards	P	P	P	P	P	P	P	P	P
(B) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding railroad yards, round houses, car barns, and freight stations) (CB-25-1987; CB-65-2000)	SE	SE	SE	SE	SE	SE	SE	SE	SE
Satellite dish antenna, in accordance with Section 27-424.02 :									
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P	P	P	P	P	P	P	P
(B) More than 10 feet in diameter, to serve only 1 dwelling unit	SE	SE	SE	SE	SE	SE	SE	SE	SE
(C) All others (CB-19-1985)	P	P	P	P	P	P	P	P	P
Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically allowed ¹² (CB-4-1987)	X	X	X	X	X	X	X	X	X

Towers or poles (electronic, radio, or television, transmitting or receiving):								☰	🔍	⋮
(A) Commercial purposes	SE	SE	SE	X	X	X	X	X	X	
(B) Nonprofit, noncommercial purposes (CB-18-1984; CB-39-1984; CB-94-1984; CB-133-1984; CB-33-1985; CB-123-1994; CB-65-2000)	P	P	P	P	P	P	P	P	P	

USE	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
(1) Commercial:								
Agritourism (CB-39-2009)	X	X	X	X	X	X	X	X
Animal Hospital, veterinary office	X	X	X	X	X	X	X	X
Antique shop	X	X	X	X	X	X	X	X
Artist's studio (CB-24-2015)	X	X	X	P ¹⁰³	X	X	X	X
Barber Shop (CB-81-2008; CB-24-2015)	X	X	X	P ¹⁰³	X	X	X	X
Beauty shop (CB-24-2015)	X	X	X	P ¹⁰³	X	X	X	X
Bed-and-Breakfast Inn in accordance with Section 27-445.13 (CB-39-2009)	X	X	X	X	X	X	X	X
Bus maintenance accessory to a private school, church, or other place of worship (CB-23-1988)	SE	SE	SE	SE	SE	SE	X	SE
Buying of items within guest rooms and pursuant to Section 27-115(a)(2)	X	X	X	X	X	X	X	X
Catering Establishment (CB-4-2014)	X	X	X	X	X	X	X	X
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P
Commercial recreational development (CB-35-2000)	X	X	X	X	X	X	X	X

Contractor's office (must include sanitary facilities), construction yard or shed, or storage building (in connection with a construction project) as a temporary use:							☰	Q	⋮
(A) Subject to Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	
(B) All others	SE	SE	SE	SE	SE	SE	X	SE	
Contractor's Office, which may include wholly-enclosed storage, as a permanent use (CB-75-2001)	X	X	X	X	X	X	X	X	
Distillery for the production of fuel alcohol	X	X	X	X	X	X	X	X	
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	X	X	X	X	X	X	X	X	
Eating or Drinking Establishments:									
(i) Eating or drinking establishment, with drive-through service	X	X	X	X	X	X	X	X	
(ii) Eating or drinking establishment, excluding drive-through service	X	X	X	X	X	X	X	X	
(iii) Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult entertainment (CB-14-2013)	X	X	X	X	X	X	X	X	
Farm implement sales or repair; farm supplies sales	X	X	X	X	X	X	X	X	
Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-63-1998)	P	P	P	P	P	P	P	P	
Farm Winery ⁸⁹	X	X	X	X	X	X	X	X	
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	
Food or Beverage Store:									
In combination with a Gas Station (CB-63-2019)	P ¹³⁷	X	X	X	P ¹³⁷	X	X	X	
Funeral parlor, undertaking establishment	SE	SE	SE	SE	SE	SE	SE	SE	
Gas station (CB-36-2004)	X	X	X	X	X	X	X	X	
Kennel:									
(A) On a lot having a net area of 20,000 sq. ft. or less	X	X	X	X	X	X	X	X	
(B) On a lot having a net area between 20,000 sq. ft. and 80,000 sq. ft.	X	X	X	X	X	X	X	X	

(C) On a lot having a net area exceeding 80,000 sq. ft. (CB-37-1991; CB-16-1993)	X	X	X	X	X	X	X	X	X
Landscaping contractor's business (CB-10-1996)	X	X	X	X	X	X	X	X	X
Limited professional uses in multifamily projects	X	SE ⁸	SE	SE	SE	X	X	X	
Monument and headstone sales establishment (CB-60-1998)	X	X	X	X	X	X	X	X	
Offices:									
(A) Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	P _{16,19}	P ⁹	P ⁹	X	X	X	X	X	
(B) Business office and model apartments in a multifamily dwelling or multifamily project and used only in connection with the sale, rental, operation, service, and maintenance of the dwelling or project (CB-36-1987)	X	P _{10,39}	PB ¹⁰	P _{10,39}	PB ¹⁰	PB ¹⁰	PB ¹⁰	PB ¹⁰	PB ¹⁰
(C) General business and professional offices (CB-4-2003)	X	X	X	X	X	X	SE ⁷⁰	SE	
(D) Insurance sales office as an accessory use in a dwelling	X	X	X	X	X	X	X	X	
(E) Medical practitioner's office (CB-24-2015)	X	X	X	P ¹⁰³	X	X	SE	SE	
(F) Medical practitioner's office in a one-family dwelling (except as provided in (A) above) (CB-24-2015)	X	X	X	X	X	X	X	X	
(G) Real estate sales office as an accessory use in a dwelling (CB-24-2015)	X	X	X	X	X	X	X	X	
(H) Real estate subdivision sales office as a temporary use: (CB-24-2015)									
(i) Subject to Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	
(ii) All others	SE	SE	SE	SE	SE	X	SE	SE	
(I) Multifamily dwelling management company (must manage the project within which it is located) (CB-24-2015)	X	P _{10,38}	P _{10,38}	X	X	X	X	X	

(J) Temporary trailer for office space accessory to an existing group residential facility, which services more than eight (8) persons, in accordance with Sections 27-260 and 27-261 (CB-35-1996; CB-24-2015)	X	X	X	X	X	X	X	X	X
Parking lot, required, serving adjacent Commercial or Industrial Zone	SE	SE	SE	SE	SE	SE	X	SE	
Photography studio and darkroom, as an accessory use solely by the resident of a one-family detached dwelling and located within such dwelling (CB-140-1986)	X	X	X	X	X	X	X	X	
Retail sales and consumer service establishment (CB-140-1986)	X	X	X	X	X	P	SE	SE	
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261 ⁴³ (CB-23-1989)	P	P	P	P	P	P	P	P	
Waterfront Entertainment/Retail Complex, in accordance with Section 27-445.08 (CB-44-1997)	X	X	X	X	X	X	X	X	
Wayside stand as a temporary use:									
(A) Subject to Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	
(B) All others	SE	SE	SE	SE	SE	X	SE	SE	
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan. (CB-4-2003)	X	X	X	X	X	X	X	X	

Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C, if; as of February 1, 2003: (1) the use is located on a parcel which is surrounded by commercial and institutional uses; (2) said parcel does not abut any property that is improved with single-family detached residential dwellings; and (3) the site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan. (CB-4-2003)	X	X	X	X	P	SE	X _≡	X _Q	:
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception). (CB-65-2003; CB-70-2003; CB-12-2014)	X	X	X	X	X	X	X	X	
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone. (CB-65-2003; CB-70-2003; CB-12-2014)	X	X	X	X	X	X	X	X	
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception), may be located within a multi-family development, provided that the multi-family development is the subject of a high-rise condominium regime; the uses are located on the street level of the multi-family building, the property is located in a Transit District Overlay Zone, and the property abuts the District of Columbia. (CB-82-2008)	P ⁸⁷	X	X	X	X	X	X	X	
Where not otherwise specifically permitted, any use allowed in the M-X-T Zone (excluding those permitted by Special Exception). (CB-8-2015)	X	X	X	X	X	X	X	X	
Where not otherwise specifically permitted, any use allowed by Special Exception in the M-X-T Zone. (CB-8-2015)	X	X	X	X	X	X	X	X	
(2) Industrial:									
Recycling plant (CB-101-2017)	X	X	X	X	X	X	X	X	X

Where not otherwise specifically permitted, any use allowed in the I-1 Zone (excluding those permitted by Special Exception). (CB-12-2016)	X	X	X	X	X	X	X	X	X
Where not otherwise specifically permitted, any use allowed by Special Exception in the I-1 Zone. (CB-12-2016)	X	X	X	X	X	X	X	X	X
(3) Institutional/Educational: (CB-12-2016)									
Adult day care center	X	X	X	SE	X	X	X	X	X
Assisted living facility (CB-110-2004)	X	X	X	X	X	X	X	X	X
Chancery, on a lot having a net area of at least 15 acres	X	X	X	X	X	X	X	X	X
Church or similar place of worship:									
(A) Located on a lot less than 1 acre in size	SE	SE	SE	SE	SE	SE	SE	SE	SE
(B) Located in a building that was originally constructed as a dwelling, on a lot less than 1 acre in size	SE	SE	SE	SE	SE	SE	SE	SE	SE
(C) Located on a lot between 1 and 2 acres in size ⁵²	P	P	P	P	P	P	P	P	P
(D) Located in a building that was originally constructed as a dwelling, on a lot between 1 and 2 acres in size ⁵²	P	P	P	P	P	P	P	P	P
(E) All others (CB-23-1988; CB-23-1993; CB-76-1993)	P	P	P	P	P	PA	P	P	P
Day care center for children:									
(A) Accessory to a publicly-owned recreational facility, a school, a surplus school building, improved property (other than a school) that is under the control of the Board of Education, a church, a public building, or a community building, in accordance with Section 27-445.03 ³⁴	P	P	P	P	P	P	P	P	P
(B) Accessory to a multifamily dwelling or project when located within a community room for the sole use of the residents or employees, in accordance with Section 27-445.03	X	P	P	P	P	P	P	P	P
(C) Accessory to a multifamily development when located within an existing building in accordance with Section 27-445.03	X	P	P	P	P	P	P	P	P

(D) All others ⁹⁵ (CB-23-1988; CB-44-1989; CB-24-1999; CB-2-2013)	SE	SE	SE	SE	SE	SE	SE	SE	SE	:
Eleemosynary or philanthropic institution:										
(A) An adaptive reuse of a structure last occupied by a Federal postal facility on a lot or parcel not more than 25,000 square feet in area for use by an organization serving the homebound	SE	SE	SE	SE	SE	SE	SE	SE	SE	
(B) An adaptive reuse of a structure(s) last owned by the Federal Government on a parcel with not more than 8 acres for use by survivors of domestic violence and their families, including social services and rehabilitative services related thereto, such as educational and employment training, counseling, and day care	X	X	X	X	X	X	X	X	X	
(C) A building containing no more than 7,000 square feet of gross floor area on a lot or parcel with not more than 1.5 acres for use by an organization providing benevolent services; for a permitted use, any change in occupant or use shall require Detailed Site Plan approval by the District Council	SE	SE	SE	SE	SE	SE	SE	SE	SE	
(D) An adaptive reuse of an existing building containing no more than 10,000 square feet of gross floor area, situated on a lot or parcel with land are not exceeding 1 acre used by an eleemosynary or philanthropic institution providing temporary emergency shelter, family, and/or social services for survivors of domestic violence and their families, in accordance with Section 27-445.17 of this Subtitle	X	X	X	X	X	X	X	X	X	
(E) All others (CB-78-1997; CB-8-1998; CB-97-2013; CB-18-2016)	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Employment or training center, in accordance with Sections 27-260 and 27-261 (CB-20-2015)	X	X	X	X	X	X	X	X	X	
Family day care	P	P	P	P	P	P	P	P	P	
Health campus	SE	SE	SE	SE	SE	X	SE	SE	SE	
Hospital	SE	SE	SE	SE	SE	X	SE	SE	SE	
Medical/residential campus	SE	SE	SE	SE	SE	X	SE	SE	SE	

Mental health and behavioral services program to operate within an existing private school in accordance with Section 27-445.18 (CB-30-2016)	X	X	X	X	X	X	X	X	X
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989)	P	P	P	P	P	P	P	P	P
Nursing or care home (may include a private spa)	SE	SE	SE	SE	SE	X	SE	SE	
School, private:									
(A) In accordance with Section 27-443	P	P	P	P	P	P	P	P	P
(B) All others	SE	SE	SE	SE	SE	X	SE	SE	
Small group child care center (CB-131-1993)	P	P	P	P	P	P	P	P	P
(4) Miscellaneous: (CB-12-2016)									
Accessory structures and uses (when not other wise provided for)	P	P	P	P	P	P	P	P	P
Adaptive reuse of a surplus public school, when not otherwise allowed	SE	SE	SE	SE	SE	X	SE	SE	
Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987)	SE	SE	SE	SE	SE	SE	SE	SE	
Animals, not customarily household pets (CB-117-1986; CB-55-1988)	X	X	X	SE	SE	SE	SE	SE	
Buildings and uses, serving public health purposes, on land owned by Prince George's County, Maryland, upon which hospitals or health centers are located, except if otherwise allowed as a Permitted (P) use ⁴¹ (CB-55-1988)	P	P	P	P	P	P	P	P	P
Business Advancement and Food Access Infill, in accordance with Section 27-445.15 of this Subtitle (CB-62-2015)	X	X	X	X	X	X	P	X	
Cemetery, crematory:									
(A) Cemetery, in accordance with Section 27-445.06	X	X	X	X	X	X	X	X	X
(B) Cemetery, accessory to a church, convent, or monastery ⁴⁹	P	P	P	P	P	P	P	P	P
(C) All others (CB-86-1989; CB-11-1991)	X	X	X	X	X	X	X	X	X

Catering or food processing for offsite consumption, in a commercial kitchen located within a church, private club, or private school (CB-70-2016)	P	P	P	P	P	P	P	P	Q
Home occupations for residents ²⁰ (CB-86-1989; CB-78-2003; CB-11-2004)	P ¹⁶	X	X	X	X	X	X	X	X
Home occupations for residents, low-impact (CB-11-2004)	P	X	X	X	X	X	X	X	X
Increase in height of accessory building, used for:									
(A) Servant, household help living quarters ³⁰	SE	SE	SE	SE	SE	X	SE	SE	
(B) Agricultural purposes on a lot having a net area of less than 5 acres	X	X	X	X	X	X	X	X	X
(C) Agricultural purposes on a lot having a net area of at least 5 acres	X	X	X	X	X	X	X	X	SE
(D) Office	X	X	X	SE	X	X	X	X	X
Signs, in accordance with Part 12, associated with uses allowed in the applicable Residential Zone (CB-85-1988)	P	P	P	P	P	P	P	P	P
Signs, outdoor advertising (Billboards) (CB-85-1988)	X	X	X	X	X	X	X	X	X
Temporary structures and uses not otherwise allowed	SE	SE	SE	SE	SE	X	SE	SE	
(5) Public/Quasi Public: (CB-12-2016)									
Library	P	P	P	P	P	PA	P	P	
Public buildings and uses, except as otherwise provided	P	P	P	P	P	P	P	P	
Reclamation using Class 3 fill material of property operating as an existing or former surface mining site (CB-88-2018)	X	X	X	X	X	X	X	X	X
Sanitary landfill, rubble fill, or Class 3 fill ^{47, 71} (CB-15-1990; CB-8-2003)	X	X	X	X	X	X	X	X	X
Voluntary fire, ambulance, or rescue station ²⁶ (CB-70-2008)	P	P	P	P	P	P	P	P	P
(6) Recreational/Entertainment/Social/Cultural: (CB-12-2016)									
Archery range, privately owned and commercially operated on land leased from, and owned by, a public agency	X	X	X	X	X	X	X	X	X

Athletic field, outdoor, private nonprofit (CB-43-1994)	SE	SE	SE	SE	SE	SE	SE	SE	SE
Boathouse (private) as an accessory use	X	X	X	X	X	X	X	X	X
Carnival, circus, fair, or similar use, not exceeding 17 days duration and only on a parking lot as a temporary use in accordance with Sections 27-260 and 27-261	P	P	P	P	P	P	P	P	P
Club, private	SE	SE	SE	SE	SE	X	SE	SE	
Commercial recreational attraction	X	X	X	X	X	X	X	X	X
Commercial recreational facilities (privately owned) on land leased from a public agency, except as otherwise allowed:									
(A) Leased on or after January 1, 1974	X	X	X	X	X	X	X	X	X
(B) Leased before January 1, 1974	X	X	X	X	X	X	X	X	X
Community building or similar nonprofit social use, not publicly owned or operated:									
(A) Only for residents and guests	SE	P	P	P	P	P	P	P	P
(B) All others	SE	SE	SE	SE	SE	X	SE	SE	
(CB-85-1988; CB-33-1989)									
Conference center and uses accessory thereto (such as restaurants, tennis courts, auditoriums, swimming pools, racquetball courts, riding stables, golf courses, or other recreational, physical fitness, or educational activities) privately owned and commercially operated, on a tract having a gross area of at least 500 acres, owned by a public agency, on which a public golf course is operated on a regular basis	X	X	X	X	X	X	X	X	X
Courts (indoor or outdoor) (tennis, handball, racquetball, or volleyball), not including courts accessory to a dwelling:									
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	X	X	X	X	X	X	X	X	X
(B) All others	X	X	X	X	X	X	X	X	X
(CB-47-1995)									
Golf course:									

(A) At least 18 holes on a tract having a gross area of at least 200 acres; provided that any accessory recreational facilities shall be located at least 100 feet from the nearest property line and effectively screened from view of any adjoining land in a Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan, not on publicly owned land	SE	SE	P	SE	SE	X	SE ≡	SE Q	:
(B) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	X	X	X	X	X	X	X	X	
(C) Golf Course Conference/Hotel Complex	X	X	X	X	X	X	X	X	
(D) All others (CB-47-1995; CB-45-2002)	SE	SE	SE	SE	SE	X	SE	SE	
Golf course, miniature (indoor or outdoor):									
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	X	X	X	X	X	X	X	X	
(B) All others (CB-47-1995)	X	X	X	X	X	X	X	X	
Golf driving range:									
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	X	X	X	X	X	X	X	X	
(B) All others (CB-47-1995)	X	X	X	X	X	X	X	X	
Homes Association Recreational Use, in accordance with Section 27-445	P	X	X	X	X	X	X	X	
Marina (CB-76-2001)	X	X	X	X	X	X	X	X	
Museum, art gallery, aquarium, cultural center, or similar facility (noncommercial)	P	P	P	P	P	PA	P	P	
Performance arts center, in accordance with Section 27-445.09 (CB-12-2001)	SP	SP	X	SP	X	X	SP	X	
Racetrack, including pari-mutuel	X	X	X	X	X	X	X	X	
Racetrack, pari-mutuel only	X	X	X	X	X	X	X	X	
Recreational campground	X	X	X	X	X	X	X	X	
Recreational program, before- and after-school	P	P	P	P	P	X	P	P	

Recreational use (nonprofit) not publicly owned or operated, when not otherwise allowed:							☰	Q	⋮
(A) Only for residents and guests	SE	P	P	P	P	P	P	P	
(B) All others (CB-33-1989)	SE	SE	SE	SE	SE	X	SE	SE	
Saunas, solariums, and health clubs, noncommercial, for the sole use of residents and their guests	X	X	X	X	X	P	SE	SE	
Shooting range (rifle, pistol, or skeet):									
(A) On a lot having a net area of at least 20 acres, and subject to annual renewal	X	X	X	X	X	X	X	X	
(B) All others	X	X	X	X	X	X	X	X	
Skating facility:									
(A) Privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶	X	X	X	X	X	X	X	X	
(B) All others (CB-89-1994; CB-47-1995)	X	X	X	X	X	X	X	X	
Spa, private	P	P	P	P	P	P	P	P	
Spa, community	P	P	P	P	P	P	P	P	
Stable, private (CB-29-1985)	X	X	X	X	X	X	X	X	
Swimming pool (community) for sole use of residents and their guests, in accordance with Section 27-411	X	P	P	P	P	P	P	P	
Swimming pool (community), in accordance with Section 27-411	P	X	X	X	X	X	X	X	
Swimming pool (private):									
(A) Accessory to a one-family detached dwelling	P	P	P	P	P	X	P	P	
(B) Accessory to other dwellings	SE	SE ²¹	SE ²¹	SE ²¹	SE ²¹	X	X	X	
Swimming pool, privately owned and commercially operated on land leased from, and owned by, a public agency ⁵⁶ (CB-47-1995)	X	X	X	X	X	X	X	X	
(7) Residential/Lodging: (CB-12-2016)									
Apartment hotel	X	X	X	X	X	X	SE	SE	

Apartment housing for elderly or handicapped families in a building other than a surplus public school building (with provisions for increased density and reduced lot size in Multifamily Zones) (CB-85-1988; CB-91-1991; CB-44-1992, CB-46-1999; CB-66-2005; CB-42-2016; CB-29-2017)	SE	X	X	SE ⁸¹	SE ₁₁₇	X	SE _{III}	SE _Q	:
Apartment housing for elderly or handicapped families in a surplus public school building	SE	SE	SE	SE	SE	X	SE	SE	
Artists' residential studios, in accordance with Section 27-445.09 (CB-12-2001)	SP	SP	X	SP	X	X	SP	X	
Boardinghouse	X	X	X	P	P	X	P	X	
Congregate living facility for more than 8 elderly or physically handicapped residents (CB-90-1985)	X	X	X	SE	X	X	X	X	
Congregate living facility for NOT more than 8 elderly or physically handicapped residents (CB-90-1985)	X	X	X	P	X	X	X	X	
Convent or monastery (CB-23-1993)	P	P	P	P	P	PA	P	P	
Conservation subdivision pursuant to Section 24-152 of Subtitle 24 (CB-6-2006)	X	X	X	X	X	X	X	X	
Conversion of one-family detached dwelling to a building containing up to 3 dwelling units (not considered as a two-family, three-family, or multifamily dwelling): ⁵⁷									
(A) Prior to November 29, 1949, if the owner of the building resides in the building, and a valid Use and Occupancy permit was in effect on July 1, 1986	X	X	X	X	X	X	X	X	
(B) Prior to November 29, 1949, if the owner of the building does not reside in the building, or a valid Use and Occupancy permit was NOT in effect on July 1, 1986	X	X	X	X	X	X	X	X	
(C) Prior to November 18, 1980, but on or after November 29, 1949	X	X	X	X	X	X	X	X	
(D) On or after November 18, 1980 (CB-58-1986; CB-73-1996)	X	X	X	X	X	X	X	X	
Country inn	X	X	X	X	X	X	X	X	
Dwelling, farm tenant	X	X	X	X	X	X	X	X	

Dwelling, metropolitan, one-family attached (CB-33-2005)	P	X	X	X	X	X	X _≡	X _Q	:
Dwelling, multifamily:									
(A) In general (CB-67-2003; CB-109-2004; CB-82-2008)	P ⁸⁸	P ⁶	P ⁶	P ⁷⁶	P ⁶	X	X	X	
(B) Subject to applicable bedroom percentages	X	P	X	P	X	X	P	P	
(C) In excess of applicable bedroom percentages	X	SE	X	SE	X	X	SE	SE	
(D) Restricted to one-bedroom and efficiency apartments	X	X	X	X	X	P	X	X	
(E) Higher than 110 feet (CB-85-1988)	X	X	X	X	X	SE	SE	P	
(F) Up to six dwelling units in a building of no more than two stories, where the first story was previously used for commercial purposes (CB-91-2004)	X	X	X	X	X	X	X	X	
(G) With ground floor commercial uses (CB-57-2018)	X	X	X	P ¹³¹	X	X	X	X	
Dwelling, one-family attached, for the elderly ⁵⁸ (CB-71-1996)	P	P ²	P ²	P ²	P ²	X	X	X	
Dwelling, one-family detached, for the elderly (CB-90-2004)	X	X	X	X	X	X	X	X	
Dwelling, one-family detached, cluster development, shown on a preliminary plat of subdivision approved prior to July 1, 2006 (CB-6-2006)	X	X	X	X	X	X	X	X	
Dwelling, one-family detached (in general)	P	P	P	P	P	X	P	P	
Dwelling, one-family semidetached ¹ (CB-85-1988)	P	P ²	P ²	P ²	P ²	X	X	X	
Dwelling, quadruple-attached (CB-83-1997)	P ²	P ²	P ²	P ^{2,5}	P ²	X	X	X	
Dwelling, three-family	P	P ²	P ²	P ²	P ²	X	X	X	
Dwelling, two-family detached (CB-85-1988)	P ³	P ²	P ²	P ²	P ²	X	X	X	
Dwelling, two-family (in general)	P ³	P ²	P ²	P ²	P ²	X	X	X	
Dwellings, one-family attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X	X	X	X	X	

Dwellings, one-family triple-attached, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986	X	X	X	X	X	X	X _{III}	X _Q	:
Dwellings, one-family triple-attached (in general)	X	X	X	X	X	X	X	X	
Flag lot development:									
(A) In accordance with preliminary plats approved prior to February 1, 1990, pursuant to Subtitle 24 and recorded within the prescribed time period	X	X	X	X	X	X	X	X	
(B) In accordance with Section 24-138.01 of Subtitle 24 (CB-72-1989)	X	X	X	X	X	X	X	X	
Fraternity or sorority house:									
(A) If legally existing prior to May 20, 1983, and not extended beyond the boundary lines of the lot as it legally existed (prior to May 20, 1983)	X	X	X	P	P	X	P	X	
(B) All others	X	X	X	SE	SE	X	P	X	
Group residential facility for more than 8 mentally handicapped dependent persons, or for 5 or more other dependent persons (CB-29-2012)	P	P	P	P	P	P	P	P	
Group residential facility for not more than 8 mentally handicapped dependent persons	P	P	P	P	P	X	P	P	
Guest house, as an accessory use	X	X	X	X	X	X	X	X	
Mobile home used as a dwelling for emergency purposes as a temporary use, in accordance with Sections 27-260 and 27-261	X	X	X	X	X	X	X	X	
Mobile home used as a one-family detached dwelling	X	X	X	X	X	X	X	X	
Mobile home, with use for which amusement taxes collected ²⁸	P	P	P	P	P	P	P	P	
Motel	X	X	X	X	X	X	X	X	
Opportunity housing dwelling units ⁵⁹ (CB-66-1991; CB-55-1996)	P	P	P	P	P	P	P	P	
Planned retirement community ⁵⁹ (CB-55-1996, CB-21-1999)	SE	SE	SE	SE	SE	X	SE	SE ⁶²	
Public Benefit Conservation Subdivision pursuant to Section 24-152 of Subtitle 24 (CB-32-2008)	X	X	X	X	X	X	X	X	

Recreational Community Development, in accordance with Section 27-444 ⁵⁹ (CB-16-1989; CB-55-1996)	X	X	X	X	X	X	X	X	X
Rental of guest rooms (by the residents):									
(A) To 1 or 2 persons (unrelated to all principal residents)	X	X	X	X	X	X	X	X	X
(B) To 3 persons (unrelated to all principal residents)	X	X	X	X	X	X	X	X	X
(C) To not more than 3 persons (unrelated to all principal residents) by a family of related individuals, 1 individual, or 2 unrelated individuals (CB-122-1986)	X	X	X	X	X	X	X	X	X
Residential Revitalization in accordance with Section 27-445.10 (CB-58-2001; CB-89-2014)	P	P	P	P	P	P	P	P	P
Rooming houses	X	X	X	P	P	X	P	X	X
Tourist cabin camp	X	X	X	X	X	X	X	X	X
Tourist homes	X	X	X	SE	SE	X	P	X	X
"Tourist Home" as an "Accessory Use" to a "Dwelling" in accordance with Section 27-445.19 (effective 10/1/2019) (CB-10-2018)	P	P	P	P	P	P	P	P	P
Townhouse, cluster development, shown on a preliminary plat of subdivision approved prior to September 1, 1986 (CB-54-1986)	X	X	X	X	X	X	X	X	X
Townhouse, shown on a Detailed Site Plan approved prior to December 30, 1996, and in compliance with Section 3 of CB-55-1996 (CB-84-1990; CB-55-1996)	P	P ²	P ²	P ^{2,5}	P ²	X	X	X	X
Townhouse, shown on a preliminary plat of subdivision approved pursuant to Part 4A (CB-47-1996)	P	P ²	P ²	P ^{2,5}	P ²	X	X	X	X
Townhouse, Transit Village (CB-37-2006; CB-28-2016)	P ⁸⁴	X	X	X	X	P ¹¹¹	X	X	X
Townhouse, if located within a designated Revitalization Tax Credit District, within a Transit District Overlay Zone, or a Development District Overlay Zone. (CB-112-2004; CB-106-2015)	X	X	X	P ⁷⁸	X	X	X	X	X

Townhouse, all others (CB-55-1996; CB-118-2017)	P ¹²⁵	SE	SE	SE	SE	X	X _≡	X _Q	:
(8) Resource Production/Recovery: (CB-12-2016)									
Agricultural uses:									
(A) All general agriculture ²²	X	X	X	X	X	X	X	X	
(B) Limited to floriculture, horticulture, gardening, and private, noncommercial greenhouses	P	P	P	P	P	P	P	P	
(C) Keeping of homing or racing pigeons, provided the use was in existence:									
(i) Prior to June 30, 1987	X	X	X	X	X	X	X	X	
(ii) On or after June 30, 1987 (CB-45-1987; CB-36-1991)	X	X	X	X	X	X	X	X	
(D) Equine Activities	X	X	X	X	X	X	X	X	
(E) Equine Facility	X	X	X	X	X	X	X	X	
(i) Keeping of horses or ponies	X	X	X	X	X	X	X	X	
(ii) Private stable	X	X	X	X	X	X	X	X	
(iii) Riding stable									
(aa) On a tract consisting of less than 20,000 sq. ft.	X	X	X	X	X	X	X	X	
(bb) On a tract consisting of between 20,000 sq. ft. and 9 contiguous acres	X	X	X	X	X	X	X	X	
(cc) All others (CB-92-2010)	X	X	X	X	X	X	X	X	
(F) Urban Farm (CB-76-2013; CB-14-2019)	X	P ^{97, 112, 135}	X	P ^{97, 112, 135}	X	P ^{97, 112, 135}	P ^{97, 112, 135}	P ^{97, 112, 135}	
(i) Rooftop urban farm uses, provided that the use meets certain structural requirements set by DPIE and approved by the Council (CB-14-2019)	X	X	X	X	X	P	P	P	
(G) Medical Cannabis Grower and/or Processor (CB-5-2016)	X	X	X	X	X	X	X	X	
(H) Beekeeping on residential land (CB-80-2016)	X	X	X	P	X	X	X	X	
Nursery and garden center:									
(A) In accordance with Section 27-445.05	X	X	X	X	X	X	X	X	

(B) All others (CB-35-1989; CB-143-1989; CB-135-1993)	X	X	X	X	X	X	X	X	X
Sand or gravel wet-processing, in accordance with Section 27-445.02	SE	SE	SE	SE	SE	X	SE	SE	
Sawmill:									
(A) Only for timber grown on the premises	SE	SE	SE	SE	SE	X	SE	SE	
(B) In connection with an agricultural operation	X	X	X	X	X	X	X	X	
Surface mining, in accordance with Section 27-445.02	SE	SE	SE	SE	SE	SE	SE	SE	
(9) Transportation/Parking/Communications/Utilities: (CB-12-2016)									
Airport, airpark, airfield, heliport, or helistop; private (CB-14-1992)	SE	SE	SE	SE	SE	X	SE	SE	
Airstrip, private:									
(A) In accordance with Section 27-445.07	SE	SE	SE	SE	SE	SE	SE	SE	
(B) All others (CB-14-1992)	SE	SE	SE	SE	SE	SE	SE	SE	
Antennas and related equipment buildings and enclosures, other than satellite dish antennas:									
(A) In accordance with Section 27-445.04	P	P	P	P	P	P	P	P	
(B) All others (CB-65-2000)	SE	SE	SE	SE	SE	SE	SE	SE	
Farm vehicles and farm machinery used on farm premises ⁵¹ (CB-105-1993)	X	X	X	X	X	X	X	X	
Monopoles and related equipment buildings and enclosures:									
(A) In accordance with Section 27-445.04	P	P	P	P	P	P	P	P	
(B) All others (CB-65-2000)	SE	SE	SE	SE	SE	SE	SE	SE	
Parking lot or garage, or loading area, used in accordance with Part 11 to serve:									
(A) A permitted, PA, or PB use	P	P	P	P	P	P	P	P	
(B) A Special Exception use (CB-85-1988)	SE	SE	SE	SE	SE	X	SE	SE	
Parking lot used in accordance with Part 11 to serve a use in an adjacent Commercial, Industrial, or M-X-T Zone (CB-85-1988; CB-4-2003)	SE	SE	SE	SE	SE	X	SE ⁷⁰	SE	
Parking of mobile home except as otherwise specified	X	X	X	X	X	X	X	X	

Parking of mobile home in a public right-of-way ³¹	X	X	X	X	X	X	X	X	X
Parking of vehicles owned or used by the occupants of the premises or their bona fide guests:									
(A) Boats and boat trailers ⁹¹ (CB-24-2010)	P ¹⁷	P	P	P	P	P	P	P	P
(B) Buses, 18 on the same lot with, and accessory to, the principal use, such as a school or church	P	P	P	P	P	P	P	P	P
(C) Camping trailer (unoccupied): ⁴⁴									
(i) Not more than one	P	X	X	X	X	X	X	X	X
(ii) Unlimited number (CB-43-1989)	X	P	P	P	P	P	P	P	P
(D) Not more than 1 commercial vehicle:									
(i) Having a maximum manufacturer's gross vehicle weight specification of up to 17,000 pounds, and which may include unlimited advertising on the side of the vehicle:									
(aa) If parked within a wholly enclosed private parking garage	P	X	X	X	X	X	X	X	X
(bb) If parked in a side or rear yard ¹¹	X	X	X	X	X	X	X	X	X
(ii) If parked on the premises, having a maximum manufacturer's gross vehicle weight specification of up to 8,500 pounds, no advertising (other than a firm name or similar designation not exceeding 4 inches high), and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, and vehicles with dual rear axles	P	X	X	X	X	X	X	X	X
(iii) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours on a lot at least 5 acres in size, and set back 300 feet from all lot lines ¹¹	X	X	X	X	X	X	X	X	X
(iv) Owned and registered by an occupant of the premises, having a manufacturer's gross vehicle weight specification of greater than 17,000 pounds, parked only in the side or rear yard for not more than 72 continuous hours, on a lot at least 2 acres in size ¹¹ (CB-53-1987; CB-35-1993)	X	X	X	X	X	X	X	X	X

(E) Commercial vehicles not exceeding a manufacturer's gross vehicle weight specification of 8,500 pounds; containing no advertising other than a firm name or similar designation not more than 4 inches high; and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, or vehicles with dual rear wheels	X	P	P	P	P	P	P	P	P
(F) Private passenger vehicles	P	P	P	P	P	P	P	P	P
Public utility uses or structures:									
(A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards	P	P	P	P	P	P	P	P	P
(B) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding railroad yards, round houses, car barns, and freight stations) (CB-25-1987; CB-65-2000)	SE	SE	SE	SE	SE	X	SE	SE	
Satellite dish antenna, in accordance with Section 27-424.02 :									
(A) Up to 10 feet in diameter, to serve only 1 dwelling unit	P	P	P	P	P	P	P	P	P
(B) More than 10 feet in diameter, to serve only 1 dwelling unit	SE	SE	SE	SE	SE	SE	SE	SE	SE
(C) All others (CB-19-1985)	P	P	P	P	P	P	P	P	P
Storage of any motor vehicle which is wrecked, dismantled, or not currently licensed, except where specifically allowed ¹² (CB-4-1987)	X	X	X	X	X	X	X	X	X
Towers or poles (electronic, radio, or television, transmitting or receiving):									
(A) Commercial purposes	X	X	X	X	X	X	X	X	X
(B) Nonprofit, noncommercial purposes (CB-18-1984; CB-39-1984; CB-94-1984; CB-133-1984; CB-33-1985; CB-123-1994; CB-65-2000)	P	P	P	P	P	P	P	P	P

1 Provided both of an adjoining pair are erected at the same time.

2	Subject to all requirements applicable to the R-T Zone (except as specifically modified for the R-20 Zone).
3	Limited to dwelling units arranged one above the other.
4	On lots having a net area exceeding twenty thousand (20,000) square feet. (CB-45-1987)
5	The townhouses may be developed without conforming to the regulations applicable to townhouses governing roadways and drives, tract widths and sizes, density, and net lot area, provided:
	(A) A Special Exception for multifamily dwelling bedroom percentages increase (Section 27-382) has been granted for the subject property with a condition that the property be developed with townhouses;
	(B) A preliminary plat of subdivision has been approved for the property as of June 1, 1975, in accordance with the net lot area and lot frontage requirements applicable to multifamily dwellings in the R-18 Zone, with a maximum density of 22 dwelling units per acre; and
	(C) A final plat was recorded prior to June 1, 1976.
6	Provided a condominium plat is recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit.
7	Provided the use is limited to a person residing in the dwelling.
8	Except as allowed without a Special Exception.
9	Provided the use is located in a community building (constructed as part of a multifamily project), owned by a homes association, that does not contain any dwelling units. Not more than one-third (1/3) of the gross floor area of the community building may be used for professional office space.
10	Provided the multifamily dwelling or project contains at least twenty-four (24) dwelling units. (CB-36-1987)
11	For lots having frontage on more than one (1) street (i.e., a corner lot), a commercial vehicle may only be parked in a yard that does not have street frontage. (CB-53-1987)
12	This shall not apply to:
	(A) Such storage accessory to an allowed use; or
	(B) One (1) such vehicle which is stored in a wholly enclosed garage.
13	For zero lot line development, in accordance with Optional Residential Design Approach provisions of Subtitle 24.
14	Only for the expansion of the existing business on abutting land in the C-M, I-1, I-2, or I-4 Zones.
15	Restricted to one-family detached and semidetached dwellings.
16	Restricted to one-family detached dwellings.
17	Only one (1) of each.
18	Provided:

	(A) The parking area shall be in addition to any required parking lot on the premises. The parking area shall be connected to a public street by means of a driveway (constructed in compliance with the minimum standards of the Department of Permitting, Inspections, and Enforcement) with a minimum width of eleven (11) feet for each lane;
	(B) The parking area shall be screened from any adjoining land in any Residential Zone (on land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan; and
	(C) No repairs, service, maintenance, or gasoline dispensing or storage facility shall be permitted without a Special Exception. (CB-29-2014)
19	Provided:
	(A) The use is limited to one (1) bona fide resident of the dwelling;
	(B) Not more than two (2) nonresident, nonprofessional assistants may be employed;
	(C) Professional consultation at a professional's dwelling with a visiting consultant, or the employment of an alternate professional in the event of the death, disability, illness, temporary absence, or vacation of the resident professional, is also allowed;
	(D) The use shall not alter the residential character or appearance of the premises; and
	(E) The use shall not occupy more than fifty percent (50%) of the gross floor area of the dwelling.
20	Home occupations consisting of general clerical work or professional offices require a use and occupancy permit. (CB-31-1985)
21	Not applicable to multifamily dwellings.
22	Slaughterhouses, fertilizer works, bone yards, plants for the reduction of animal matter, and any uses which are noxious or offensive because of odor, dust, smoke, gas, or noise, are prohibited; may include an equine facility in conjunction with the agricultural use. (CB-92-2010)
23	On lots having a net area of twenty thousand (20,000) square feet or less, keeping cattle, equines, poultry, or other animals or birds (other than customary household pets) shall only be permitted upon approval of a Special Exception. (CB-92-2010)
24	As a temporary use subject to annual renewal and located at least five hundred (500) feet from the boundary line of any other land in a Residential Zone, or land proposed to be used for residential purposes in a Comprehensive Design, Mixed Use, or Planned Community Zone.
25	Limited to four hundred (400) square feet.
26	Provided the site is either:
	(A) In the proximity of an area designated as a fire or rescue station on an approved Functional Master Plan of Fire and Rescue Stations;

	(B) In a location which the Fire Chief has indicated (in writing) is appropriate; or
	(C) Occupied by a station that was in use as a station on June 30, 1982.
	The following activities are considered to be ancillary uses permitted within the hall/assembly area of a voluntary fire, ambulance, or rescue station: bingo (with an approved license from the Department of Permitting, Inspections, and Enforcement), weddings, dinners, community events, organization functions, and private events (with no advance or at the door ticket sales).
	All events must comply with County or State regulations, and events requiring a specific license must obtain such license to be considered a permitted ancillary use. All events must be organized by the voluntary fire, ambulance, or rescue corporation or company and/or a community group from within the immediate vicinity of the station. For weddings, receptions, and dinners, the event may be organized by an individual in conjunction with the voluntary fire, ambulance, or rescue corporation or company and/or a community group within the immediate vicinity of the station. A permitted ancillary use does not include the leasing of the station facility for use by a promoter. Private events may not have advance or at the door ticket sales. All events must end by 10:00 p.m., Sunday through Thursday (except that bingo events must end by 11:00 p.m.), and by midnight on Friday and Saturday, with all patrons off the site within thirty (30) minutes after closing. (CB-70-2008; CB-29-2014)
27	The field shall be located on a lot having a net area of at least ten (10) acres, which is owned and operated by an eleemosynary or philanthropic institution. Any accessory building shall not exceed one thousand (1,000) square feet of gross floor area, and shall only be used for maintenance and storage. Otherwise, a Special Exception is required.
28	Provided:
	(A) The mobile home is located on a lot having a net area of at least five (5) acres;
	(B) The use of the mobile home is in connection with another use on the property for which the County levies an amusement tax;
	(C) The occupants of the mobile home are employed by, or reasonably connected with, the other use; and
	(D) The mobile home shall not be located on the property for more than one hundred twenty (120) cumulative days per calendar year, except mobile homes used in connection with pari-mutuel racetracks where the use shall not exceed two hundred eighteen (218) cumulative days per calendar year.
29	Limited to two (2) vehicles (total, all types) for a lot used for one-family semidetached dwelling, and four (4) vehicles (total, all types) for a two-family detached dwelling.
30	Only in connection with one-family detached dwellings.
31	Except in an emergency. In this case, the parking shall be subject to the traffic and parking regulations applicable to the right-of-way.

32	In a cluster development for which the preliminary plat of subdivision was approved prior to September 1, 1986, showing such one-family attached dwellings. Up to twenty percent (20%) in the R-80 Zone, and twenty-five percent (25%) in the R-55 Zone, of the total number of dwelling units in the cluster development may be one-family attached dwellings. The remainder shall be one-family detached dwellings. (CB-54-1986)
33	Only for expansion of an existing sanitary landfill or rubble fill on abutting land for which an approved Special Exception has not expired.
34	Minimum lot size of two (2) acres required. If associated with a church that has approved off-site parking, the total area of the properties shall be a minimum of two (2) acres. A church must provide its tax-exempt identification number when applying for a Detailed Site Plan or a building or use and occupancy permit for an accessory day care center for children. (CB-23-1988; CB-44-1989; CB-101-2015)
35	In conjunction with an agricultural use.
36	Not allowed in an Agricultural Preservation Development, unless it existed prior to the approval of the site plan.
37	Permitted only on lots having a gross lot area of one (1) acre or more, otherwise a special exception is required. (CB-29-1985)
38	Provided the use either:
	(A) Is located at or below the ground floor level of a multifamily dwelling and does not exceed two thousand (2,000) square feet; or
	(B) Is located in a community building (constructed as part of a multifamily project) owned by a homeowners' association and not containing dwelling units, and does not occupy more than one-half of the gross floor area of the community building. (CB-81-1985)
39	The use shall be related to, dependent on, secondary to, and located on the same record lot as, the multifamily dwelling or project. (CB-36-1987)
40	This does not provide for accessory antennas or overhead distribution lines. (CB-25-1987)
41	Provided the health center is located on a minimum of twenty-five (25) acres. (CB-55-1988)
42	Either:
	(A) In conjunction with an existing golf course or equestrian center; or
	(B) The golf course or equestrian center shall be constructed within five (5) years of approval of the Detailed Site Plan. (CB-16-1989)

43	Minimum lot size of thirty thousand (30,000) square feet required, except for bona fide nonprofit groups or organizations. (CB-23-1989)
44	Parking shall be provided as follows: (A) The vehicle shall be located at least eight (8) feet from a street line; and (B) If parked in a yard abutting a street, it shall be parked on a dust-free surfaced area. (CB-43-1989)
45	The sale of gazebos and sheds is permitted for a Special Exception approved in 1984 as incidental to its operation if such sale and display is in accordance with Section 27-385 and provided no more than two (2) gazebos and two (2) sheds are visible from any public street. (CB-143-1989)
46	If the property is located within the Chesapeake Bay Critical Area, was zoned R-80 prior to December 18, 1989, and is not the subject of a record plat. (CB-72-1989)
47	A sanitary landfill, rubble fill, or Class 3 fill may include a rock crusher only if it is approved as part of the Special Exception. (CB-15-1990; CB-8-2003; CB-87-2003)
48	Townhouses which were permitted when developed pursuant to former Part 4A of this Subtitle prior to January 21, 1997, are permitted. No more than twenty percent (20%) of the total number of dwelling units in the development may be townhouses. (CB-84-1990; CB-47-1996)
49	Provided both uses were existing as of January 1, 1991. (CB-11-1991)
50	On lots having a total area exceeding twelve thousand (12,000) square feet. (CB-36-1991)
51	Includes semitrailers for an agricultural use located on a minimum of ten (10) acres. (CB-105-1993)
52	A church or similar place of worship that is located on a lot between one (1) and two (2) acres in size shall require a Detailed Site Plan in accordance with Part 3, Division 9, of this Subtitle. In addition to the requirements of Section 27-285(b) , the following requirements shall be met: (A) The minimum setback for all buildings shall be twenty-five (25) feet from each lot line; (B) When possible, there should be no parking or loading spaces located in the front yard; and (C) The maximum allowable lot coverage for the zone in which the use is proposed shall not be increased. (CB-76-1993)
53	Provided the net lot area is at least five (5) acres. (CB-76-1993)

54	Any property rezoned to the R-E Zone by a Sectional Map Amendment prior to January 1, 1994, on which a previous special exception was approved for a nursery and garden center may continue to operate as a permitted special exception use, notwithstanding the provisions of Section 27-320 of this Subtitle. (CB-135-1993)
55	Provided the field is located on a lot having a net area of at least 40 acres, and any field constructed after August 1, 1996, is set back 100 feet from all property lines. Otherwise, a Special Exception is required. (CB-43-1994; CB-33-1996)
56	Subject to Detailed Site Plan approval in accordance with Part 3, Division 9 of this Subtitle, unless the use is located in a Regional Park owned by the M-NCPPC. (CB-47-1995)
57	Conversion shall not occur until:
	(A) The building is structurally modified to include the additional dwelling units; and
	(B) The additional dwelling units are occupied. (CB-73-1996)
58	For the purposes of this Section, a dwelling for the elderly shall be housing which is operated in accordance with State and Federal Fair Housing laws. (CB-71-1996)
59	Townhouses shall comply with the design guidelines set forth in Section 27-274(a)(11) and the regulations for development set forth in Section 27-433(d) . (CB-55-1996)
60	Section 3 of CB-55-1996 reads as follows: "BE IT FURTHER ENACTED that the provisions of this Ordinance shall not apply to projects for which a Detailed Site Plan has been filed and accepted prior to November 1, 1996, provided the design guidelines and regulations not resulting in a requirement of resubdivision are applicable, and provided building permits for ten percent of the dwelling units included in the Detailed Site Plan are issued within one year of the effective date of this legislation (December 30, 1996), and extensions of time for the permits do not exceed six months, and that the dwelling units are constructed pursuant to the permits.
61	Provided the use is located on a lot or parcel with not more than one-half acre which is adjoining and contiguous to an existing cemetery. (CB-60-1998)

62	<p>Permitted use without requirement for special exception provided the use is on a parcel of land in the R-H Zone, the gross tract area of which is a maximum of twenty (20) acres, which is adjoining R-R zoned land developed with an existing Medical Residential Campus. The entire tract of land in the R-H Zone shall require Detailed Site Plan approval in accordance with Part 3, Division 9, of this Subtitle. Regulations restricting the height of structures, lot size and coverage, frontage, setbacks, density, and other requirements of the zone shall be consistent with existing development in the adjacent Medical Residential Campus. The dimensions and percentages shown on the approved site plan shall constitute the regulations for development.</p> <p>(CB-21-1999)</p>
63	<p>A Special Exception shall not be required provided:</p>
	<p>1. The property is one (1) gross acre or less in size and is located adjacent to a R-18C zoned lot or parcel recommended for an active adult community in an Approved Sector Plan and Sectional Map Amendment;</p>
	<p>2. The property is located within one (1) mile of a fire station;</p>
	<p>3. A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;</p>
	<p>4. Regulations concerning the net lot area, lot coverage and green area, lot width, frontage, yards, building height, distance between unattached townhouses, density, site access, accessory buildings and other requirements of the R-R Zone shall be established and shown on the Detailed Site Plan for approval by the Planning Board and the District Council; and</p>
	<p>5. Age restrictions shall be in conformance with the Federal Fair Housing Act and set forth in covenants submitted with the application and filed in the land records at the time the final plat of subdivision is recorded.</p> <p>(CB-46-1999; CB-42-2016; CB-29-2017)</p>
64	<p>Use of permitted mobile homes is restricted to employees at a riding stable on the Special Exception property. No more than two mobile homes may be located on such a property, and each must be on its own R-E lot as required by Section 27-118.01(c). A building permit shall be issued by the Department of Permitting, Inspections, and Enforcement for each mobile home. Any mobile home unoccupied for more than 60 days must be removed from the property.</p> <p>(CB-79-1999; CB-29-2014)</p>
65	<p>Permitted use without requirement for Special Exception provided the land on which the lot exists is in the R-55 Zone, immediately adjoins land in the C-S-C Zone, is a part of the same parcel as the land in the C-S-C Zone, and is located within the municipal limits of the City of New Carrollton.</p> <p>(CB-88-1999)</p>
66	<p>The use is permitted on R-R zoned property leased from a public agency before January 1, 1974. Parking and loading facilities shall be provided in accordance with Part 11 (parking and loading requirements). Landscaping, buffering, and screening shall be provided in accordance with the Landscape Manual. Development regulations for building setbacks shall be provided in accordance with Part 6 (Commercial Zone regulations).</p>

	<p>The following uses are not permitted: car wash, animal hospital, training, kennel, grooming, blacksmith, carpet or rug shampooing, department store exceeding 80,000 square feet, electric or gas appliance repair, farm implement sales and repair, upholstery or furniture repair, locksmith, laboratories, lawn mower repair, machine shop, massage establishment, methadone treatment center, model studio, photo processing plant, studio or darkroom, pizza delivery, print shop, newspaper publishing, sauna or steam bath, septic tank sales, service, sewage dump (pump out) services, shoe repair, taxidermy, welding shop, bait shop, bottled gas, feed sales, wayside stand, and any use prohibited in the lease with the public agency, as modified or amended.</p> <p>(CB-35-2000; CB-60-2009)</p>
67	<p>Permitted use without requirement for Special Exception provided the use was existing as of July 1, 2001, is located on a lot or parcel that is not less than 10 acres in size, and abuts a multi-use trail designated on an Approved Master Plan.</p> <p>(CB-53-2001)</p>
68	<p>Provided the use will be located on land that is located within the median of a road classified as a freeway on the applicable Master Plan; the property is at least one-half (1/2) acre in size; and access to the property will not be directly from the main travel lanes of the freeway.</p> <p>(CB-75-2001)</p>
69	<p>Provided:</p> <p>(A) The use abuts an existing marina in the C-W-Zone approved prior to 1972 pursuant to a special exception; and</p> <p>(B) Notwithstanding the provisions to the contrary, a revised site plan shall be approved by the Planning Board that incorporates the entire property showing existing and proposed improvements in both the R-R and C-W Zones.</p> <p>(CB-76-2001)</p>
70	<p>Permitted use without requirement for special exception, provided; if as of February 1, 2003:</p> <p>(A) The use is on a parcel of land which is surrounded by commercial and institutional uses;</p> <p>(B) The parcel does not abut any property that is improved with single-family detached residential dwellings;</p> <p>(C) The site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification; and</p> <p>(D) Any such use shall only be located upon property that is the subject of an approved Detailed Site Plan.</p> <p>(CB-4-2003)</p>

71	<p>A Class 3 fill in existence as of October 7, 2003 that is operating pursuant to any validly issued grading permit, and is not in violation, shall be permitted to continue in operation as a matter of right, but is limited to the fill area established by any previously issued grading permit, not to exceed two renewals of the permit. Those fill operations that are in violation on October 7, 2003 have until December 31, 2003 to comply, or their permit is void.</p> <p>(CB-8-2003; CB-87-2003)</p>
72	<p>Provided:</p>
	<p>(A) The property is located on and inside the Capital Beltway at an existing interchange with said Beltway;</p>
	<p>(B) The site contains a minimum of eighty (80) acres that is split-zoned, I-3 and R-R, with not more than twenty percent (20%) zoned R-R;</p>
	<p>(C) The property is proposed for employment uses in the most recently approved applicable Master Plan;</p>
	<p>(D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle; and</p>
	<p>(E) The site plan shall include at least two (2) stores containing one hundred thousand (100,000) square feet or more of gross floor area.</p> <p>(CB-65-2003)</p>
73	<p>Provided:</p>
	<p>(A) The use is located on land no less than thirty (30) acres and not more than seventy (70) acres in size;</p>
	<p>(B) The land adjoins properties in the R-T Zone that is at least sixty (60) acres in size and is developed with at least three hundred and fifty (350) townhouses;</p>
	<p>(C) The land and adjoining properties described in Subsection (B) were placed in the R-T Zone as a result of an approved Sectional Map Amendment;</p>
	<p>(D) The land has frontage on and access to a road classified as an arterial on the applicable Master Plan and maintained by the State Highway Administration; and</p>
	<p>(E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle.</p> <p>(CB-70-2003)</p>
74	<p>Permitted as an expansion of an existing nonconforming animal hospital, veterinary office with a valid use and occupancy permit issued on or before July 1, 1998. Said expansion is limited to four thousand (4,000) square feet of gross floor area and is subject to Detailed Site Plan approval, in accordance with Part 3, Division 9, of this Subtitle, by the Planning Board or its designee.</p> <p>(CB-76-2003; CB-61-2018)</p>
75	<p>Provided:</p>
	<p>(A) The use is located on property in both the C-M and R-A Zones;</p>
	<p>(B) The property has frontage on a road classified as a freeway on the applicable Master Plan;</p>
	<p>(C) The property is between forty thousand (40,000) and forty-five thousand (45,000) square feet in size and abuts the site of an existing gas station that was certified as a nonconforming use; and</p>

	<p>(D) A Detailed Site Plan shall be approved by the Planning Board that shows proposed improvements in both the C-M and R-A Zones and demonstrated compliance with Section 27-358(a) (1), (2), (4), (5), (6), (7), (8), (9) and (10). In addition, the Detailed Site Plan shall demonstrate that there are no single family homes on the property or on any abutting property. (CB-36-2004)</p>
76	<p>Provided:</p>
	<p>(A) A condominium plat is recorded, in accordance with the provisions of the Maryland Condominium Act, setting out each dwelling unit as a separate unit, or a housing cooperative is established to own the dwelling units; and</p>
	<p>(B) At least ninety percent (90%) of all required parking spaces are provided in a parking structure. (CB-109-2004)</p>
77	<p>Up to seventy-five (75) dwelling units are permitted only if adjoining and operated by the same organization as an adult day care use, approved by Special Exception. All assisted living facilities standards and requirements in Part 6, Division 5, must be met, including Detailed Site Plan approval under Part 3, Division 9. (CB-110-2004)</p>
78	<p>Provided:</p>
	<p>(A) Townhouse development is within a multifamily complex formerly used for multifamily dwellings, where residential (multifamily and/or townhouse) density was reduced as part of its redevelopment;</p>
	<p>(B) Townhouse development shall be in accordance with the regulations for the R-T Zone; and</p>
	<p>(C) Detailed Site Plan approval is required in accordance with Part 3, Division 9, of this Subtitle. (CB-112-2004)</p>

79	<p>Permitted only to replace an existing surface mining or Class III fill operation located directly adjacent to an interstate (with "I" classification, not "US" or "MD") highway, which operation has an active permit at the time of preliminary plan approval for the townhouse, two-family dwelling or multifamily development. The Planning Board shall approve a Detailed Site Plan under Part 3, Division 9, of the Zoning Ordinance. Multifamily dwellings are permitted as provided in Section 27-436 for the R-18 Zone, and townhouses are permitted as provided in Section 27-433 for the R-T Zone. Regulations concerning lot size, coverage, frontage, setbacks, density, bedroom percentages, and other requirements applicable to multifamily, two-family dwellings and townhouse dwellings shall not apply; these dimensional (bulk) requirements shall be those approved by the Planning Board (or District Council after review) in the Detailed Site Plan. In its site plan review, the District Council may require the applicant to demonstrate in the site plan record that highway facilities are adequate to serve the townhouse project. Notwithstanding any provision to the contrary in Section 27-270 of this Subtitle, any property subject to this provision shall not be required to obtain a final certified Detailed Site Plan approval prior to the approval and issuance of any County grading permit. This provision shall not apply to legal nonconforming sand and gravel or Class III fill operations.</p> <p>(CB-37-2005; CB-9-2012; CB-73-2015)</p>
80	<p>Reserved.</p> <p>(CB-53-2005; CB-4-2013)</p>
81	<p>(A) Permitted in the R-18 Zone without a Special Exception, provided that the subject property:</p>
	<p>(i) Includes at least five (5) acres;</p>
	<p>(ii) Is located within the Developed Tier; and</p>
	<p>(iii) Adjoins property also in the R-18 Zone.</p>
	<p>(B) Age restrictions in conformance with the Federal Fair Housing Act shall be set forth in covenants submitted with the application and shall be approved by the District Council and filed in the land records at the time the final subdivision plat is recorded. The applicant must obtain approval of a Detailed Site Plan, as provided in Part 3, Division 9, and demonstrate by evidence in the record that:</p>
	<p>(i) The net lot area is at least fifty percent (50%) of the minimum net lot area normally required in the zone;</p>
	<p>(ii) The density is not more than twice that normally allowed in the zone; and</p>
	<p>(iii) The project is financed at least partially by tax credits approved by the State of Maryland.</p>
	<p>(CB-66-2005)</p>
82	<p>Permitted in the R-55 Zone provided that the subject property meets the following criteria:</p>
	<p>(A) Has area of at least two (2) acres;</p>
	<p>(B) Has frontage on a freeway or highway; and</p>
	<p>(C) Is within a Growth Corridor or Growth Center as defined in the General Plan.</p>

	In accordance with the standards listed below, the applicant must obtain approval of a Detailed Site Plan as provided in Part 3, Division 9. In site plan review, the Planning Board shall find that the proposed use and subject property meet all Division 9 requirements (except as provided below) and will:
	(A) Include at least thirty (30) but not more than fifty (50) residential units;
	(B) Include a traffic study that is prepared in accordance with the Planning Board Guidelines for Analysis of Traffic Impact of Development Proposals showing on-site circulation patterns, access points on and off site, impacts on major highways and intersections, and impacts mitigated in accordance with the Guidelines;
	(C) Incorporate reasonable regulations for height of structures, architectural design, lot size and coverage, frontage, setbacks, density (as restricted below), dwelling unit types, percentages of uses, and other dimensional requirements, in place of conventional requirements;
	(D) Have residential densities not exceeding eighteen (18) units per gross tract acre;
	(E) Have interior private roads only where appropriate for and in furtherance of community purposes, and approved by the Department of Permitting, Inspections, and Enforcement; and
	(F) Be adjacent to or connected to C-S-C zoned land being redeveloped as a mixed-use development defined as at least two (2) uses including residential, retail, or office with each use comprising no less than ten percent (10%) of the uses of the site.
	(i) Recreation facilities should be provided to serve the community; and
	(ii) The recreation facilities shall be constructed prior to or concurrently with the residential units or as stated in a construction schedule approved by the District Council.
	(G) The site plan shall also demonstrate the development and uses:
	(i) Are in harmony with the purposes of this Subtitle;
	(ii) Conform with all applicable requirements of this Subtitle;
	(iii) Will not substantially impair the integrity of the applicable Master Plan, any applicable Functional Master Plan, or the General Plan;
	(iv) Will not adversely affect the health, safety, or welfare of residents or workers in the neighborhood;
	(v) Will not be detrimental to the use or development of adjacent properties or the neighborhood generally; and
	(vi) Conform to an approved Tree Conservation Plan.
	(CB-97-2005; CB-29-2014)

83	<p>In the Rural Tier as defined by the 2002 General Plan or as amended through a subsequent planning process where a preliminary plat of subdivision is required pursuant to Subtitle 24 after June 30, 2006 the subdivision of land shall be subject to Section 24-152(g)(2) through (6), and (h) of the Conservation Subdivision regulations. The minimum lot width at the building line and street line, and main building setback along a scenic and historic road are contained in Section 27-445.12(a) Tables 1 and 3.</p> <p>(CB-1-2006)</p>
84	<p>Provided the property has a net lot area of at least six (6) acres and is located in a mixed use activity center designated as a "Transit Village" in the applicable Area Master Plan.</p> <p>(CB-37-2006)</p>
85	<p>In a Public Benefit Conservation Subdivision, townhouses, one-family semidetached, and one-family metropolitan dwellings are allowed subject to the approval of a Detailed Site Plan and subject to the design guidelines of Section 27-274 (a)(11) and the regulations for development set forth in Section 27-433 (c) through (k). Townhouses, one-family semidetached, and one-family metropolitan dwellings may not comprise more than twenty-five percent (25%) of the total number of units included in a Public Benefit Conservation Subdivision.</p> <p>(CB-32-2008)</p>
86	<p>Provided:</p> <p>(A) The subject property is a minimum of eighteen thousand (18,000) square feet in size.</p> <p>(B) The subject property is located on a corner lot with frontage on at least one public street with a right of way greater than eighty (80) feet in width.</p> <p>(C) The use requires no new "building" construction on the subject property.</p> <p>(D) The use meets the Additional Requirements for Specific Special Exception as set forth in Section 27-348.03.</p> <p>(CB-81-2008)</p>
87	<p>Each project developed pursuant to this provision shall be subject to a mandatory Detailed Site Plan reviewed by the District Council.</p> <p>(CB-82-2008)</p>
88	<p>Permitted only where the multifamily development is the subject of a condominium regime, the property is located in a Transit Development Overlay Zone, the property abuts the District of Columbia, and the development includes a mix of residential and commercial uses. A Detailed Site Plan shall be approved by the Planning Board in accordance with Part 3, Division 9 of the Zoning Ordinance. Regulations concerning lot size, coverage, frontage, setbacks, density, bedroom percentages, and other requirements applicable to multifamily dwellings shall apply; these dimensional (bulk) requirements shall be those approved by the Planning Board (or the District Council) in the Detailed Site Plan.</p> <p>(CB-82-2008)</p>

89	Permitted in accordance with Section 27-445.01 on land assessed for agricultural use. A restaurant may be permitted as an accessory use to a farm winery subject to approval of a special exception. The inclusion of a food or beverage store is not permitted as an accessory use to a Farm Winery. (CB-36-2009)
90	The use is permitted by right, but requires approval of a Detailed Site Plan to ensure the development of an appropriate rural/environmental setting whenever the land area covered by buildings and other structures exceeds 40,000 square feet. (CB-39-2009)
91	Parking shall be provided as follows:
	(A) The boat and boat trailer shall be located at least eight (8) feet from a street line;
	(B) The boat and boat trailer shall be parked on a dust-free surface area such as concrete, asphalt, or gravel;
	(C) The boat and boat trailer shall be properly licensed and operable;
	(D) The boat and boat trailer shall not be in excess of twenty (20) feet unless located on a lot at least two (2) acres in size; and
	(E) The boat and boat trailer shall be covered to prevent the accumulation of water. (CB-24-2010)
92	Provided the use is for the purpose of promoting agritourism as defined in Sec. 27-107(a) . (CB-92-2010)
93	Permitted use without requirement for Special Exception only to replace a legal, nonconforming nursing or care home on an abutting R-80 Zone lot, which has been in continuous operation since 1970. A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. (CB-55-2011)
94	Permitted use without requirement for Special Exception or Detailed Site Plan provided the property on which the use is located is owned by a non-profit organization as of October 1, 2012, and further provided that said property shall be exempt from the requirements of the Prince George's County Landscape Manual, Section 27-442(c) Regulations for Lot Coverage and Green Area, and Part 11 for off-street parking and loading except for parking facilities for the physically handicapped. (CB-105-2012; CB-97-2013)
95	If the day center is owned and operated by a church and was previously a Head Start public school and day care center operated by Prince George's Board of Education, it may be permitted by right, in accordance with Section 27-445.03 . Said day care center must be adjacent to the church. The church must provide its tax-exempt identification number when applying for a Detailed Site Plan or a building or use and occupancy permit, as well as documentation demonstrating the contractual relationship between the church and the Prince George's Board of Education. (CB-2-2013)

96	Permitted use provided the subject property is subject to a previously approved special exception for a parking lot on residential land serving an adjacent property in a commercial zone and the adjacent property is developed with an eating or drinking establishment with drive-through service. (CB-14-2013)
97	Permitted use if the extent of the use on the property does not exceed a maximum of five (5) acres in size. The Urban Farm shall not allow noxious odors or dust to drift off the premises. The applicant shall be required to obtain a Health Department permit if fruits and vegetables are cut up or prepared foods are being sold to the public. Signage shall be limited to way finding and directional signs. (CB-76-2013; CB-25-2016)
98	Provided the use is limited to the preparation of food and/or beverages only and is within a public building owned and operated by a municipality that operates a food service facility therein pursuant to a food service facility permit issued prior to January 1, 2014. (CB-4-2014)
99	Provided, and notwithstanding any other provision of this Section, that:
	(A) The property has frontage on and access to a road classified as arterial on the applicable Master Plan;
	(B) The use is located on a site that is split-zoned, C-S-C and R-R, consisting of no more than six (6) acres in size, with existing commercial improvements on the site; and
	(C) The site and the land described in Subsection (B) was split-zoned, C-S-C and R-R, as a result of a Sectional Map Amendment approved after January 1, 2013. (CB-12-2014)
100	A special exception shall not be required for an eleemosynary or philanthropic institution, or the rental of the facilities on the property by the eleemosynary or philanthropic institution, including but not limited to banquet hall, auditorium, or other indoor or outdoor recreational facilities not already permitted on property that is:
	(A) An aggregate of at least 85 acres in area;
	(B) Is split-zoned Open Space (O-S) and Residential Estate (R-E);
	(C) Partially outside the Growth Boundary of the County; and
	(D) The eleemosynary or philanthropic institution is the title owner of the property in the land records of the County. (CB-70-2014)
101	For a public safety fraternal organization private club located on a lot having a gross tract area of at least five (5) acres, a special exception shall not be required and shall be deemed a permitted use. (CB-75-2014)
102	Permitted as a temporary use in the R-R Zone, where:
	(A) The adaptive reuse is on publicly owned land, for which the County has conveyed a leasehold interest, subject to certain terms; and

	<p>(B) Upon conclusion of the temporary use on the property, the property will be used as a Community Building, as defined in Section 27-107.01(a), in furtherance of a continuing public benefit.</p> <p>(CB-20-2015)</p>
103	<p>Provided the use is not located within a multifamily project and is located within an existing one-story building situated on at least five (5) lots that have frontage on, but no direct vehicular access to, a roadway with a transportation functional classification as an arterial or higher on the applicable Master Plan, and said lots were rezoned from commercial to residential pursuant to a Sectional Map Amendment approved between January 1, 2010 and December 31, 2010.</p> <p>(CB-24-2015)</p>
104	<p>Provided, and notwithstanding any other provision of this Section, that:</p>
	<p>(A) The lot or parcel is entirely surrounded by land in the M-X-T Zone;</p>
	<p>(B) The lot or parcel was approved by a Sectional Map Amendment after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation;</p>
	<p>(C) The lot or parcel was recommended for medium-to high density or mixed-use in a Master Plan or Sector Plan approved after October 1, 2006, and for which a comprehensive land use planning study was conducted by Technical Staff prior to initiation; and</p>
	<p>(D) The lot or parcel area is less than 2.0 acres in size.</p> <p>(CB-8-2015)</p>
105	<p>For a public safety fraternal organization private club located on a lot or parcel having a gross tract area of at least five (5) acres, any alteration, enlargement, extension or revision of the special exception use shall not require the filing and approval of a special exception application.</p> <p>(CB-43-2015)</p>
106	<p>Permitted uses on property in the O-S Zone, as follows:</p>
	<p>(A) The proposed use is located on property that is contiguous with property in the C-S-C Zone; and</p>
	<p>(B) The property has been used as a commercial retail business since January 1, 2000, or earlier.</p> <p>(CB-73-2015)</p>
107	<p>A Special Exception shall not be required and shall be a permitted use on property in the O-S Zone, provided:</p>
	<p>(A) The tower, pole, or monopole is located on property that is contiguous with property in the C-S-C Zone;</p>
	<p>(B) The property has been used as a commercial retail business since January 1, 2000, or earlier; and</p>
	<p>(C) The use is otherwise in conformance with the prescriptions of Section 27-416(a)(1)–(4) of this Subtitle.</p> <p>(CB-73-2015)</p>
108	<p>Townhouses are a permitted use, provided:</p>
	<p>(A) The use is located on a lot(s) or parcel(s) of less than two (2) acres in size;</p>

	(B) The property is currently developed with institutional/educational uses; and
	(C) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage and green area, lot/width frontage, yards, building height, distance between unattached townhouses, density, accessory buildings, private streets, minimum area for development, and other requirements of the R-55 and R-T Zones shall not apply. If not specified within the Transit District Standards or Development District Standards applicable to the property, the foregoing requirements shall be established and shown on the Detailed Site Plan. The detailed site plan process pursuant to this section shall also include review of architectural features for the proposed development. (CB-106-2015)
109	Subject to conformance with Section 27-445.16 of this Subtitle. (CB-5-2016)
110	Provided, and notwithstanding any other provision of this Subtitle, the lot or parcel is:
	(A) Less than four (4) acres in size;
	(B) Contiguous to property located in the I-1 Zone;
	(C) Adjacent to property owned by the Federal Government;
	(D) Has frontage on a Master Plan right-of-way; and
	(E) Development regulations for the development of industrial uses shall conform with the provisions of Part 7 (Industrial Zone regulations) of this Subtitle for the I-1 Zone; as such, the development regulations for the residential zones shall not apply to qualifying industrial development in the R-R Zones of Prince George's County. (CB-12-2016; CB-119-2017)
111	Provided that the use conforms with the following criteria:
	(A) The townhouses shall be located on a lot(s) or parcel(s) with a land area less than eleven (11) acres in size;
	(B) The property is located within a development area designated through a Sector Plan and Sectional Map Amendment approved before January 1, 2010;
	(C) The property is located within a Development District Overlay Zone approved prior to June 1, 2014;
	(D) The property is located within a development district eligible for Tax Increment Financing as designated by the County before January 1, 2015;
	(E) In accordance with Section 27-548.25 of this Subtitle, the development is subject to a Detailed Site Plan process in accordance with Part 3, Division 9;
	(F) Notwithstanding any provision of this Subtitle to the contrary, the regulations of the R-10A Zone concerning net lot area, lot coverage and green area, lot/width frontage, yards, building height, distance between unattached townhouses, density, accessory buildings, and other requirements shall not apply; all such requirements for the development shall be established by and shown on the approved Detailed Site Plan; and

	(G) Dimensional (bulk) requirements shall be established and approved by the Planning Board and/or the District Council in the final decision applicable to the Detailed Site Plan. (CB-28-2016)
112	<p>Provided:</p> <p>(A) The use shall not cause noxious odors or dust to drift off the premises;</p> <p>(B) Onsite signage shall be limited to one identification sign not exceeding six (6) square feet in area. Way-finding, directional and interpretative signs educating attendees about urban farming are allowed on the property;</p> <p>(C) The use must be maintained in an orderly manner, including litter removal, irrigation, pest control, and removal of dead or diseased plant materials. All garbage must be removed from the site weekly;</p> <p>(D) Garbage and compost receptacles at an urban farm shall be screened from the street and adjacent properties by utilizing landscaping, fencing, or storage within structures;</p> <p>(E) The use shall be required to obtain all necessary permits as applicable, including for accessory structures and signage,</p> <p>(F) Notwithstanding Section 27-107.01(243.8), incidental sales are not permitted onsite; however, customers subscribed to a Community Supported Agriculture (CSA) program managed by the farm are allowed to pick up their weekly share of produce from the urban farm property, and</p> <p>(G) Crop plantings shall be located a minimum of ten (10) feet from the front street line. (CB-25-2016; CB-14-2019)</p>
113	<p>Provided that the use is within a building being used as a beauty shop pursuant to FN 114 of this Section. (CB-71-2016)</p>
114	<p>Notwithstanding any other provision of this Subtitle, the use shall be permitted without the requirement of a special exception, provided:</p> <p>(A) The use is on a parcel or lot having a gross tract area of no more than three (3) acres;</p> <p>(B) The use is in a building that includes more than five (5) chairs and is not included within a single-family residential dwelling;</p> <p>(C) The site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification;</p> <p>(D) The majority of parking provided for the building shall be beside or behind the building; and</p> <p>(E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage and green area, lot/width, frontage, yards, building height, density, minimum area for development, any dimensional (bulk) requirements, and other requirements of the R-R Zone shall not apply. If not specified within Transit District Standards or Development District Standards applicable to a property, the foregoing requirements shall be established and shown on the Detailed Site Plan. (CB-71-2016)</p>

115	Provided: ☰ 🔍 ⋮
	(A) The property was used as a parking lot serving adjacent property in a commercial zone pursuant to a special exception approved prior to September 1, 1991.
	(B) A detailed site plan shall be approved in accordance with Part 3, Division 9 of this Subtitle.
	(C) Regulations concerning the net lot area, lot coverage and green area, lot/width, frontage, yards, building height, density, minimum area for development, any dimensional (bulk) requirements, and other requirements applicable for development in the R-55 Zone shall not apply. (CB-81-2016)
116	Provided the lot or parcel:
	(A) Is less than ½ (one-half) acre in size;
	(B) Abuts property located in the C-O Zone; and
	(C) Has frontage on a State maintained roadway classified as an urban minor arterial as well as on a County maintained roadway with a median containing a monument located adjacent to the property. (CB-83-2016)
117	A Special Exception shall not be required provided:
	1. The property is identified for active adult community in an Approved Sector Plan and Sectional Map Amendment;
	2. The property shall not be subject to the condominium or other home ownership recommendation as the zone requires or as may be stated within an Approved Sector Plan and Sectional Map Amendment;
	3. A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;
	4. Regulations concerning the net lot area, lot coverage and green area, lot width, frontage, yards, building height, site access, distance between unattached townhouses, density, accessory buildings and other requirements of the R-18 or R-18C Zones shall be established and shown on the Detailed Site Plan for approval by the Planning Board and the District Council.
	5. Age restrictions shall be in conformance with the Federal Fair Housing Act and set forth in covenants submitted with the application and filed in the land records at the time the final plat of subdivision is recorded; and
	6. The applicant must demonstrate by evidence in the record that:
	(A) The net lot area is at least fifty percent (50%) of the minimum net lot area normally required in the zone;
	(B) The density is not more than twice what is normally allowed in the zone; and
	(C) The project is financed at least partially by tax credits approved by the State of Maryland. (CB-29-2017)
118	Permitted as a use in the R-55 Zone, where:
	(A) The lot or parcel is located at a "T" intersection with direct frontage and access to a roadway classified as a Collector by the 2009 Approved Countywide Master Plan of Transportation; and

	(B) The lot or parcel is located within 1,000 feet of Southern Avenue and the Prince George's County boundary with the District of Columbia; and
	(C) The lot or parcel is located within the Approved Master Plan and SMA for the Heights and Vicinity (Planning Area 76A), approved November 21, 2000; and
	(D) The lot or parcel is located adjacent to land placed in the M-X-T Zone as a result of the Southern Green Line Station Area Sector Plan and Sectional Map Amendment, approved February 25, 2014. (CB-71-2017)
119	Notwithstanding any other provision of this Subtitle or County Code, a health campus on property that is the subject of one or more previously approved special exceptions for a health campus, including all uses set forth in Section 27-362(a)(3) , which shall include any use set forth in Section 27-362(a)(3) (including parking and loading needs of employees and residents of, and visitors and delivery services to, the site) on property contiguous to the property boundaries of said previously approved health campus use, shall be permitted by right and does not require special exception approval, provided:
	(1) The original special exception as to the existing health campus use for the property (which may have been enlarged since the original approval) was approved prior to January 1, 1984;
	(2) The health campus consists of a minimum of fifty (50) contiguous acres;
	(3) The health campus has frontage on at least two (2) rights-of-way, one of which has a functional transportation classification of collector or higher, and the other has a functional transportation classification of freeway; and
	(4) The health campus includes buildings with at least 100,000 square feet of gross floor area. (CB-88-2017)
120	Notwithstanding any other provision of this Part, townhouses are a permitted use, provided:
	(A) The use is located on a lot(s) or parcels(s) that is less than sixteen (16) acres in size and adjoins land zoned C-S-C;
	(B) The property adjoins land which is the subject of an approved development application for a gas station; and
	(C) A Detailed Site Plan shall include adjoining property located in the C-S-C Zone and be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage, frontage, setbacks, density, landscaping and other requirements of the R-R Zone shall not apply. These dimensional (bulk) regulations shall be approved in accordance with such requirements applicable to a Regional Urban Community in the M-X-T Zone, as set forth in Section 27-544(f)(2)(E) and (G) of this Subtitle, by the Planning Board (or District Council after review) in the Detailed Site Plan. The Detailed Site Plan shall show commercial development and include architectural review to ensure high quality design and construction materials compatible with the surrounding area. (CB-122-2017; CB-75-2018)

121	One-family detached dwellings in the R-R Zone may be developed pursuant to the regulations applicable to the R-55 Zone, provided:
	(A) The property is adjacent to land owned by the Maryland-National Capital Park and Planning Commission;
	(B) The total land proposed for development is less than five (5) acres;
	(C) The land proposed for development has frontage on a dedicated, but unimproved, public right-of-way;
	(D) The property was included on a Preliminary Plan of Subdivision approved on or before January 1, 2007 and is subject to a new Preliminary Plan of Subdivision reflecting the number of lots to be developed; and
	(E) The property is within one-half (½) mile of a municipal boundary. (CB-99-2017)
122	Provided, and notwithstanding any other provisions or regulations in this Part, the lot(s) or parcel(s):
	(A) Are more than 300 acres in size;
	(B) Are located outside of the growth boundary in the General Plan;
	(C) Includes a portion of the site that was part of a prior surface mining operation pursuant to a previously approved special exception;
	(D) Is at least in part no more than 2,000 feet from the boundaries of Charles County;
	(E) Excludes the recycling of textiles, rubber products, or nonferrous metals; and
	(F) Development regulations shall be provided in accordance with Part 7 (Industrial Zone regulations) of this Subtitle for the I-2 Zone; as such, the development regulations for the Residential Zone shall not apply. (CB-101-2017)
123	Notwithstanding any other provision of this Section, townhouses are a permitted use, provided:
	(A) The use is located on a lot(s) or parcel(s) that is less than four (4) acres in size and is adjacent to land zoned R-T;
	(B) The property is adjoined on two (2) sides by land which was zoned R-M as of November 1, 2017 and which is improved with or is the subject of an approved development application which includes townhouses;
	(C) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage, frontage, setbacks, density, landscaping and other requirements of the R-R Zone shall not apply. All such requirements shall be those as shown, established and approved on the Detailed Site Plan. The Detailed Site Plan shall also include architectural review to ensure high quality design and construction materials compatible with that approved for development on the abutting property. (CB-93-2017)
124	Permitted use, provided:

	(A) The R-55 is combined with R-T and I-3 zoned lots, parcels, or property totaling less than sixteen (16) gross acres in size and located less than 2,000 feet from an interchange to the outer loop of the Capital Beltway (I-95/I-495);
	(B) The property shall have access to a signalized intersection of a publicly maintained roadway with a functional transportation classification as an Arterial or higher within the 2009 <i>Countywide Master Plan of Transportation</i> ; and
	(C) Regulations of the R-55 Zone shall not apply; all requirements for development shall be established by and shown on a Detailed Site Plan approved by the Planning Board and/or the District Council. (CB-118-2017)
125	Permitted use notwithstanding Section 27-223(i) ; however, if the R-T zoned property is combined with R-55 and I-3 zoned lots, parcels, or property totaling less than sixteen (16) gross acres in size and located less than 2,000 feet from an interchange to the outer loop of the Capital Beltway (I-95/I-495); a townhouse is only a permitted use provided:
	(A) The property shall have access to a signalized intersection of a publicly maintained roadway with a functional transportation classification as Arterial or higher within the 2009 Countywide Master Plan of Transportation; and
	(B) Regulations of the R-T Zone shall not apply; all requirements for development shall be established by and shown on a Detailed Site Plan approved by the Planning Board and/or the District Council. (CB-118-2017; CB-29-2019)
126	Permitted use, provided:
	(A) The proposed use is located on lots, parcels, or property with a total land area of fifteen (15) gross acres in size or less;
	(B) The proposed use is located on land adjacent to and with frontage on an existing, publicly-owned pedestrian/bicycle recreational facility;
	(C) The proposed use is located on property with frontage and access to a signalized intersection of a publicly-maintained roadway with a functional transportation classification of 'Collector' or higher pursuant to the applicable Countywide Master Plan of Transportation; and
	(D) The regulations ordinarily applicable to development within the R-R Zone shall not apply; instead, all requirements for development of the proposed townhouse dwelling unit residential uses shall be determined through a detailed site plan approval process and depicted on the certified Detailed Site Plan as approved by the Planning Board and/or District Council, in accordance with the provisions of Section 27-548(h) of this Subtitle, in pertinent part, as follows:

	<p>(i) Townhouses developed pursuant to a Detailed Site Plan for which an application is filed after December 30, 1996, shall be on lots at least one thousand one hundred (1,100) square feet in size, and shall have at least sixty percent (60%) of the full front facades constructed of brick, stone, or stucco. In addition, there shall be no more than six (6) townhouses per building group, except where the applicant demonstrates to the satisfaction of the Planning Board or District Council, as applicable, that more than six (6) dwelling units (but not more than eight (8) dwelling units) would create a more attractive living environment or would be more environmentally sensitive. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups in the total development, and the minimum building width in any continuous, attached group shall be twenty (20) feet, and the minimum gross living space shall be one thousand two hundred and fifty (1,250) square feet. For the purposes of this Subsection, gross living space shall be defined as all interior building space except the garage and unfinished basement or attic area.</p>
	<p>(ii) For purposes of this section, a building group shall be considered a separate building group (even though attached) when the angle formed by the front walls of two (2) adjoining rows of units is greater than forty-five degrees (45°).</p>
	<p>(iii) Garages may not dominate the streetscape. Garages are preferred to be incorporated into the rear of the building and accessed by an alley. Sidewalks are required on both sides of all public and private streets and parking lots. (CB-28-2018)</p>
127	Notwithstanding any other provision of this Part, townhouses are a permitted use, provided:
	(A) The use is located on property that is greater than fifty (50) acres in size;
	(B) The property, or a portion thereof, is located in a Local Center as designated in the General Plan;
	(C) The property has frontage on a roadway with a functional transportation classification as a freeway on the applicable Master Plan; and
	(D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage, frontage, setbacks, density, landscaping and other requirements or regulations of the R-R Zone shall not apply. All such dimensional requirements shall be those approved in accordance with such requirements applicable to the M-X-T Zone in the Detailed Site Plan including architectural elevations. (CB-63-2018)
128	Notwithstanding any other provision of this Part, townhouses are a permitted use, provided:
	(A) The use is located on property that has a minimum of eight (8) acres;
	(B) The property, or a portion thereof, is located less than 1,000 feet from property designated as a regional park operated by the Maryland-National Capital Park and Planning Commission or less than 500 feet from property designated as an Historic Site or Resource on the National Register of Historic Places;

	(C) The property on which the use will be located has frontage on a roadway with a functional transportation classification of collector or higher; and
	(D) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage, frontage, setbacks, density, landscaping and other requirements or regulations of the R-80 Zone shall not apply. All such dimensional requirements shall be those approved in accordance with such requirements applicable to the M-X-T Zone in the Detailed Site Plan including architectural elevations. (CB-64-2018)
129	Permitted use, provided:
	(A) The property is located within a character area that is the subject of a Minor Amendment to an area Sector Plan and Sectional Map Amendment approved on or after March 1, 2018;
	(B) The property that is proposed for residential development, consisting of single-family detached and single-family attached residential dwelling units, will be located on lot(s) or parcel(s) with an aggregate acreage of not less than One Hundred Twenty (120) acres in size;
	(C) Development regulations applicable to O-S Zone set forth within this Subtitle, including minimum lot sizes, coverage, frontage, setbacks, density, lot width, yards, building height, distance between townhouse groups and other requirements shall not apply to the development of single-family detached and single-family attached (townhouse) residential dwellings as authorized herein. Instead, the density regulations for the R-R Zone shall apply. All such other development regulations, including architectural review of proposed uses for development of the subject property, shall be as established and shown on a Detailed Site Plan approved in accordance with Part 3, Division 9 of this Subtitle;
	(D) A preliminary plan of subdivision approval process shall apply to development authorized pursuant to this Section; and
	(E) Notwithstanding Section 27-270 of this Subtitle, a permit for rough grading may be issued by the Department of Permitting, Inspections, and Enforcement after the adoption of a Resolution of approval for the preliminary plan of subdivision and acceptance of a Detailed Site Plan. The grading shall be limited to utilities, streets and the approved limits of disturbance for rough grading purposes as shown on the approved preliminary plan of subdivision. (CB-97-2018; CB-60-2019)
130	Conversion of Hospital to Health Campus is subject to the requirements listed in Section 27-362(a) (2) and (3) of this Subtitle, except Sections 27-362(a)(2)(D) and (G) shall not apply. Not less than fifteen percent (15%) of the site shall be devoted to green area. Wherever a special exception is required within Section 27-362 instead, a detailed site plan shall be required and approved in accordance with Part 3 Division 9 of this Subtitle. The Health Campus may include a state licensed freestanding medical facility in addition to or in lieu of a general acute care hospital. (CB-56-2018)
131	Permitted use, provided:

	(A) The proposed development is located on a lot(s) or parcel(s) of less than five (5) acres in size;
	(B) The applicable area Master Plan or Sector Plan recommends mixed use as a future land use on the lot(s) or parcel(s);
	(C) All commercial uses permitted in the C-S-C zone shall be permitted on the ground floor of a multi-family building;
	(D) The property is located adjacent to an existing or proposed light rail transit station;
	(E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;
	(F) Regulations concerning lot size, net lot area, lot coverage and green area, lot width, yards, building height, density, FAR, accessory buildings, bedroom percentages, and other regulations applicable to development in the R-18 and R-55 Zones shall not apply. Instead, the approved Detailed Site Plan shall set forth all development regulations to be followed, and shall include review and approval of architectural elevations;
	(G) The Detailed Site Plan shall be subject to the Prince George's County Landscape Manual; and
	(H) The Detailed Site Plan shall include a traffic impact analysis which evaluates traffic capacity at critical intersections. (CB-57-2018)
132	Provided the property is zoned R-A and is both (i) an existing or former surface mining site and (ii) the site of a former golf course. Notwithstanding the provisions of this Subtitle, Class 3 fills meeting the requirements of this footnote are permitted as part of a reclamation of property operating as an existing or former surface mining site and shall not be subject to the special exception requirement pursuant to Section 27-405.01 of the Zoning Ordinance, and shall operate for a maximum of ten years subject to the following:
	(a) If the use of Class 3 fill materials on site include a rock crusher or other processing equipment, its location shall be shown on the site plan;
	(b) A traffic study, prepared in accordance with the Planning Board's "Guidelines for the Analysis of the Traffic Impact of Development Proposals," shall be submitted with the reclamation permit application and shall include an analysis of haul routes for the truck traffic generated by the use, with any required mitigation made as a condition of permit approval;
	(c) The Class 3 fill material reclamation shall meet the buffering and screening requirements of the Landscape Manual, shall have a 100-foot non-disturbance buffer from all property lines, and shall include landscaping or berms sufficient to screen fill operations from adjoining residentially-zoned property, property containing a use listed in subsection (a)(6), and public streets or highways. All berms and landscaping shall be installed in the initial phase of development, before fill is placed on site;
	(d) The height limitations for the Class 3 fill reclamation operation shall be at grade or ground level for the site;
	(e) The fill operation shall have a staging area with equipment for cleaning truck wheels and a minimum 22-foot paved access road designed to accommodate no less than 25 trucks;

	(f) The site entrance shall have a gate which is locked when the fill is not in operation. Hours and days of operation shall be limited to Monday through Friday, 7:00 am to 5:00 pm, 8:00 am to 3:00 pm Saturday. Site or operational personnel shall be on site during hours of operation;
	(g) The site shall have proper signage showing the name of the operator, the permit number, hours of operation, telephone number of the operator, as well as provide directional signs for internal truck traffic and haul routes. The site plan shall also provide for final reclamation and stabilization of the site at the cessation of the fill operation;
	(h) The site and Class 3 fill material reclamation operation shall be subject to inspection by the Department of Permitting, Inspections, and Enforcement for compliance with county or state laws or regulations at the agency's discretion.
	(i) A haul road permit shall be obtained from the County Department of Public Works and Transportation (DPW&T) prior to issuance of any grading or building permits related to the Class 3 fill site. A street construction permit shall be obtained from the County Department of Public Works and Transportation (DPW&T) prior to issuance of any grading or building permits related to the Class 3 fill site;
	(j) Upon completion of the reclamation using Class 3 fill materials or the expiration of the ten-year limit to its operation, whichever is earlier, and within two years after the cessation of Class 3 fill operations, the Class 3 fill applicant and/or operator, including any successors or assigns, shall, as a condition of and detailed within any permit approval, grade all disturbed areas and stabilize the site by cover with topsoil, seed and straw and prepare the onsite access road and adequate onsite parking lot(s) to a subbase grade with recycled concrete and construct, for outdoor public use, a minimum of three multi-purpose competition-size playing fields, a professional-sized basketball court, and, if determined to be financially feasible by the applicant, an 18-hole golf course with clubhouse. Such recreational uses shall be submitted to and approved by DPIE, after consultation with Maryland National Park and Planning Commission (M-NCPPC) Staff, as a condition of permit approval for fill operations. All field, golf, and recreational use areas shall have a minimum of 2-feet of Class 2 or better cover material; and
	(k) Fill operations shall not be located within five hundred (500) feet of an existing residence, school, day care center, church, hospital, nursing home/assisted living facility or community center. (CB-88-2018)
133	A special exception is not required for a Class 3 fill provided the property was zoned R-A through a Sectional Map Amendment approved after July 1, 2013, and if the fill operation would fill its materials on property previously mined for sand and gravel in order to reclaim such property for public use as prescribed in this footnote. Notwithstanding any other provisions of this Subtitle, a Class 3 fill is permitted in accordance with the reclamation activities prescribed in this footnote for a maximum of ten (10) years after the date fill operations are permitted, subject to conforming to the following:

	(a) If the use of Class 3 fill materials on site include a rock crusher or other processing equipment, its location shall be shown on the site plan;
	(b) A traffic study, prepared in accordance with the Planning Board's "Guidelines for the Analysis of the Traffic Impact of Development Proposals," shall be submitted with the reclamation permit application and shall include haul routes for the truck traffic generated by the use, with any required mitigation made a condition of permit approval;
	(c) The Class 3 fill material reclamation shall meet the buffering and screening requirements of the Landscape Manual, shall maintain a 100-foot non-disturbance buffer from all property lines, and shall include landscaping or berms sufficient to screen fill operations from adjoining residentially-zoned property, property containing a use listed in subsection (a)(6), and public streets or highways. All berms and landscaping shall be installed in the initial phase of development, before Class 3 fill is placed on site;
	(d) The height limitations for the Class 3 fill reclamation operation shall not exceed:
	(i) 60 feet more than the ground elevation at the point of public road access to the site or road; and
	(ii) seven (7) percent grade for any slope.
	(e) The Class 3 fill operation shall have a staging area with equipment for cleaning truck wheels and a minimum 22-foot paved access road designed to accommodate no less than 25 trucks;
	(f) The site entrance shall have a gate which is locked when the fill is not in operation. Hours and days of Class 3 fill operation shall be limited to Monday through Friday, 7:00 am to 5:00 pm, and 8:00 am to 3:00 pm on Saturday. Site or operational personnel shall be on site during hours of Class 3 fill operation;
	(g) The site shall have proper signage showing the name of the operator, the permit number, hours of operation, telephone number of the operator, as well as provide directional signs for internal truck traffic and haul routes. The site plan shall also provide for final reclamation and stabilization of the site at the cessation of the fill operation in accordance with an approved Prince George's County Soil Conservation Plan;
	(h) The site and Class 3 fill material reclamation operation shall be subject to inspection by the Department of Permitting, Inspections, and Enforcement (DPIE) for compliance with county or state laws or regulations at the agency's discretion.
	(i) A haul road permit shall be obtained from the County Department of Public Works and Transportation (DPW&T) prior to issuance of any grading or building permits related to the Class 3 fill site. A street construction permit for access may be required from the County Department of Public Works and Transportation (DPW&T) prior to issuance of any grading or building permits related to the Class 3 fill site;

	<p>(j) Upon completion of the reclamation using Class 3 fill materials or the expiration of the permit, whichever is earlier, and within two years after the cessation of Class 3 fill operations, the Class 3 fill applicant and/or operator, including any successors or assigns, shall, as a condition of any permit approval, shall stabilize the site in accordance with an approved Prince George's County Soil Conservation Plan. The applicant shall also construct a 24-foot wide site access road and minimum 100-space onsite parking lot(s) to a subbase grade with recycled concrete and construct, for outdoor public use, multi-purpose competition-size playing fields containing a minimum of three multi-purpose fields, two full professional size basketball courts, a tot-lot playground, and supporting recreational uses deemed appropriate in accordance with this plan and submitted to and approved by DPIE, after consultation with Maryland-National Capitol Park and Planning Commission (M-NCPPC) staff, as a condition of permit approval of the Class 3 fill operation. All field and recreational use areas shall have a minimum of 2-feet of Class 2 or better cover material. Upon completion of the above defined improvements said multi-purpose fields and recreational facilities, the property shall be dedicated to the M-NCPPC - Prince George's County Department of Parks and Recreation for public use; and</p>
	<p>(k) Fill operations shall not be located within five hundred (500) feet of an existing residence, school, day care center, church, hospital, nursing home/assisted living facility or community center. (CB-89-2018)</p>
134	<p>(a) A Special Exception shall not be required, provided:</p>
	<p>(A) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle;</p>
	<p>(B) The site includes lots or parcels totaling ten (10) acres in size or more owned by a nonprofit organization on or before July 1, 2019;</p>
	<p>(C) The site is adjacent to an historic resource as designated in accordance with Subtitle 29 of this Code and has frontage on a roadway with a functional transportation classification as collector or higher within the applicable Master Plan;</p>
	<p>(D) Regulations concerning the height of the structure, lot size, lot coverage, frontage, and density shall be in accordance with the R-10 Zone for multifamily dwellings. All other regulations shall be established and shown on the Detailed Site Plan;</p>
	<p>(E) The owner of the property shall record among the Land Records of Prince George's County a Declaration of Covenants which establishes that the premises will be solely occupied by elderly or handicapped families for a fixed term of not less than twenty (20) years. The covenants shall run to the benefit of the Maryland-National Capital Park and Planning Commission; and</p>
	<p>(b) For purposes of this Section, the terms "elderly family" and "physically handicapped family" shall have the same meanings as defined in Section 27-337(c). (CB-9-2019)</p>
135	<p>Crop plantings shall be located a minimum of ten (10) feet from the front and rear street lines, and ten (10) feet from any other residential zone. (CB-14-2019)</p>

136	Notwithstanding any other provision of this Part, townhouses and one-family detached dwellings are also a permitted use, provided:
	(a) The use is located on an assemblage of adjacent properties that:
	(i) is no less than one hundred (100) acres and no more than one hundred fifty (150) acres in size or was formerly used as an airport;
	(ii) is entirely within one (1) mile of a municipal boundary;
	(iii) is entirely within 2,500 feet of land owned by a regulated public utility and used for purposes of electrical generation, transmission, or distribution in connection with providing public utility service in the County by a regulated public utility; and
	(iv) a portion of the boundary of the assemblage of adjacent properties has frontage on a public right-of-way classified as a freeway or higher in the Master Plan of Transportation and is maintained by the State Highway Administration.
	(b) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage and green area, lot/width frontage, yards, building height, density, accessory buildings, private streets, minimum area for development, and other requirements of the R-A Zone shall not apply. The maximum density shall not exceed 4.5 dwelling units per acre, the minimum width for townhouses shall be 22 feet, and the minimum lot depth for townhouses shall be 80 feet. A minimum of seventy-five percent (75%) of all townhouse units shall have a full front façade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Townhouses shall not contain vinyl siding. Elevations shall be submitted with the Detailed Site Plan that demonstrate an architectural design that is compatible with adjacent residential development. All other regulations for the R-T Zone set forth in Sections 27-433(c)–(g) and (i)–(k) and 27-442 shall apply (to the extent that they do not conflict with the preceding requirements in this footnote). Notwithstanding the above, regulations pertaining to lot coverage, lot/width frontage, and building height shall be established by and shown on the Detailed Site Plan.
	(c) Prior to submission of a Detailed Site Plan, a preliminary plan of subdivision must be approved pursuant to Subtitle 24. (CB-17-2019)
137	Provided:
	(A) The property included within the Preliminary Plan of Subdivision fronts on roadways with a functional transportation classification of arterial or higher and collector or higher within the applicable Master Plan; and
	(B) The property included within the Preliminary Plan of Subdivision is zoned both R-T and R-18C.

(C) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations of the R-T and R-18C Zones shall not apply; all requirements for development shall be established by and shown on the Detailed Site Plan approved by the Planning Board and/or the District Council. The proposed Gas Station use shall conform with all regulations set forth in [Section 27-358\(a\)](#) and (b) of this Subtitle. Upon abandonment of the Gas Station, as defined in [Section 27-358\(c\)](#), the owner shall remove all structures, including underground storage tanks.

(CB-63-2019)

Sec. 27-441.01. - Prohibited Commercial Use of Residential Property.

- (a) The Zoning Ordinance generally restricts residential properties to residential and compatible accessory uses. Commercial uses on residential properties are limited to those expressly permitted by [Sec. 27-441](#). While residents are entitled to enjoy the use of their property consistent with the applicable regulations, in order to ensure and protect the enjoyment, character and value of residential neighborhoods and buildings, the provisions herein are established.
- (b) The District Council finds the increasing use of residential properties for parties, events, assemblies, or gatherings open to the public in return for payment of a cover charge or the sale of goods or services is adversely impacting the surrounding residential neighborhoods with increasing criminal activity, noise, and traffic, and by inhibiting ingress and egress for vehicles, including emergency vehicles, in these residential neighborhoods. The District Council is charged with balancing the rights of its citizens under the Federal and State constitutions to peaceful assembly, free expression, religious freedom, and other rights with the right of quiet enjoyment and protection of the inherent characteristics of property in dedicated Residential Zones.
- (c) Prohibited commercial use of residential property in this section shall mean any occupancy of residential property for the purpose of holding commercial parties, events, assemblies, or gatherings on the premises.
- (d) Use of residential property shall be deemed commercial and not permitted, except as otherwise provided for in the Zoning Ordinance, if:
 - (1) The owner, lessee, resident, or any occupier of the property receives payment or other consideration, e.g., goods, property or services, in excess of One Hundred Dollars (\$100.00) per party or event for the commercial use of the property, including payment by any means, direct or indirect, including security deposits;
 - (2) Goods, property, or services are offered for sale or sold on or at the property, during use of the property; however, this subsection shall not apply if:
 - (A) All goods, property, or services offered are donated to or for charitable,

- religious or political organizations or candidates for public office, that have received [501\(c\)\(3\)](#) or other tax exempt status under the U.S. Internal Revenue Code, as amended, or in accordance with applicable election laws;
- (B) All of the proceeds from sales are directly payable and paid to charitable, religious or political organizations or candidates for public office, that have received [501\(c\)\(3\)](#) or other tax exempt status under the U.S. Internal Revenue Code, as amended, or in accordance with applicable election laws. An organization or candidate may reimburse donors for goods or property donated; or
- (C) The sale is of the property itself or personal property of the owner, lessee, occupier, or resident (excluding personal property owned by a business).
- (3) Use of the property by attendees requires an admittance or membership fee or a donation, excluding donations directly payable and paid by attendees to charitable, religious or political organizations or candidates for public office, that have received [501\(c\)\(3\)](#) or other tax exempt status under the U.S. Internal Revenue Code, as amended, or in accordance with applicable election laws; or
- (4) There is any advertising that promotes the occupancy or use of the residential property for the purpose of holding commercial parties, events, assemblies, or gatherings. Advertising includes, but is not limited to, traditional media, newspaper, magazines, flyers, handbills, television commercial, radio advertisement, outdoor advertising, direct mail, blogs or social media, including electronic mail, websites or text messages.
- (e) Exemptions. Notwithstanding the previous subsection, this Section does not apply to:
- (1) The open showing of residential property to the public by a licensed real estate agent, the owner, lessee, or resident, for the purpose of promoting the sale or lease of the subject property, provided that no sale or display of goods, property or services by sponsoring businesses unrelated to the sale or lease of the property transpires, or:
- (2) Any use in a mixed use zone.
- (f) Any police officer or inspector may enforce this Section by:
- (1) Issuing an immediate order to cease and desist the prospectively planned prohibited activity to the owner, lessee, resident or occupier of the property, and posting the front door of the property, subject to the right of any aggrieved party within five (5) business days to request an expedited hearing before the Chief of Police or the Director of the Prince George's County Department of Permitting, Inspections and Enforcement, or their respective designees, of the cease and desist order issued by the officer or inspector; or

- (2) Issuing a Five Hundred Dollar (\$500) civil fine for each offense. No violation notice need k to the issuance of the civil citation, notwithstanding any other provision of the Zoning Or County Code to the contrary.
- (g) Any decision of the Chief of Police or the Director of the Prince George's County Department of Permitting, Inspections and Enforcement, or their respective designees, issued under this Section may be appealed by an aggrieved party within five (5) business days of receipt of the decision to the Board of Appeals.
- (h) Any person who violates the prescriptions of this Section shall be deemed guilty of a misdemeanor and, upon conviction, shall be subject to a fine not to exceed One Thousand Dollars (\$1,000.00) or incarceration up to six (6) months in jail, or both such fine and imprisonment.

(CB-30-2017)

DIVISION 4. - REGULATIONS.

Sec. 27-442. - Regulations.

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

(CB-2-1984; CB-7-1984; CB-105-1984; CB-130-1984; CB-33-1985; CB-114-1989; CB-73-1994; CB-4-2003)

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

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
One-family detached dwellings:									
In general (CB-89-2000; CB-88-2005)	871,200	217,800	87,120	40,000 23	20,000 22	9,500	6,500	6,500	6,500
Lot shown on a plat recorded after February 1, 1970	-	20,000 4	20,000 4	20,000 4	-	-	-	-	-
Lot shown on a plat recorded on or before February 1, 1970	-	15,000 4	15,000 4	15,000 4	15,000	-	-	-	-
Lot shown on a plat recorded on or before July 1, 1966	-	10,000 3,4	10,000 3,4	10,000 3,4	10,000 3,14	-	-	-	-

Lot shown on a valid preliminary plat of subdivision filed with the Commission on or before July 1, 1966, and subdivision plat recorded on or before July 1, 1967	-	10,000 3,4	10,000 3,4	10,000 3,4	10,000 3	-	-	-	≡	Q	⋮
Lot in a cluster development (CB-114-1989)	-	10,000 4	10,000 4	10,000 18	10,000	6,000 ¹	4,800 ¹	-	-	-	-
Lot that was created under the intra-family conveyance provisions of Subtitle 24, Section 107(c)(15) ²⁴ (CB-47-2009)	-	43,560	-	-	-	-	-	-	-	-	-
Lot that was created through resubdivision as a cluster development (CB-114-1989)	-	7,000 ⁴	7,000 ⁴	-	7,000 10	-	-	-	-	-	-
Lot that was created by the subdivision or resubdivision of 25 acres or more, wherein the number of lots permitted shall be the gross acreage divided by 2	-	-	43,560 5	-	-	-	-	-	-	-	-
Lot that was created by the subdivision or resubdivision of 50 acres or more, wherein the number of lots permitted shall be the gross acreage divided by 5	-	87,120 5	-	-	-	-	-	-	-	-	-
Lot that was created under the lot size averaging provisions of Subtitle 24 of this Code, by a final plat pursuant to a preliminary plat approved prior to July 1, 2006. (CB-6-2006)	-	-	-	30,000	15,000	8,000	5,000	-	-	-	-
Lot shown on a plat recorded on or before September 19, 1970	-	-	-	-	-	8,000 ⁶	-	-	-	-	-
Lot shown on a plat recorded prior to November 29, 1949 (CB-114-1989; CB-67-1999; CB-11-2002)	-	10,000 15	10,000 15	10,000 15	10,000 15	6,000 15	5,000	5,000	5,000	5,000	-

Lot that is part of a resubdivision of land on a plat that was originally recorded prior to November 29, 1949, and was composed of lots having an average net area of 5,000 square feet or less (CB-114-1989)	-	-	-	-	-	-	5,000	5,000	5,000
Lot, shown on a recorded plat, that is in a minor portion of a block, the majority (more than half) of which and the immediate surrounding area of which has been subdivided prior to September 22, 1957, with lots having net areas of 5,500 square feet or less (CB-114-1989)	-	-	-	-	-	-	5,500	5,500	5,500
One-family metropolitan dwellings (CB-33-2005)	-	-	-	-	-	-	-	-	-
One-family semidetached dwellings	-	-	-	-	-	-	-	3,500	3,500
One-family triple-attached dwellings	-	-	-	-	-	-	-	-	2,000 ⁹
	-	-	-	-	-	-	-	-	3,000 ⁸
Townhouses	-	-	-	-	-	-	-	-	2,000 ¹¹
Townhouse, Transit Village (CB-37-2006)	-	-	-	-	-	-	-	-	-
Two-family dwellings	-	-	-	-	-	-	-	7,000	-
Three-family dwellings	-	-	-	-	-	-	-	-	-
Multifamily dwellings:	-	-	-	-	-	-	-	-	-
In general	-	-	-	-	-	-	-	-	-
Lot recorded prior to November 29, 1949	-	-	-	-	-	-	-	-	-
Other allowed uses (CB-33-1985)	20	16	16	16	16	16	16	16	16

	ZONE
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	R-T ⁷	R-30 ⁷	R-30C 7	R-18 ⁷	R-18C 7	R-10A	R-10 ≡	R-H Q	:
One-family detached dwellings:									
In general	6,500	6,500	6,500	6,500	6,500	-	6,500	6,500	
Lot shown on a plat recorded after February 1, 1970	-	-	-	-	-	-	-	-	
Lot shown on a plat recorded on or before February 1, 1970	-	-	-	-	-	-	-	-	
Lot shown on a plat recorded on or before July 1, 1966	-	-	-	-	-	-	-	-	
Lot shown on a valid preliminary plat of subdivision filed with the Commission on or before July 1, 1966, and subdivision plat recorded on or before July 1, 1967	-	-	-	-	-	-	-	-	
Lot in a cluster development (CB-114-1989)	-	-	-	-	-	-	-	-	
Lot that was created under the intra-family conveyance provisions of Subtitle 24, Sec. 107(c) (15) ²⁴ (CB-47-2009)	-	-	-	-	-	-	-	-	
Lot that was created through resubdivision as a cluster development (CB-114-1989)	-	-	-	-	-	-	-	-	
Lot that was created by the subdivision or resubdivision of 25 acres or more, wherein the number of lots permitted shall be the gross acreage divided by 2	-	-	-	-	-	-	-	-	
Lot that was created by the subdivision or resubdivision of 50 acres or more, wherein the number of lots permitted shall be the gross acreage divided by 5	-	-	-	-	-	-	-	-	
Lot that was created under the lot size averaging provisions of Subtitle 24 of this Code, by a final plat pursuant to a preliminary plat approved prior to July 1, 2006. (CB-6-2006)	-	-	-	-	-	-	-	-	
Lot shown on a plat recorded on or before September 19, 1970	-	-	-	-	-	-	-	-	

Lot shown on a plat recorded prior to November 29, 1949 (CB-114-1989)	5,000	5,000	5,000	5,000	5,000	-	5,000	5,000
Lot that is part of a resubdivision of land on a plat that was originally recorded prior to November 29, 1949, and was composed of lots having an average net area of 5,000 square feet or less (CB-114-1989)	5,000	5,000	5,000	5,000	5,000	-	5,000	5,000
Lot, shown on a recorded plat, that is in a minor portion of a block, the majority (more than half) of which and the immediate surrounding area of which has been subdivided prior to September 22, 1957, with lots having net areas of 5,500 square feet or less (CB-114-1989)	5,500	5,500	5,500	5,500	5,500	-	5,500	5,500
One-family metropolitan dwellings (CB-33-2005)	2,200	-	-	-	-	-	-	-
One-family semidetached dwellings	1,500	1,500	1,500	1,500	1,500	-	-	-
One-family triple-attached dwellings	-	-	-	-	-	-	-	-
Townhouses, constructed pursuant to a Detailed Site Plan filed prior to November 1, 1996, and in compliance with Section 3 of CB-55-1996 ²¹ (CB-55-1996)	1,500	1,500	1,500	1,500	1,500	-	-	-
Townhouse, Transit Village (CB-37-2006)	1,500	-	-	-	-	-	-	-
Townhouses, all others	1,800	1,800	1,800	1,800	1,800	-	-	-
Two-family dwellings	1,500	1,500	1,500	1,500	1,500	-	-	-
Three-family dwellings	1,500	1,500	1,500	1,500	1,500	-	-	-
Multifamily dwellings:								
In general	-	14,000	14,000	16,000	43,560	87,120	20,000	217,800
Lot recorded prior to November 29, 1949	-	-	-	4,000	-	-	-	-
Other allowed uses (CB-33-1985)	16	17	17	17	17	17	17	17

1	One thousand five hundred (1,500) square feet for townhouses and other attached one-family dwellings shown on a preliminary plat of subdivision approved prior to September 1, 1986. (CB-54-1986)
2	If lot is not served by a public water or sewage system, the minimum net lot area shall be increased to include any additional area deemed necessary by the County Health Officer to insure a potable water supply and adequate sewage disposal.
3	Provided each lot is served by a public or other approved water supply system.
4	(A) Provided either:
	(i) The lot was a record lot (legally created by plat or deed) prior to classification in the R-A, O-S, or R-E Zone;
	(ii) The lot is in conformance with all the requirements of the Zone it was in when recorded; and
	(iii) The owner of record does not own abutting lots or parcels;
	OR
	(i) The lot was created by the resubdivision of two (2) or more undeveloped lots (in the same ownership) of less than five (5) acres each (O-S Zone), two (2) acres each (R-A Zone), or forty thousand (40,000) square feet each (R-E Zone);
	(ii) The resubdivision reduced the degree of nonconformity with the requirements (including lot size) of the existing zone; and
	(iii) The lots created contain at least twenty thousand (20,000) square feet, unless the total area of all abutting lots or parcel is under one ownership and is less than twenty thousand (20,000) square feet.
	(B) The lot may be developed in accordance with the requirements of Regulations Tables II, III, IV, V, VII, and VIII of this Section applicable to the R-R Zone. If the lot is within a cluster development, it may be developed in accordance with the approved cluster site plan.
5	The following modifications may be permitted for preliminary plats of subdivision accepted prior to July 1, 2006.
	(A) Minimum lot size of at least sixty percent (60%) of the total number of lots:
	(i) O-S Zone - five (5) acres; or
	(ii) R-A Zone - two (2) acres;
	(B) Minimum lot size of any one (1) lot:
	(i) O-S Zone - two (2) acres - only one (1) such lot per fifty (50) acres;
	(ii) R-A Zone - one (1) acre - only one (1) such lot per twenty-five (25) acres;
	(C) Minimum lot size of remaining lots:
	(i) O-S Zone - three (3) acres; or
	(ii) R-A Zone - fifty thousand (50,000) square feet;
	(D) All lots allowed under (B) & (C), above, shall be used only for residential or agricultural purposes; and
	(E) No portion of the subdivided tract may be resubdivided unless:

	(i) The land is rezoned to another zone;
	(ii) The entire tract is resubdivided into five (5) acre lots in the O-S Zone or two (2) acre lots in the R-A Zone; or
	(iii) The size and number of lots which would be created by resubdivision are in conformance with (A), (B), (C), & (D), above, and the maximum number of lots permitted is not more than the gross acreage divided by five (5) (O-S Zone) or two (2) (R-A Zone). (CB-6-2006)
6	Provided the average net area of all lots created in the subdivision is at least nine thousand five hundred (9,500) square feet.
7	Attached dwellings (other than multifamily dwellings) may be developed as condominiums or cooperative units. In this case, the recorded individual lot provisions shall not apply. Instead, the requirements for net lot area will be applied for review purposes, only, and shall be shown on the preliminary plat of subdivision and Detailed Site Plan.
8	Outer lots (see Figure 52).
9	Inner lots (see Figure 52).
10	If original subdivision was duly recorded in the Land Records of the County before July 1, 1967, and the net lot area of each lot in that subdivision was at least ten thousand (10,000) square feet.
11	With eight thousand (8,000) square feet for all three units.
12	Where the District Council believes that a smaller lot is necessary, in order to make possible the redevelopment of a deteriorated or obsolescent single-family residential area.
13	The relationship between the percentage of the lot covered by multifamily dwellings and the amount of net lot area per dwelling unit shall be in accordance with the following table:

Percentage of Net Lot Area Coverage by Multifamily Dwellings	Minimum Net Lot Area per Dwelling Unit (Square Feet)
More than 11; not more than 12	1,400
More than 10; not more than 11	1,300
More than 9; not more than 10	1,200
More than 8; not more than 9	1,100
More than 7; not more than 8	1,000
7 or less	900

14	On a record lot having a net area of between ten thousand (10,000) and twenty thousand (20,000) square feet, a one-family detached dwelling may be erected, provided the lot was created (under the provisions of Section 24-111 (b) of Subtitle 24 of this Code) from land previously subdivided in accordance with the Zoning Ordinance standards applicable to the R-R Zone on or before July 1, 1966.
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15	(A) No variance of a lot size less than ten thousand (10,000) square feet (six thousand (6,000) square feet in the R-80 Zone) shall be considered except in (D) below.
	(B) When two or more lots are combined to provide a single building site, the lots shall be consolidated in accordance with Section 24-108(a)(3) of the Subdivision Regulations prior to the issuance of a building permit so as to create a single lot, unless the residence is to be built on a portion of each of the existing lots.
	(C) If a lot (or combination of lots) has a width of at least forty (40) feet, and was recorded prior to April 17, 1928, it can be used for a one-family dwelling provided the lot (or combination of lots) meets the minimum net lot area requirements of the appropriate zone.
	(D) In Revitalization Tax Credit Areas or municipalities, a variance may be obtained to reduce the minimum lot size to five thousand (5,000) square feet.
	(E) Until March 1, 2004, if a single owner combines lots, as provided in (B) above, to form at least thirty-five (35) buildable lots ten thousand (10,000) square feet or more in area, and if all such buildable lots are within one thousand five hundred (1,500) feet of one another and were unimproved on July 1, 2001, then the owner may combine lots for up to four combination lots which are seven thousand five hundred (7,500) square feet or more in area.
	(F) If the original lot size was ten thousand (10,000) square feet but reduced in size due to a right of way taking or some other public purpose, the minimum lot size may be reduced to five thousand (5,000) square feet. Such reduction is not permitted where an adjacent lot in the same ownership may be combined with the lot under ten thousand (10,000) square feet to reduce or eliminate the area deficiency. Such reduction is not allowed unless a building permit has been obtained prior to July 1, 2003 except as provided in subsection (G). Buffering for adjoining properties shall be provided on each lot less than ten thousand (10,000) square feet.
	(G) The minimum lot size may be reduced to five thousand (5,000) square feet in the R-R Zone if the original lot size was ten thousand (10,000) square feet but reduced in size due to a right-of-way taking for a lot which was the subject of approved variances, except lot size, and said variances were approved prior to the right-of-way taking. Any other lots under the same ownership shall be combined to achieve a lot that meets the 10,000 square foot standard. (CB-67-1999; CB-91-2001; CB-11-2002; CB-64-2003; CB-43-2009)
16	Same as would be applied to one-family detached dwellings.
17	Same as would be applied to multifamily dwellings.
18	Provided the lot:
	(A) Is a record lot;
	(B) Has a net lot area of less than forty thousand (40,000) square feet;
	(C) Is a part of a cluster development for which the preliminary subdivision plat was approved by the Planning Board prior to March 1, 1981;
	(D) Was reclassified to the R-E Zone prior to July 10, 1981;

	(E) Is part of a cluster development for which the final subdivision plat was approved by the Planning Board after being filed within the time prescribed in Subtitle 24 of this Code (irrespective of whether approval or recordation of the plat occurred prior to classification in the R-E Zone); and
	(F) Is developed in accordance with the approved cluster development site plan.
19	For a lot shown on a record plat of subdivision approved pursuant to former Part 4A of this Subtitle prior to January 21, 1997, no minimum lot area is required. (CB-84-1990; CB-47-1996)
20	Same as would be applied to one-family detached dwellings, except public uses, for which no minimum lot area is required. (CB-73-1994; CB-76-1995)
21	Section 3 of CB-55-1996 reads as follows: "BE IT FURTHER ENACTED that the provisions of this Ordinance shall not apply to projects for which a Detailed Site Plan has been filed and accepted prior to November 1, 1996, provided the design guidelines and regulations not resulting in a requirement of resubdivision are applicable, and provided building permits for ten percent of the dwelling units included in the Detailed Site Plan are issued within one year of the effective date of this legislation (December 30, 1996), and extensions of time for the permits do not exceed six months, and that the dwelling units are constructed pursuant to the permits.
22	If the original lot size was greater than or equal to twenty thousand (20,000) square feet but reduced in size due to a right-of-way taking or for a stormwater management pond, the minimum lot size may be reduced to no less than ten thousand (10,000) square feet. Such reduction is not permitted where an adjacent lot in the same ownership may be combined with the lot under twenty-thousand (20,000) square feet to reduce or eliminate the area deficiency. (CB-89-2000)
23	The minimum lot size may be reduced to no less than fourteen thousand (14,000) square feet provided:
	(A) The parcel is less than eighty (80) acres in size;
	(B) All or part of the property is the subject of an approved Special Exception for a nursery and garden center, which will be extinguished upon the recordation of the Final Plat of Subdivision;
	(C) The lot yield is less than fifty-five (55) for one-family detached dwellings;
	(D) Development of the lots shall be in accordance with the standards of the R-S Zone; and
	(E) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. (CB-88-2005)
24	All other lot development standards shall be in accordance with the regulations for the R-E Zone. (CB-47-2009)

(c) TABLE II - LOT COVERAGE AND GREEN AREA

	ZONE
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	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Lot Coverage (Maximum % of Net Lot Area):									
Dwellings (including all accessory uses, home occupations): ^{7,8}									
One-family detached, in general (CB-11-2002; CB-5-2011)	2	5 ¹²	10 ¹²	20	25 ⁹	30	30	30	30
One-family detached, cluster development (CB-54-1986; CB-84-1990)	-	-	-	-	30	30	30	-	-
One-family metropolitan dwellings (CB-33-2005)	-	-	-	-	-	-	-	-	-
One-family semidetached	-	-	-	-	50 ⁵	50 ⁵	50 ⁵	30	35 ¹
One-family triple-attached	-	-	-	-	-	-	-	-	40 ²
	-	-	-	-	-	-	-	-	30 ³
Townhouses	-	-	-	-	-	-	-	-	35 ¹
Townhouse, Transit Village (CB-37-2006)	-	-	-	-	-	-	-	-	-
Two-family	-	-	-	-	-	-	-	30	-
Three-family	-	-	-	-	-	-	-	-	-
Multifamily	-	-	-	-	-	-	-	-	-
Agricultural preservation development	-	-	-	-	50	-	-	-	-
Churches or similar places of worship on lots between one (1) and two (2) acres in size (CB-76-1993)	-	50	50	50	50	50	50	50	50
Other allowed uses within two thousand and five hundred (2,500) feet of a drinking water reservoir (CB-83-2003)	10	10	10	10	20	20	20	20	20
Other allowed uses	10	50	50	60	60	60	60	60	60
Green Area Minimum % of Net Lot Area:									
Multifamily dwellings having 4 or more stories	-	-	-	-	-	-	-	-	-
Multifamily dwellings having less than 4 stories	-	-	-	-	-	-	-	-	-
Green Area Minimum % of Net Tract Area:									
Attached dwellings (other than multifamily dwellings)	-	-	-	-	-	-	-	-	-

	ZONE							
	R-T	R-30	R-30CR-18	R-18C	R-10A	R-10	R-H	

Lot Coverage (Maximum % of Net Lot Area):									
Dwellings (including all accessory uses, home occupations): ⁷									
One-family detached, in general	30	30	30	30	30	-	30	30	
One-family detached, cluster development (CB-54-1986; CB-84-1990)	-	-	-	-	-	-	-	-	
One-family metropolitan dwellings (CB-33-2005)	50	-	-	-	-	-	-	-	
One-family semidetached	35 ¹	35 ¹	35 ¹	35 ¹	35 ¹	-	-	-	
One-family triple-attached	-	-	-	-	-	-	-	-	
	-	-	-	-	-	-	-	-	
Townhouses	35 ¹	35 ¹	35 ¹	35 ¹	35 ¹	-	-	-	
Townhouse, Transit Village (CB-37-2006)	50 ¹	-	-	-	-	-	-	-	
Two-family	35 ¹	35 ¹	35 ¹	35 ¹	35 ¹	-	-	-	
Three-family	35 ¹	35 ¹	35 ¹	35 ¹	35 ¹	-	-	-	
Multifamily dwellings having 4 or more stories (CB-109-2004; CB-35-2005)	-	20 ¹	20 ¹	40	40	50	50	12 ^{1,4}	
Multifamily dwellings having less than 4 stories (CB-109-2004; CB-35-2005)	-	20 ¹	20 ¹	30 ¹¹	30	50	50	12 ^{1,4}	
Agricultural preservation development	-	-	-	-	-	-	-	-	
Churches or similar places of worship on lots between one (1) and two (2) acres in size (CB-76-1993)	50	50	50	50	50	50	50	50	
Other allowed uses within two thousand and five hundred (2,500) feet of a drinking water reservoir (CB-83-2003)	10	20	20	20	20	20	20	20	
Other allowed uses (CB-4-2003)	60	60	60	60	60	50	60 ¹⁰	60	
Green Area Minimum % of Net Lot Area:									
Multifamily dwellings having 4 or more stories	-	-	-	60	60	50	50	55	
Multifamily dwellings having less than 4 stories	-	70	70	70	70	50	50	55	
Green Area Minimum % of Net Tract Area:									
Attached dwellings (other than multifamily dwellings)	50 ⁶	50 ⁶	50 ⁶	50 ⁶	50 ⁶	-	-	-	

1	This percentage is for building coverage (and not for lot coverage) of the overall net tract area.
2	Inner lot.

3	Outer lot.
4	The relationship between the percentage of the lot covered by multifamily dwellings and the amount of net lot area per dwelling unit shall be in accordance with the following table:

Percentage of Net Lot Area Coverage by Multifamily Dwellings	Minimum Net Lot Area per Dwelling Unit (Square Feet)
More than 11; not more than 12	1,400
More than 10; not more than 11	1,300
More than 9; not more than 10	1,200
More than 8; not more than 9	1,100
More than 7; not more than 8	1,000
7 or less	900

5	For zero lot line development.
6	May include inner courts of one hundred twenty-five (125) square feet or larger, with each side of the court being ten (10) feet or longer.
7	For a lot shown on a preliminary plat of subdivision for cluster development approved prior to September 1, 1986, no maximum percent of lot coverage is required for any type of one-family dwelling. (CB-54-1986)
8	For a lot shown on a record plat of subdivision approved pursuant to former Part 4A of this Subtitle prior to January 21, 1997, no maximum percent of lot coverage is required. (CB-84-1990; CB-47-1996)
9	For a lot under twelve thousand (12,000) square feet that is part of a resubdivision of land on a plat that was originally recorded prior to November 29, 1949 or for lots containing 15,000 square feet or less within the corporate boundaries of a municipality with a population of over 50,000, the maximum percent of lot coverage is thirty percent (30%). (CB-11-2002; CB-24-2008)
10	No maximum percent of lot coverage is required if; as of February 1, 2003:
	(A) The use is on a parcel of land which is surrounded by commercial and institutional uses;
	(B) The parcel does not abut any property that is improved with single-family detached residential dwellings; and
	(C) The site has frontage on a street shown on the applicable Master Plan as an arterial or higher classification. (CB-4-2003)

11	If at least ninety percent (90%) of all required parking spaces are provided in a parking structure, the Lot Coverage may be increased to thirty-five percent (35%). (CB-109-2004)
12	For lots created pursuant to the Varying Lot Size provisions in accordance with Section 27-442(b) Table I - Net Lot Area, Footnote 5. In the O-S Zone, lots below five (5) acres, but not less than two (2) acres in size may have a maximum percentage of net lot area lot coverage of ten percent (10%) and in the R-A Zone, lots below two (2) acres, but not less than one (1) acre in size may have a maximum percentage of net lot area lot coverage of fifteen percent (15%). (CB-5-2011)

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

	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
At Front Building Line:									
One-family detached dwellings, in general ¹³	300	300 ¹	150	150 14,19	100 2,14,20	75 ¹⁴	65 ^{4,14}	65	65
One-family detached dwellings, cluster development ¹⁷ (CB-54-1986)	-	-	-	-	75 ¹⁴	65 ¹⁴	50 ¹⁴	-	-
One-family metropolitan dwellings (CB-33-2005)	-	-	-	-	-	-	-	-	-
One-family semidetached dwellings	-	-	-	-	-	-	-	30	30
One-family triple-attached dwellings	-	-	-	-	-	-	-	-	80 ⁸
Townhouses	-	-	-	-	-	-	-	-	<u> </u> ¹⁶
Townhouse, Transit Village (CB-37-2006)	-	-	-	-	-	-	-	-	-
Two-family dwellings	-	-	-	-	-	-	-	60 ⁵	-
Three-family dwellings	-	-	-	-	-	-	-	-	-
Multifamily dwellings	-	-	-	-	-	-	-	-	-
Other allowed uses	300	300 ¹	150	150	100 2,20	75	65 ⁴	65	65
At Front Street Line (Existing or Proposed): ¹⁸									
One-family detached dwellings, in general ¹³	25	25	25	50 ¹⁵	70 3,15,20	50 ¹⁵	45 ^{4,15}	45	45

One-family detached dwellings, cluster development ¹⁷ (CB-54-1986)	-	-	-	-	50 ¹⁵	45 ¹⁵	40 ¹⁵	-	-	-
One-family metropolitan dwellings (CB-33-2005)	-	-	-	-	-	-	-	-	-	-
One-family semidetached dwellings	-	-	-	-	-	-	-	20	20	-
One-family triple-attached dwellings	-	-	-	-	-	-	-	-	65 ⁸	-
Townhouses	-	-	-	-	-	-	-	-	-	16
Townhouse, Transit Village (CB-37-2006)	-	-	-	-	-	-	-	-	-	-
Two-family dwellings	-	-	-	-	-	-	-	40	-	-
Three-family dwellings	-	-	-	-	-	-	-	-	-	-
Multifamily dwellings	-	-	-	-	-	-	-	-	-	-
Other allowed uses (CB-33-1985)	25	25	25	50	70 ^{3,20}	50	454	45	45	-

	ZONE								
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H	
At Front Building Line:									
One-family detached dwellings, in general ¹³	65	65	65	65	65	-	65	65	
One-family detached dwellings, cluster development ¹⁷ (CB-54-1986)	-	-	-	-	-	-	-	-	-
One-family metropolitan dwellings (CB-33-2005)	22	-	-	-	-	-	-	-	-
One-family semidetached dwellings	100 6,7	100 6,7	100 6,7	100 6,7	100 6,7	-	-	-	-
One-family triple-attached dwellings	-	-	-	-	-	-	-	-	-
Townhouses	100 6,7	100 6,7	100 6,7	100 6,7	100 6,7	-	-	-	-
Townhouse, Transit Village (CB-37-2006)	20	-	-	-	-	-	-	-	-
Two-family dwellings	100 6,7	100 6,7	100 6,7	100 6,7	100 6,7	-	-	-	-
Three-family dwellings	100 6,7	100 6,7	100 6,7	100 6,7	100 6,7	-	-	-	-

Multifamily dwellings	-	75 ⁹	75 ⁹	85 ¹⁰	85 ¹⁰	100 ₁₁	100 ₁₁	250
Other allowed uses	65	75 ⁹	75 ⁹	85 ¹⁰	85 ¹⁰	100 ₁₁	100 ₁₁	250
At Front Street Line (Existing or Proposed): ¹⁸								
One-family detached dwellings, in general ¹³	45	45	45	45	45	-	45	45
One-family detached dwellings, cluster development ¹⁷ (CB-54-1986)	-	-	-	-	-	-	-	-
One-family metropolitan dwellings (CB-33-2005)	22	-	-	-	-	-	-	-
One-family semidetached dwellings	100 _{6,7}	100 _{6,7}	100 _{6,7}	100 _{6,7}	100 _{6,7}	-	-	-
One-family triple-attached dwellings	-	-	-	-	-	-	-	-
Townhouses	100 _{6,7}	100 _{6,7}	100 _{6,7}	100 _{6,7}	100 _{6,7}	-	-	-
Townhouse, Transit Village (CB-37-2006)	20	-	-	-	-	-	-	-
Two-family dwellings	100 _{6,7}	100 _{6,7}	100 _{6,7}	100 _{6,7}	100 _{6,7}	-	-	-
Three-family dwellings	100 _{6,7}	100 _{6,7}	100 _{6,7}	100 _{6,7}	100 _{6,7}	-	-	-
Multifamily dwellings	-	75 ⁹	75 ⁹	85 ¹⁰	85 ¹⁰	100 ₁₁	100 ₁₁	250
Other allowed uses (CB-33-1985)	45	75 ⁹	75 ⁹	85 ¹⁰	85 ¹⁰	100 ₁₁	100 ₁₁	250

1	If the lot was recorded prior to October 30, 1970, and has a net lot area of at least twenty thousand (20,000) square feet, the minimum width may be reduced to one hundred ten (110) feet.
2	If the lot is served by a public or other approved water supply system, or the land was previously subdivided in accordance with the applicable regulations of the R-R Zone on or before July 1, 1966, and resubdivided in conformance with Section 24-111 (b) of Subtitle 24 of this Code, the minimum width may be reduced to not less than eighty (80) feet.
3	If the lot is located on a cul-de-sac, the minimum width may be reduced to sixty (60) feet.
4	Either:

	(A) Fifty (50) feet at the front building line and twenty-five (25) feet at the front street line, if the plat was recorded prior to April 17, 1928, or the lot is part of a resubdivision recorded prior to April 17, 1928, and composed of lots having an average net area of five thousand (5,000) square feet or less; or
	(B) Fifty-five (55) feet at the front building line and thirty-five (35) feet at the front street line, if the lot is shown on a recorded plat and is in a minor portion of a block, the majority (more than half) of which and the immediate surrounding area of which has been subdivided prior to September 22, 1957, with lots having net areas of five thousand five hundred (5,500) square feet or less. (CB-114-1989)
5	Fifty (50) feet if the lot was recorded prior to April 17, 1928.
6	One hundred (100) feet for interior tracts; one hundred twenty (120) feet for corner tracts.
7	Applied to the entire tract used for a group of attached dwellings and not to an individual lot associated with only one (1) dwelling. Each individual lot does not have to have frontage on a street.
8	Middle lot shall be at least eighteen (18) feet wide at both front building and front street lines.
9	Corner lot - one hundred (100) feet. Lot or parcel used for multifamily project - one hundred (100) feet.
10	Corner lot - one hundred (100) feet. Lot or parcel used for multifamily project - one hundred twenty-five (125) feet.
11	Corner lot - one hundred twenty-five (125) feet. Lot or parcel used for multifamily project - one hundred fifty (150) feet.
12	Except as otherwise specified in Division 3, Table of Uses.
13	If a lot (or combination of lots) has a width of at least forty (40) feet and was recorded prior to April 17, 1928, it may be used for a one-family, detached dwelling, provided the lot (or combination of lots) meets the minimum net lot area of the appropriate zone. If the lot (or combination of lots) cannot meet the net lot area requirements, and additional abutting land cannot be added because it is developed, the lot (or combination of lots) may be used for a one-family dwelling if it contains a net lot area of at least five thousand (5,000) square feet.
14	For a flag lot, the front building line shall be established by the approved building envelope.
15	For a flag lot, the lot frontage at the front street line may be reduced to not less than eleven (11) feet for a lot shown on a preliminary plat approved on or before February 1, 1990; the lot frontage at the front street line may be reduced to not less than twenty-five (25) feet for a lot shown on a preliminary plan approved after February 1, 1990. (CB-72-1989)
16	If the property is located in an area which is the subject of an Urban Renewal Plan adopted by the County, the minimum frontage requirements shall be the same shown on the Urban Renewal Plan.

17	For a lot shown on a preliminary plat of subdivision for cluster development approved prior to September 1, 1986, no minimum lot width or frontage is required for any type of one-family dwelling. (CB-54-1986)
18	All lots must have frontage on a public street, except where development of a lot fronting on a private street, right-of-way, or easement is authorized pursuant to Subtitle 24 of this Code.
19	If the lot is served by an individual well or sewerage system. If the lot is served by public water and sewerage systems, the width may be reduced to one hundred twenty (120) feet, provided the lot is in system area one (1), two (2), or three (3) at the time the final plat of subdivision is approved. If the lot was created under the lot size averaging provisions of Subtitle 24, has a net area of less than forty thousand (40,000) square feet, and is to be served by public water and sewerage systems, the width may be reduced to one hundred (100) feet, provided that the lot is in system area one (1), two (2), or three (3) at the time the final plat of subdivision is approved.
20	If a lot (1) is served by a public or an alternate approved water supply system (other than an individual well on the lot); and (2) appears on a subdivision plat which was recorded in the land records of the County prior to October 23, 1957, the minimum widths for the front building and front street lines are fifty-five (55) feet and thirty-five (35) feet, respectively. (CB-94-1985)
21	For a lot shown on a record plat of subdivision approved pursuant to former Part 4A of this Subtitle prior to January 21, 1997, no minimum lot width or frontage is required. (CB-84-1990; CB-47-1996)

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

	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Front: ⁷									
One-family detached dwellings, in general (CB-54-1986)	50	50	50 ¹	25 ¹	25 ²⁰	25 ^{1,20}	25 ²⁰	25	25
One-family detached dwellings, cluster development (CB-54-1986)	-	-	-	-	25 ²⁰	25 ²⁰	25 ²⁰	-	-
One-family metropolitan dwellings (CB-33-2005)	-	-	-	-	-	-	-	-	-
One-family semidetached dwellings	-	-	-	-	-	-	-	25	25

One-family triple-attached dwellings	-	-	-	-	-	-	-	-	25
Townhouses	-	-	-	-	-	-	-	-	12
Townhouse, Transit Village (CB-37-2006)	-	-	-	-	-	-	-	-	-
Two-family dwellings	-	-	-	-	-	-	-	25	25
Three-family dwellings	-	-	-	-	-	-	-	-	-
Multifamily dwellings	-	-	-	-	-	-	-	-	-
Other allowed uses	50	50	50 ¹	25 ¹	25 ²⁰	25 ^{1,20}	25 ²⁰	25	25
Minimum distance of front building line to center line of existing or proposed street upon which it fronts	-	-	-	50	-	50	-	-	-
Side: ⁹									
Total of Both Yards/Minimum of Either Yard:									
One-family detached dwellings, in general ²² (CB-54-1986)	40/20	40/20	35/17	35/17	17/8 6,21	17/8 ²¹	17/8 6,8,21	17/8 ^{6,8}	17/8 ^{6,8}
One-family detached dwellings, cluster development (CB-54-1986)	-	-	-	-	17/8 6,21	17/8 ²¹	17/8 6,21	-	-
One-family metropolitan dwellings (CB-33-2005)	-	-	-	-	-	-	-	-	-
One-family semidetached dwellings	-	-	-	-	-	-	-	9 ^{6,10}	9 ^{6,10}
One-family triple-attached dwellings	-	-	-	-	-	-	-	-	20/10 12
Townhouses	-	-	-	-	-	-	-	-	12
Townhouse, Transit Village (CB-37-2006)	-	-	-	-	-	-	-	-	-
Two-family dwellings	-	-	-	-	-	-	-	18/9 ⁶	-
Three-family dwellings	-	-	-	-	-	-	-	-	-
Multifamily dwellings	-	-	-	-	-	-	-	-	-
Other allowed uses ^{6,8}	40/20	40/20	35/17	35/17	17/8 6,21	17/8 ²¹	17/8 6,8,21	17/8 ^{6,8}	17/8 ^{6,8}
If a corner lot, the side yard along the street ⁷	50	50	50 ⁵	25	25 5,6,20	25 ^{6,20}	25 5,6,20	25 ^{5,6}	25 ⁶

	-	-	-	-	-	-	-	-	-
Rear:									
One-family detached dwellings, in general (CB-54-1986)	20	20	35	25	20	20	20	20	20
One-family detached dwellings, cluster development (CB-54-1986)	-	-	-	-	20	20	20	-	-
One-family metropolitan dwellings (CB-33-2005)	-	-	-	-	-	-	-	-	-
One-family semidetached dwellings	-	-	-	-	-	-	-	20	20
One-family triple-attached dwellings	-	-	-	-	-	-	-	-	45 ¹⁸
Townhouses	-	-	-	-	-	-	-	-	_____ ¹²
Townhouse, Transit Village (CB-37-2006)	-	-	-	-	-	-	-	-	-
Two-family dwellings	-	-	-	-	-	-	-	20	-
Three-family dwellings	-	-	-	-	-	-	-	-	-
Multifamily dwellings	-	-	-	-	-	-	-	-	-
Other allowed uses (CB-114-1989)	20	20	35	25	20	20	20	20	20

	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
Front: ⁷								
One-family detached dwellings, in general (CB-54-1986)	25	25	25	25	25	-	25	25
One-family detached dwellings, cluster development (CB-54-1986)	-	-	-	-	-	-	-	-
One-family metropolitan dwellings (CB-33-2005)	25	-	-	-	-	-	-	-
One-family semidetached dwellings	_____ ²	_____ ²	_____ ²	_____ ²	_____ ²	-	-	-
One-family triple-attached dwellings	-	-	-	-	-	-	-	-

Townhouses	2	2	2	2	2	-	-	-
Townhouse, Transit Village (CB-37-2006)	2	-	-	-	-	-	-	-
Two-family dwellings	2	2	2	2	2	-	-	-
Three-family dwellings	2	2	2	2	2	-	-	-
Multifamily dwellings	-	30	30	30 ¹⁹	30 ¹⁹	30 ⁴	30 ⁴	50 ³
Other allowed uses	25	30	30	30 ¹⁹	30 ¹⁹	30 ⁴	30 ⁴	50 ³
Minimum distance of front building line to center line of existing or proposed street upon which it fronts	-	60 ¹³	60 ¹³	60 ¹⁹	60 ¹⁹	60 ⁴	60 ⁴	90 ³
Side: ⁹								
Total of Both Yards/Minimum of Either Yard:								
One-family detached dwellings, in general ²² (CB-54-1986)	17/8 ^{6,8}	17/8 ^{6,8}	17/8 ^{6,8}	17/8 ^{6,8}	17/8 ^{6,8}	-	17/8 ^{6,8}	17/8 ^{6,8}
One-family detached dwellings, cluster development (CB-54-1986)	-	-	-	-	-	-	-	-
One-family metropolitan dwellings (CB-33-2005)	2	-	-	-	-	-	-	-
One-family semidetached dwellings	2	2	2	2	2	-	-	-
One-family triple-attached dwellings	-	-	-	-	-	-	-	-
Townhouses	2	2	2	2	2	-	-	-
Townhouse, Transit Village (CB-37-2006)	2	-	-	-	-	-	-	-
Two-family dwellings	2	2	2	2	2	-	-	-
Three-family dwellings	2	2	2	2	2	-	-	-
Multifamily dwellings	-	30/10	30/10	30/10 ¹⁹	30/10 ¹⁹	30/10 ⁴	30/10 ⁴	50/20 ³
Other allowed uses ^{6,8}	17/8 ^{6,8}	30/10	30/10	30/10 ¹⁹	30/10 ¹⁹	30/10 ⁴	30/10 ⁴	50/20 ³
If a corner lot, the side yard along the street ⁷	25 ^{5,6,11}	30 ^{13,16}	30 ^{13,16}	30 ^{13,16,19}	30 ^{13,16,19}	30 ^{4,16}	30 ^{4,16,17}	50 ^{3,13,15,17}
	-	25 ¹⁴	25 ¹⁴	25 ¹⁴	25 ¹⁴	-	25 ¹⁴	25 ¹⁴
Rear:								

One-family detached dwellings, in general (CB-54-1986)	20	20	20	20	20	-	20	20
One-family detached dwellings, cluster development (CB-54-1986)	-	-	-	-	-	-	-	-
One-family metropolitan dwellings (CB-33-2005)	25	-	-	-	-	-	-	-
One-family semidetached dwellings	2	2	2	2	2	-	-	-
One-family triple-attached dwellings	-	-	-	-	-	-	-	-
Townhouses	2	2	2	2	2	-	-	-
Townhouse, Transit Village (CB-37-2006)	2	-	-	-	-	-	-	-
Two-family dwellings	2	2	2	2	2	-	-	-
Three-family dwellings	2	2	2	2	2	-	-	-
Multifamily dwellings	-	30	30	30 ¹⁹	30 ¹⁹	30 ⁴	30 ⁴	50 ³
Other allowed uses	20	30	30	30 ¹⁹	30 ¹⁹	30 ⁴	30 ⁴	50 ³

1	If most of the lots located on one side of a street between two intersecting streets are occupied by buildings which have a front yard depth different from that required in general, no building (erected within three hundred (300) feet of any existing building) shall have a front yard depth less than that established in the block.
2	For townhouses, and one-family semidetached, two-family, and three-family dwellings, and one-family metropolitan dwellings, specific individual yards are not required. Instead, at least eight hundred (800) square feet per lot shall be allocated for front, side, or rear yard purposes; however, the actual yard area may be reduced to not less than five hundred (500) square feet for the purpose of providing steps, terraces, and open porches (decks) which project into the otherwise required yard area. For Townhouses, Transit Village specific individual yards are not required, instead, at least four hundred (400) square feet per lot shall be allocated for front, side, or rear yard purposes; however, the actual yard may be reduced to not less than two hundred fifty (250) square feet for the purpose of providing steps, terraces, and open porches (decks) which project into the otherwise required yard area. Not more than three (3) continuous, attached dwellings may have the same setback. Variations in setbacks shall be at least two (2) feet. (CB-44-1988; CB-33-2005; CB-37-2006)
3	For each one (1) foot the building exceeds fifty-two (52) feet, the yards shall be increased by (1) foot.
4	For each two (2) feet the building exceeds thirty-six (36) feet in height, the yards shall be increased by one (1) foot.

5	If the lot adjoining the corner lot along its rear line does not front on the side street of the corner lot, or is in a nonresidential zone, the minimum side yard shall be twenty (20) feet in the R-A Zone, and fifteen (15) feet in the R-R Zone (except as provided in Footnotes 1 and 7), in the R-55 Zone, and (for allowed one-family detached dwellings) in the R-35, R-20, R-T, R-30, R-30C, R-18, R-18C, R-10, and R-H Zones.
6	For each one (1) foot the building exceeds thirty-five (35) feet in height, the minimum side yards shall be increased by one-half (1/2) foot.
7	If most of the lots on one side of a street between two intersecting streets have (prior to April 17, 1928) been lawfully occupied with buildings having greater front yards than required by these regulations, no building erected shall have less of a front yard than the established average. This regulation shall also apply to the side yard of a corner lot but shall not be construed so as to reduce to less than twenty-four (24) feet the buildable width of the lot.
8	If the record lot is at least fifty (50), but not more than fifty-two (52), feet wide at the front building line and was recorded on a subdivision plat prior to November 29, 1949, each yard may be reduced to seven (7) feet.
9	Two (2) side yards required for each building or group of attached buildings (except as provided in Footnotes 2, 10, 12, 20, 21, and 23).
10	One (1) side yard (per dwelling) required.
11	For all uses except townhouses, and one-family semidetached, two-family, and three-family dwellings.
12	Each (outer lot) side yard shall be at least ten (10) feet wide, and any yard abutting a street shall be at least twenty-five (25) feet deep. In addition, at least one thousand three hundred (1,300) square feet per lot shall be allocated for front, side, or rear yard purposes.
13	For all uses except townhouses, and one-family detached, one-family semidetached, two-family, and three-family dwellings.
14	Only for one-family detached dwellings.
15	Provided the side building line is at least ninety (90) feet from the center line of the street.
16	Provided the side building line is at least sixty (60) feet from the center line of the street.
17	For all uses except one-family detached dwellings.
18	If the rear lot line abuts an alley (at least twenty (20) feet wide) that intersects with a street, or if a private automobile garage is attached to the rear of the main building, the rear yard may be reduced to twenty-five (25) feet. If this reduction would impair access to any other building or garage, the reduction shall not be allowed.
19	On a lot having a net area of at least five (5) acres, for each one (1) foot the building exceeds thirty-six (36) feet, the yards shall be increased by one (1) foot.
20	Twenty (20) feet for zero lot line development. When the building height exceeds thirty-five (35) feet, the minimum front yard shall be increased by one (1) foot for each additional foot of building height.

21	One (1) side yard at least fifteen (15) feet wide in the R-R Zone, generally, and ten (10) feet wide in an R-R Zone cluster development and in the R-80 Zone, generally, shall be provided for zero lot line development. When the building height exceeds thirty-five (35) feet, the minimum side yard shall be increased by one (1) foot for each additional foot of building height. No minimum side yard is required in an R-80 Zone cluster development or in the R-55 Zone for zero lot line development. (CB-54-1986)
22	If the lot is only forty (40) feet wide, two (2) yards (at least five (5) feet wide each) shall be provided. For each one (1) foot of lot width over forty-two (42) feet (up to fifty (50) feet) the total of both side yards shall be increased by one-half (1/2) foot.
23	For a lot shown on a preliminary plat of subdivision approved prior to September 1, 1986, there are no yard requirements for cluster developments, except that if such a lot abuts land in the R-R, R-80, or R-55 Zone which is not developed as part of a cluster development, the cluster development lot shall have at least the same yard as required for the abutting land. (CB-54-1986)
24	For a townhouse, no parking space or area shall be located in a minimum required yard, and access drives shall cross the yards in as direct a manner as possible. All dwellings other than townhouses and multifamily shall comply with front yard regulations in Part 2, Division 4. (CB-32-1985; CB-34-2002; CB-82-2003)
25	For a lot shown on a record plat of subdivision approved pursuant to former Part 4A of this Subtitle prior to January 21, 1997, there are no yard requirements. (CB-84-1990; CB-47-1996)

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

	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
All allowed uses ^{7, 12}	35	35	50 ¹⁰	35	35 ¹	40	35 ¹	35 ^{1,9}	35 ^{1,3,9}

	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
All allowed uses ^{7, 12} (CB-96-1993)	40 ^{2,9}	40 ^{3,4,9}	40 ^{3,4,9}	40 ^{3,5,9}	40 ^{3,5,9}	110 ⁶	110 ^{6,9}	_____ ^{9,11}

1	Not more than two and one-half (2 1/2) stories. If additional side yard is provided in accordance with Table IV, Footnote 6, the height may be increased to forty (40) feet, but not over three (3) stories.
2	Not more than three (3) stories. If the building is a two-family dwelling in which the units are arranged one above the other, the height may be increased to fifty (50) feet, but not over four (4) stories.
3	The maximum height of townhouses shall be the same as that in R-T Zone. In the R-30, R-30C, R-18, and R-18C Zones, the maximum height of one-family semidetached, two-family, and three-family dwellings shall be the same as that in the R-T Zone.
4	If the building has a gable, hip, or gambrel roof, the height (measured to the mean height level between eaves and roof) may be increased by eight (8) feet.
5	On a lot or tract having a net area of four (4) or more acres, the height may be increased to eighty (80) feet. (CB-109-2004)
6	At least eighty percent (80%) of the total number of dwelling units of the multifamily project shall be within buildings having a minimum height of fifty-two (52) feet. Not more than twenty percent (20%) of the total number of dwelling units of the multifamily project may be in buildings of a lesser height. The maximum height may be increased by approval of a Special Exception. (CB-87-1986)
7	The height of public and quasi-public buildings may be increased to one hundred twenty (120) feet, provided that, for each one (1) foot increase in height, every yard is increased by one (1) foot.
8	On any building lot with an average slope greater than one (1) vertical foot in seven (7) horizontal feet, one (1) additional story shall be permitted on the downhill side of the building (for buildings where the number of stories is regulated). The building height shall not be increased above that specified in the zone in which it is located. (See Figure 53.)
9	The maximum height of one-family detached dwellings shall be the same as that in the R-55 Zone.
10	No height limit for agricultural buildings.
11	Minimum height of fifty-two (52) feet for multifamily dwellings.
12	The height of churches or similar places of worship may be increased to eighty (80) feet, provided that, for each one (1) foot increase in height, every yard is increased by one (1) foot. (CB-14-2011)

(g) TABLE VI - DISTANCE BETWEEN UNATTACHED MULTIFAMILY DWELLINGS AND COURTS (Minimum in Feet) ^{1,6}

	ZONE						
	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
Distance Between Unattached Multifamily Dwellings:							
In general	50	50	50	50	50	50	50

Additional distance for each 1 foot above 36 feet of taller building	-	-	2	2	0.5	0.5	0.5	0.5
Additional distance for each 1 foot above 30 feet of taller building	-	-	-	-	-	-	-	1
If 2 buildings are situated so that neither is visible from any window or public entrance of the other, or no line perpendicular to any wall of either building intersects any wall of the other building (See Figure 54.)	-	-	20 ⁴	20 ⁴	20 ⁵	20 ⁵	3	
Outer Court (Width)	50	50						-
			2	2	2	2		

1	Within the same multifamily project.
2	Calculated the same as for distance between multifamily dwellings in the respective zone.
3	One-half (1/2) the height of the taller building or thirty (30) feet (whichever is greater).
4	Plus two (2) feet for each one (1) foot by which the taller building exceeds thirty-six (36) feet in height.
5	Plus one-half (1/2) foot for each one (1) foot by which the taller building exceeds thirty-six (36) feet in height.
6	Inner courts are prohibited for multifamily dwellings.

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

	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
One-family detached dwellings, in general	0.05	0.20	0.50	1.08	2.17	4.58	6.70	6.70	6.70
One-family detached dwellings, cluster development ² (CB-54-1986)	-	-	-	-	3.00 ⁶	3.00	4.20	-	-
	-	-	-	-	2.00 ⁷	4.10 ⁸	-	-	-
One-family metropolitan dwellings (CB-33-2005)	-	-	-	-	-	-	-	-	-
One-family semidetached dwellings	-	-	-	-	-	-	-	12.44	12.44
One-family triple-attached dwellings	-	-	-	-	-	-	-	-	16.33
Townhouses	-	-	-	-	-	-	-	-	16.33
Townhouse, Transit Village (CB-37-2006)	-	-	-	-	-	-	-	-	-

Two-family dwellings	-	-	-	-	-	-	-	-	12.44
Three-family dwellings	-	-	-	-	-	-	-	-	-
Multifamily dwellings (CB-114-1989)	-	-	-	-	-	-	-	-	-

	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
One-family detached dwellings, in general	6.70	6.70	6.70	6.70	6.70	-	6.70	6.70
One-family detached dwellings, cluster development ² (CB-54-1986)	-	-	-	-	-	-	-	-
One-family metropolitan dwellings (CB-33-2005)	6.00	-	-	-	-	-	-	-
One-family semidetached dwellings	8.00	8.00	8.00	8.00	8.00	-	-	-
One-family triple-attached dwellings	-	-	-	-	-	-	-	-
Townhouses, constructed pursuant to a Detailed Site Plan filed prior to November 1, 1996, and in compliance with Section 3 of CB-55-1996 ⁹ (CB-55-1996)	8.00	8.00	8.00	8.00	8.00	-	-	-
Townhouse, Transit Village (CB-37-2006)	12.00	-	-	-	-	-	-	-
Townhouses, all others (CB-55-1996)	6.00	6.00	6.00	6.00	6.00	-	-	-
Two-family dwellings	8.00	8.00	8.00	8.00	8.00	-	-	-
Three-family dwellings, constructed pursuant to a Detailed Site Plan filed prior to November 1, 1996, and in compliance with Section 3 of CB-55-1996 ⁹ (CB-55-1996)	12.00	12.00	12.00	12.00	12.00	-	-	-
Three-family dwellings, all others (CB-55-1996)	9.00	9.00	9.00	9.00	9.00	-	-	-
Multifamily dwellings (CB-114-1989)	-	10.00	12.00	12.00	14.00	48.00	48.00	48.40
	-	-	-	20.00	20.00	-	-	-
				3	3	5		
				4	4			

1 These densities are the normal requirements for the zone. They may increase in those zones having variable net lot area provisions in Table I.

2	Densities for cluster development are based on the number of acres in the net tract area encompassed by the cluster development.
3	If the building is thirty-six (36) or less feet high.
4	If the building is more than thirty-six (36) feet high (four (4) or more stories) and has an elevator.
5	Plus one (1) dwelling unit for every thousand (1,000) square feet of indoor space provided for social, recreational, or educational purposes for exclusive use by the residents.
6	For cluster developments with lots having net areas of at least seven thousand (7,000) square feet, which were created by the resubdivision of land described on a record plat duly recorded in the County land records on or before July 1, 1967, provided there are at least ten thousand (10,000) square feet per dwelling unit in the net tract area for cluster development.
7	For cluster developments with lots having net areas of at least ten thousand (10,000) square feet.
8	For cluster developments having one-family detached dwelling lots of at least six thousand (6,000) square feet and townhouse or other one-family attached dwelling lots of at least one thousand five hundred (1,500) square feet, which were created by the resubdivision of land that was previously approved as a single subdivision described on a record plat or plats duly recorded in the County land records, provided:
	(A) The land covered by the record plat(s) includes a one hundred (100) year floodplain area which was not taken into consideration and which did not appear on the plat(s) as originally approved;
	(B) The total number of lots created by the resubdivision, not including any lots created on additional land considered pursuant to paragraph (E), does not exceed the total number of lots previously approved by the Planning Board for said plat(s);
	(C) The resubdivision does not result in a cluster net tract area density greater than 4.1 dwelling units per acre;
	(D) Not less than eighty percent (80%) of the units are constructed as one-family detached dwellings, including any land considered pursuant to paragraph (E);
	(E) The Planning Board may consider the subdivision of additional adjacent land concurrently with said resubdivision application in the formation of a new preliminary plat of subdivision. The density on the additional land shall not exceed three (3) dwelling units per acre of net tract area. (CB-65-1985)
9	Section 3 of CB-55-1996 reads as follows: "BE IT FURTHER ENACTED that the provisions of this Ordinance shall not apply to projects for which a Detailed Site Plan has been filed and accepted prior to November 1, 1996, provided the design guidelines and regulations not resulting in a requirement of resubdivision are applicable, and provided building permits for ten percent of the dwelling units included in the Detailed Site Plan are issued within one year of the effective date of this legislation (December 30, 1996), and extensions of time for the permits do not exceed six months, and that the dwelling units are constructed pursuant to the permits.

(i) TABLE VIII - ACCESSORY BUILDINGS ^{10, 16}

	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
Coverage (Maximum Percentage of Yard)	25	25	25	25	25	25	25	25	25
Setback (Minimum in Feet), in general:									
From front street line	60	60	80	60	60	60	60	60	60
From side lot line	2	2	15	2	2	2	2	2	2 ¹²
From rear lot line	2	2	10	2	2	2	2	2	2 ¹²
From alley line	5	5	10	5	5	5	5	5	5
If building¹³ used for housing or sale of animals or fowl except homing pigeons:¹									
From side or rear lot line	25	25	25	25	25	25	25	25	25
From dwelling on adjoining lot	50	50	50	50	50	50	50	50	50
If building¹³ used for homing or racing pigeons:¹									
From side or rear lot line	10	10	25	10	10 ⁷	-	10 ¹⁵	-	-
From dwelling on adjoining lot (CB-45-1987; CB-36-1991)	25	25	50	25	25 ⁷	-	25 ¹⁵	-	-
If a corner lot:¹									
From side street line (along which an abutting lot fronts) ²	30	30	50	30	30	30	30	30	30
From side street line (along which an abutting lot does not front) ⁴	15	15	25	15	15	15	15	15	15
From rear lot line ²	10	10	12 ⁶	10 ³	10 ³	10 ³	10 ³	10 ³	10 ³
Height (Maximum in Feet above the Ground) (CB-114-1989; CB-129-1989)	15 ^{5,8}	15 ^{5,8}	15 ^{5,8}	15 ^{5,8}	15 ^{5,8}	15 ⁵	15 ⁵	15 ⁵	15 ⁵

	ZONE							
	R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
Coverage (Maximum Percentage of Yard)	25	25	25	25	25	25	25	25
Setback (Minimum in Feet), in general:								
From front street line	60	60	60	60	60	60	60	60
From side lot line	2	2	2	2	2	2	2	2
From rear lot line	2	2	2	2	2	2	2	2
From alley line	5	5	5	5	5	5	5	5
If building¹³ used for housing or sale of animals or fowl except homing pigeons:¹								

From side or rear lot line	25	25	25	25	25	25	25	25
From dwelling on adjoining lot	50	50	50	50	50	50	50	50
If building ¹³ used for homing or racing pigeons: ¹								
From side or rear lot line	-	-	-	-	-	-	-	-
From dwelling on adjoining lot (CB-45-1987; CB-36-1991)	-	-	-	-	-	-	-	-
If a corner lot: ¹								
From side street line (along which an abutting lot fronts) ²	30	30	30	30	30	30	30	30
From side street line (along which an abutting lot does not front) ⁴	15	15	15	15	15	15	15	15
From rear lot line ²	10 ³	10 ³	10 ³	10 ³	10 ³	10 ³	10 ³	10 ³
(Maximum in Feet above the Ground) (CB-114-1989; CB-129-1989)	25 ⁹	15 ¹⁴	15 ¹⁴	15 5,14	15 ¹⁴	15 ¹⁴	15 5,14	15 ¹⁴

1	Requirements for setback from front street line and alley line are the same as for accessory buildings in general.
2	Where the rear lot line abuts a lot in a Residential Zone or land proposed to be used for residential purposes in a Comprehensive Design, Mixed Use, or Planned Community Zone, that fronts on the side street.
3	If the building is located less than sixty (60) feet from the side street line.
4	Where no lots (in the same block as the corner lot) front on the side street.
5	May be increased for certain purposes by approval of a Special Exception (Section 27-330).
6	If the building is located less than fifty (50) feet from the side street line.
7	On lots having a net area exceeding twenty thousand (20,000) square feet. (CB-45-1987)
8	May be increased to forty (40) feet with approval of a Special Exception, if the building is used for agricultural purposes and is erected on property (used for agriculture) containing at least five (5) acres.
9	Not over two (2) stories.

10	<p>Accessory buildings, generally, shall be located only in the rear yard; however, on lots having no rear yard (through lots) and on corner lots where the designated front of the main building faces the side street, accessory buildings may be located in the yard opposite the designated front of the main building. In the R-H Zone, an accessory building may not encroach upon the minimum required yards. Accessory buildings associated with attached or multifamily dwellings may be located in any yard other than the one which the front of the dwelling faces, except that a guard booth may be located at the entrance to a development for which it provides security. A private parking garage accessory to a multifamily dwelling shall be subject to the setback regulations applicable to a main building in the zone in which it is located. The setback and height requirements of this table do not apply to dwellings which are accessory buildings, as addressed by Section 27-424.01. A detached garage accessory to a one-family detached dwelling may be located in a front or side yard adjoining a street, provided it was constructed prior to January 1, 1980.</p> <p>(CB-110-1985, CB-129-1989; CB-65-1990; CB-36-1992)</p>
11	<p>If the lots are used for one-family triple-attached dwellings, accessory buildings are limited to private automobile garages (one (1) per lot), storage sheds, pet shelters, and any agricultural accessory buildings shown on an approved Special Exception site plan. Garages on a corner lot may front on the side lot line, or may be attached to the rear of the main building. Private automobile garages may be attached or detached along side lot lines, and a pair of garages may be attached (back-to-back) to a similar pair along the rear lot lines. If the garage has access from the rear yard, the front of the garage shall be not less than twenty-five (25) feet from the nearest point of the main building. (See Figure 70.)</p> <p>(CB-110-1985)</p>
12	<p>In the R-20 Zone, when property abutting side and rear lot lines is also in the R-20 Zone, private parking garages may abut side and rear lot lines. In all other cases, the setback for private parking garages shall be the same as for any other accessory building.</p> <p>(CB-129-1989)</p>
13	<p>Includes accessory structures (for example, coops, runs, pens, hutches, and the like).</p> <p>(CB-110-1985)</p>
14	<p>A private parking garage accessory to a multifamily dwelling shall be subject to the maximum (but not the minimum) height regulations applicable to a main building in the zone in which it is located.</p> <p>(CB-129-1989)</p>
15	<p>Provided the use was in existence prior to June 30, 1987.</p> <p>(CB-36-1991)</p>
16	<p>These requirements do not apply to mobile homes used as accessory buildings that are in compliance with Section 27-424.04. For mobile homes used as accessory buildings that were previously used for agricultural storage purposes, the setback requirements in Table IV of this Section for mobile homes shall apply.</p> <p>(CB-36-1994)</p>

DIVISION 5. - ADDITIONAL REQUIREMENTS FOR SPECIFIC USES. ☰

Sec. 27-443. - Private schools. ☰

(a) Private schools permitted (P) in the Table of Uses in accordance with this Section shall be limited to schools which offer a complete program of nursery school education accredited by the Maryland State Department of Education or a complete program of academic elementary (including kindergarten), junior high (middle), or senior high school education, and shall be subject to the following:

(1) Requirements.

(A) The school shall be located on property of at least five (5) acres, in size on which the maximum enrollment shall be four hundred (400) students, unless the school is located on property which was previously used as a public school by the Board of Education, in which case, the minimum acreage requirement shall be four and one-half (4 1/2) acres. For each acre over five (5), the total enrollment may be increased by one hundred (100) students. State and local health, education, or fire regulations may reduce the number of students permitted to be enrolled. The school may be located on a parcel of at least two and one-half (2 1/2) acres provided that:

- (i) The property had obtained an approved Special Exception use as an eleemosynary or philanthropic institution;
- (ii) The property abuts parkland owned by the Commission containing at least two and one-half (2 1/2) acres; and
- (iii) The maximum enrollment shall not exceed one hundred thirty (130) students.

(For the purposes of this Section, enrollment shall mean the total number of students enrolled in the institution at any one (1) time. If there are separate morning, afternoon, and evening sessions, each of which is attended by different students, enrollment shall mean the number of students enrolled in the session having the largest number of students.)

(B) The property shall have frontage on, and direct vehicular access to, a street having a paved surface at least thirty-six (36) feet wide. This width shall not apply where the property is located in sparsely settled or farm areas, or where the Planning Board determines that adequate passenger debarkation areas are provided.

(C) An outdoor playground or activity area shall be provided. It shall contain at

least one hundred (100) square feet of usable space per student. The area shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot and buffered from adjoining uses in accordance with the provisions of the Landscape Manual. The play area shall be enclosed by a substantial wall or fence at least three (3) feet high for grades six (6) and below, and at least five (5) feet high for other grades, with the following exception:

- (i) A private school which has been in continuous operation since January 1, 1970, may satisfy these fencing requirements by providing another type of barrier that is subject to approval by the State Department of Human Resources.
- (D) The requirements of this Section shall not apply to the use of existing public schools which have been conveyed by the Prince George's County Board of Education to either Prince George's County or any municipality within the County, provided the County or municipality:
 - (i) Maintains ownership of the facility and operates a school in it; or
 - (ii) Leases the facility for use as a private school, (of any type).
- (2) Site plans.
 - (A) A Detailed Site Plan shall be approved for all private schools, in accordance with Part 3, Division 9, of this Subtitle.
- (b) A private college or university may be permitted in the R-R Zone and the R-A Zone, subject to the following:
 - (1) General requirements.
 - (A) The subject property shall contain at least three hundred (300) contiguous acres.
 - (B) The property shall have frontage on, and direct vehicular access to, a street or streets with sufficient capacity to accommodate traffic generated by the campus.
 - (C) All development and uses, including all building setbacks, shall be shown on a Detailed Site Plan approved by the Planning Board.
 - (D) All parking and loading facilities needed for campus employees, students, visitors, and residents shall be located on the subject property. They shall be located at least:
 - (i) One hundred fifty (150) feet from adjoining land zoned or used residentially or proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or approved Conceptual or Detailed Site Plan;



- (ii) Fifteen (15) feet from any adjoining street; and
 - (iii) Ten (10) feet from any other land.
 - (E) All perimeter setback areas on the site shall be buffered or screened in accordance with Landscape Manual requirements. The applicant shall demonstrate that the required buffer yards will provide reasonable sight and sound barriers.
 - (F) At least forty percent (40%) of the net tract area of the site, or as revised by the District Council, shall be devoted to open space.
 - (G) Regulations in the R-R Zone restricting location, height, coverage, density, frontage, and yards of buildings and structures shall not apply to a private college or university. The dimensions and percentages shown on the approved site plan shall constitute the development regulations.
 - (H) Notwithstanding [Section 27-118.01](#), more than one (1) building may be located on a lot containing a one-family dwelling.
- (2) Uses.
- (A) Only uses shown on an approved site plan or a revised and approved site plan are permitted. The campus must provide a harmonious, balanced mix of educational, residential, and limited commercial uses, which may not include a full-service gas station. All uses must serve educational purposes and be deemed consistent with a campus atmosphere.
 - (B) Every campus shall contain a college or university facility at its core, development which may include the following uses:
 - (i) Educational facilities, including professional offices, laboratories and testing facilities, clinical facilities, training centers, and accessory uses;
 - (ii) Residential facilities for faculty, students, or employees;
 - (iii) Day care centers for persons (children or adults) under the care of students, faculty, or employees;
 - (iv) Retail commercial and service uses, including a hotel or conference center, consistent with the educational purposes of the campus, to serve residents, employees, students, and visitors. Business signs are not permitted, but identification signs to show the location of commercial, service, or other uses are permitted;
 - (v) Recreational and social uses, such as swimming pools, tennis courts, athletic facilities, community centers, or assembly halls.
- (3) Site plans and submission requirements.
- (A) In addition to what is stated in [Section 27-296\(c\)](#) and in Part 3, Division 9, the

site plan shall set forth the:



- (i) Use, character, and zoning classification of all adjoining properties;
 - (ii) Existing and proposed right-of-way and paving widths of adjoining streets;
 - (iii) Existing and proposed topography of the site, at contour intervals of two (2) feet or less;
 - (iv) Existing and proposed drainage patterns;
 - (v) Existing vegetation and other natural features;
 - (vi) Provisions for erosion control, sediment control, and stormwater management.
- (4) Addition of land.
- (A) After approval of a Detailed Site Plan, each addition of contiguous land to the campus may be approved after review of an amended site plan. The amended site plan shall include all site plan information required for previously-approved uses and the same information for the proposed additional land.

(CB-1-1989; CB-135-1989; CB-76-1994; CB-94-2000; CB-16-2002)

Sec. 27-444. - Recreational Community Development.



(a) Purposes.

- (1) The purposes of Recreational Community Development are:
 - (A) To provide for a residential community comprised of residential development and either an eighteen (18) hole golf course or an equestrian complex;
 - (B) To maintain the average density of dwelling units per gross acre normally allowed in the zone in which the community is located; and
 - (C) To provide for a variety of one-family dwelling types in a compatible recreation-oriented environment and setting.

(b) Requirements.

- (1) The location of the development shall be appropriate for recreational activities requiring large amounts of land.
- (2) The development shall be located on a parcel of land containing at least three hundred fifty (350) contiguous acres.
- (3) The community shall consist of at least seventy (70) dwelling units and either an eighteen (18) hole golf course or an equestrian complex.
- (4) Not less than one hundred fifty (150) acres of the gross tract area shall be devoted to recreational facilities, the golf course or equestrian complex, and green area.

- (5) The main recreational facility shall be developed prior to, or concurrently with, the first residential development.
- (6) The number of dwelling units permitted shall not exceed:
 - (A) O-S Zone - One (1) unit per five (5) acres of gross tract area;
 - (B) R-A Zone - One (1) unit per two (2) acres of gross tract area;
 - (C) R-E Zone - One (1) unit per forty thousand (40,000) square feet of gross tract area; or
 - (D) R-R Zone - One (1) unit per twenty thousand (20,000) square feet of gross tract area.
- (7) The types of dwelling units permitted shall be limited to one-family detached and attached dwellings. Not more than sixty-five percent (65%) of the total number of dwelling units shall be attached units or a combination of attached units and small-lot detached units.
- (8) At each stage of development, the number of record lots for the development of detached dwellings shall not be less than thirty-five percent (35%) of those for attached dwellings.
- (9) The minimum requirements for development of detached dwellings in the O-S, R-A, and R-E Zones shall be those which apply to the R-E Zone, with the following exceptions:
 - (A) The minimum lot width at the front building line shall be one hundred (100) feet;
 - (B) The minimum lot width at the front street line shall be twenty-five (25) feet; and
 - (C) The minimum net lot area shall be thirty thousand (30,000) square feet.
- (10) With the exception of [Section 27-444](#) (b)(16), in the R-R Zone, the applicable minimum requirements of the R-R Zone shall apply, except as follows:
 - (A) The minimum lot width at the front building line shall be seventy-five (75) feet;
 - (B) The minimum lot width at the front street line shall be twenty-five (25) feet; and
 - (C) The minimum net lot area shall be ten thousand (10,000) square feet, except as provided for in subparagraph (D), below.
 - (D) Single-family detached dwellings that are adjacent to, or within the immediate vicinity (300 feet) of, a golf course fairway, green, or teeing area may be developed on lots containing less than ten thousand (10,000) square feet, but not less than five thousand (5,000) square feet, in accordance with the following:

- (i) Such lots shall not be located within three hundred (300) feet of the perimeter;
 - (ii) These lots are not subject to the provisions of [Section 27-442](#);
 - (iii) A maximum lot coverage of up to seventy-five percent (75%) may be allowed for such lots;
 - (iv) The minimum front, side, and rear yards for each lot shall be established by the Planning Board and shown on the approved Detailed Site Plan; however, in no case shall any building be set back less than five (5) feet from any lot line; and
 - (v) A review of the architectural elevations of the dwellings shall be included as part of the Detailed Site Plan review for the purpose of ensuring that a detached single-family character is attained.
- (E) Single-family detached dwellings that are located within a residential community with an equestrian complex shall have a maximum lot coverage of up to forty percent (40%) for each lot, or 7,500 square feet, whichever is smaller.
- (F) The maximum height for townhouses shall be forty-five (45) feet.
- (11) The minimum requirements for development of attached dwellings shall be those which apply to the R-T Zone (except those in [Section 27-433](#)(e)(1)(A) and (B)), including those which apply to common areas, except that there shall be not more than eight (8), nor less than two (2), attached dwellings in any one (1) group.
- (12) All lots (used for residential purposes) which are located along the perimeter of the community, and that abut property or streets not within the community, shall be limited to one-family detached dwellings, and shall be developed in conformance with the following requirements:
- (A) O-S Zone:
 - (i) The minimum net lot area shall be five (5) acres;
 - (ii) Not more than five percent (5%) of the net area of the lot may be covered by buildings and parking areas; and
 - (iii) The yard requirements of [Section 27-442](#), Table IV, shall be met. The lot frontage requirements of [Section 27-442](#), Table III, shall be met for lots fronting on adjoining streets that are not within the Recreational Community Development.
 - (B) R-A Zone:
 - (i) The minimum net lot area shall be two (2) acres;
 - (ii) Not more than ten percent (10%) of the net area of the lot may be covered by buildings and parking areas; and

- (iii) The yard requirements of [Section 27-442](#), Table IV, shall be met. The lot frontage requirements of [Section 27-442](#), Table III, shall be met for lots fronting on adjoining streets that are not within the Recreational Community Development.

(C) R-E Zone:

- (i) The minimum net lot area shall be forty thousand (40,000) square feet; and
- (ii) The lot frontage requirements of [Section 27-442](#), Table III, shall be met for lots fronting on adjoining streets that are not within the Recreational Community Development.

(D) R-R Zone:

- (i) The minimum net lot area shall be fifteen thousand (15,000) square feet;
- (ii) Not more than twenty-five percent (25%) of the net lot area may be covered by buildings and parking areas; and
- (iii) The yard requirements of [Section 27-442](#), Table IV, shall be met. The lot frontage requirements of [Section 27-442](#), Table III, shall be met for lots fronting on adjoining streets that are not within the Recreational Community Development.

(13) Off-street parking and loading areas shall be provided, in accordance with Part 11.

(14) Signs may be erected, in accordance with Part 12.

(15) The development may be constructed with private streets rather than public ones. If private streets are provided, gates, guardhouses, or other buildings or structures, that are in keeping with the overall development scheme, may be located within the street right-of-way.

(16) For small-lot detached units, the following requirements shall apply:

- (A) The minimum net lot area shall be five thousand (5,000) square feet;
- (B) The minimum lot width at the front street line shall be twenty-five (25) feet;
- (C) The minimum lot width at the front building line shall be forty (40) feet;
- (D) The side yards may be a minimum of zero (0) feet on one side and six (6) feet on the other side;
- (E) The front yard shall be a minimum of twenty (20) feet;
- (F) The minimum distance between residential buildings shall be seven (7) feet; and
- (G) A maximum lot coverage of fifty percent (50%) shall be allowed.

(c) **Uses.**

- (1) If the main recreational facility is a golf course, accessory uses to be associated with it shall be located interior to the Recreational Community Development and shown

on the Conceptual Site Plan, and may include only the following uses:



- (A) Country club facilities, with overnight lodging (limited to fifty (50) rooms) for members and their guests;
 - (B) Recreational facilities, such as picnic areas, swimming pools, tennis courts, and handball courts;
 - (C) Eating and drinking establishments;
 - (D) Pro shops;
 - (E) Dry cleaning and laundry pick-up stations;
 - (F) Barber and beauty shops;
 - (G) Valet services;
 - (H) Gift and souvenir shops;
 - (I) Saunas and steam rooms; and
 - (J) Any other uses which the Planning Board finds are related to golfing.
- (2) If the main recreational facility is an equestrian complex, at least one hundred (100) acres shall be permanently dedicated to trails, riding areas, stables, and grazing areas. Accessory uses to be associated with it shall be located interior to the Recreational Community Development and shown on the Conceptual Site Plan, and may include only the following uses:
- (A) Country club facilities, with overnight lodging (limited to fifty (50) rooms) for members and their guests;
 - (B) Recreational facilities such as picnic areas, swimming pools, tennis courts, and handball courts;
 - (C) Eating and drinking establishments;
 - (D) Tack shops;
 - (E) Indoor riding arena;
 - (F) Dry cleaning and laundry pick-up stations;
 - (G) Barber and beauty shops;
 - (H) Valet services;
 - (I) Gift and souvenir shops;
 - (J) Saunas and steam rooms; and
 - (K) Any other uses which the Planning Board finds are related to equestrian activities.
- (3) All uses accessory to the main recreational facility shall be located in general proximity to one another in order to establish a focal point of recreational activity without impairing residential tranquility by adverse impacts such as noise, lighting,

and visibility.



- (4) Other uses allowed in the respective zones in which the Recreational Community Development is allowed may be included, in accordance with the provisions applicable to those uses (in the respective zones).

(d) **Covenants.**

- (1) Covenants which insure the perpetual maintenance of the recreational activity shall be filed in the land records. The covenants shall apply as long as the land remains classified in the same zone it was in when developed. A copy of the proposed covenant shall be furnished to the Planning Board for concurrent approval with the Conceptual Site Plan.

(e) **Site plans.**

(1) Conceptual Site Plan.

- (A) A Conceptual Site Plan shall be approved for all Recreational Community Developments, in accordance with Part 3, Division 9, of this Subtitle. No grading, building, or use and occupancy permit shall be issued for any Recreational Community Development, except in accordance with the approved Conceptual Site Plan (and Detailed Site Plan).
- (B) In addition to the submittal requirements of Part 3, Division 9, the Conceptual Site Plan shall include the staging of development.
- (C) In addition to the criteria for approval in Part 3, Division 9, the Planning Board shall find that all development and use shall reflect a cohesive community capable of sustaining an independent residential/recreational oriented environment.
- (D) Notwithstanding other provisions in Part 3, Division 9, the Conceptual Site Plan shall remain valid for an unlimited period of time.

(2) Detailed Site Plan.

- (A) A Detailed Site Plan shall be approved for all Recreational Community Developments, in accordance with Part 3, Division 9, of this Subtitle.

(CB-16-1989; CB-33-1994; CB-68-2008)

Sec. 27-445. - Homes Association Recreational Use.



(a) **Site plan.**

- (1) A Detailed Site Plan shall be approved for all Homes Association Recreational Uses, in accordance with Part 3, Division 9, of this Subtitle.

(b) **Covenants.**

- (1) Along with the site plan, the applicant shall submit proposed covenants for Planning

Board approval. The covenants shall provide that:



- (A) Each home owner within a described contiguous land area is automatically a member;
 - (B) Each home owner is automatically subject to a charge for a proportionate share of maintenance of the recreational use; and
 - (C) Each home owner is bound to his proportionate share of all assessments (including taxes) which may be necessary to maintain the use. The covenants shall provide for a personal money judgment procedure against each lot owner to meet the assessment charges.
- (2) The requirements of paragraph (1), above, shall not prohibit the Homes Association from charging its members for operating expenses for recreational uses or other activities of the organization, provided the charges are not for profit.
- (c) **Planning Board review.**
- (1) The Planning Board may approve the proposed site plan and covenants when it finds that:
 - (A) The covenants adequately provide for the ownership and perpetual maintenance of the land and recreational uses;
 - (B) The use conforms to all other requirements of this Subtitle; and
 - (C) The use is not a nuisance because of noise or other physical activity.

Sec. 27-445.01. - Farm Winery.



- (a) **General Requirements.** A Farm Winery is permitted subject to the following:
- (1) A Farm Winery shall be located on a parcel of land of at least five (5) acres that is assessed for agricultural use. The Farm Winery shall be operated in accordance with all local, state, and federal laws.
 - (2) Grapes, fruit, or juice used for processing of wine may be contracted for purchase from off-site locations, however after an initial five-year start up period, at least thirty three percent (33%) of the grapes or other fruit that is processed into wine at the Farm Winery shall be grown on site or obtained from other off-site locations under the control of the Farm Winery owner.
 - (3) Sampling and the sale for on- and off-site consumption of wine, grape, or fruit products produced on the premises shall be permitted in accordance with State and County alcohol laws and regulations.
 - (4) Areas designated for wine tasting (tasting rooms) are allowed and shall not exceed sixty percent (60%) of the total gross floor area of the principal building used for processing of wine or two thousand (2,000) square feet, whichever is less.

- (5) Snack foods or prepackaged foods like sandwiches, soups, or salads, and non-alcoholic beverages consumed on the premises are allowed, however, food or beverage stores are not permitted as an accessory use to a Farm Winery.
- (6) A commercial restaurant may be permitted by special exception, but shall be compatible with the rural character of the farm and the surrounding area.
- (7) Retail sales of merchandise or items other than wine are permitted subject to the following conditions:
 - (A) The items sold are primarily associated with the Farm Winery (e.g., glassware and souvenirs) or are locally produced goods which would be permitted to be sold at an artisan's and crafter's market or farmers' market; and
 - (B) The retail sales are conducted within the Farm Winery or an accessory structure; and the area designated for the retail sales shall not exceed twenty percent (20%) of all Farm Winery buildings combined.
- (8) Promotional or special events related to agritourism, such as, but not limited to, wine festivals, publicly advertised functions, workshops, fund-raising or charitable functions, weddings, receptions, social events or cultural exhibits where the number of persons in attendance at any given time exceeds two hundred (200) persons shall be restricted to eight (8) events per calendar year. Smaller, less attended functions, such as, but not limited to, wine tastings, private parties, winery tours, meetings or picnics are permitted without limitation on the number of events. All events allowed shall comply with the requirements of this Ordinance and with State and County alcohol laws and regulations.
- (9) The minimum setback from any lot line for any newly-constructed buildings or storage facilities used in conjunction with the manufacturing of wine shall be seventy-five (75) feet. All other uses and structures are subject to the requirements of the Landscape Manual. Adequate parking for visitors to the Farm Winery shall be provided on the premises. No visitors parking shall be allowed on public or private rights-of-way.
- (10) The use shall not be permitted on a lot or open space within a subdivision defined as a parcel of land under which there is a governance structure and regulations (i.e., a homeowners' association and recorded covenants).
- (11) The Farm Winery shall be consistent with and support the farm and its production, and shall not interfere with the implementation of soil conservation and water quality best management practices. The Farm Winery shall minimize impacts to sensitive natural resources on the farm, such as floodplains, wetlands or stream

buffers. The Farm Winery shall be operated in accordance with all local, state, and federal laws, and shall be compatible with the rural character of the farm and the surrounding area.

(CB-36-2009)

Sec. 27-445.02. - Surface mining; sand and gravel wet-processing.

- (a) In order for any surface mining or sand and gravel wet-processing operation to continue, the requirements of this Section shall be met.
- (b) The purposes of this Section are to prevent or control the detrimental effects of surface mining and sand and gravel wet-processing operations upon neighboring properties, and existing and proposed land uses in the general area.
- (c) All surface mining and sand and gravel wet-processing operations shall meet the following requirements:
 - (1) The uses shall be operated in full compliance with applicable extraction and surface mining or sand and gravel wet-processing regulations;
 - (2) For the safety of residents and property, the operator of the facility shall take effective measures to control the speed of trucks utilizing his facility and neighboring streets;
 - (3) The operator shall avoid depositing any debris upon any existing streets; and
 - (4) The owner of the subject property shall be required to post and maintain a permanent, durable sign identifying the use as a surface mining or sand and gravel wet-processing operation, in accordance with the requirements of [Section 27-629](#).
- (d) On land which is located within a Chesapeake Bay Critical Area Overlay Zone, surface mining, sand and gravel wet-processing, or wash plants, including ponds, spoil sites, and equipment, are prohibited within the Buffer, as defined in the Conservation Manual. In addition, no surface mining or sand and gravel wet-processing shall be located within:
 - (1) Designated habitat protection areas, as described in the Conservation Manual;
 - (2) The Buffer area, as defined in the Conservation Manual;
 - (3) Any area where the use would result in the substantial loss of long-range (twenty-five (25) years or more) productivity of forest and agriculture, or result in a degrading of water quality; or
 - (4) An area containing highly erodible soils.

(CB-17-1984; CB-72-1987)

Sec. 27-445.03. - Day care center for children.

- (a) A day care center for children permitted (P) in the Table of Uses shall be subject to the

following:



- (1) Requirements.
 - (A) An ample outdoor play or activity area shall be provided, in accordance with the following:
 - (i) All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;
 - (ii) All outdoor play areas shall be located on the same lot as the center at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;
 - (iii) A greater set back from adjacent properties or uses or a higher fence may be required by the Planning Board if it determines that it is needed to protect the health and safety of the children utilizing the play area;
 - (iv) The play area shall contain sufficient shade during the warmer months to afford protection from the sun;
 - (v) Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and
 - (vi) Outdoor play shall be limited to the hours between 7 A.M. and 9 P.M.
- (2) Site plan.
 - (A) A Detailed Site Plan shall be approved for the center, in accordance with Part 3, Division 9, of this Subtitle to insure compliance with the provisions of the Section.
 - (B) In addition to the submittal requirements of Part 3, Division 9, the Detailed Site Plan shall show:
 - (i) The proposed enrollment;
 - (ii) The location and use of all buildings located on adjoining lots;
 - (iii) The location and size of outdoor play or activity areas; and
 - (iv) The location, quantity, and type of screening and landscaping.
 - (C) For no more than one (1) day care center for children located within an existing free-standing building in a multifamily development in excess of one hundred (100) units, in lieu of the requirements of Part 3, Division 9, the Detailed Site Plan shall be limited to show:
 - (i) The proposed enrollment;
 - (ii) An area which includes the existing free-standing building, the outdoor play area, and any other building located within one hundred (100) feet of

either;



- (iii) The location and size of outdoor play or activity areas; and
- (iv) The location, quantity, and type of screening and landscaping within the area depicted.

(3) Enrollment.

- (A) For the purposes of this Section, enrollment shall mean the largest number of children enrolled in the center in any one (1) session.

(CB-23-1988; CB-98-1988; CB-24-1999)

Sec. 27-445.04. - Antennas, monopoles, and related equipment buildings for wireless telecommunications.

- (a) Antennas, monopoles, and related equipment buildings permitted (P) in the Table of Uses shall be subject to the following requirements:

(1) The antenna shall comply with the following standards:

- (A) Unless otherwise prohibited below, it shall be concealed within the opaque exterior of a structure or be attached to a public utility, radio, television, or telecommunications broadcasting tower/monopole; a light pole; a multifamily dwelling at least five (5) stories in height; a structure owned by a municipality, the Board of Education for Prince George's County, or by Prince George's County; or a structure owned and primarily used by a government agency that is exempt from the requirements of this Subtitle;
- (B) It shall not extend more than fifteen (15) feet above the height of the tower or structure to which it is attached;
- (C) It shall not exceed the following dimensions:
 - (i) Twenty (20) feet in length and seven (7) inches in diameter for whips;
 - (ii) Ten (10) feet in length and two (2) feet in width for panels;
 - (iii) Seven (7) feet in length and one (1) foot in diameter for cylinders; or
 - (iv) Seven (7) feet in diameter for parabolic dishes; and
- (D) On privately owned land, it shall not support lights or signs unless required for aircraft warning or other safety reasons.

(2) The related telecommunications equipment building or enclosure shall comply with the following standards:

- (A) It shall not exceed five hundred sixty (560) square feet of gross floor area or twelve (12) feet in height;
- (B) The building or enclosure shall be screened by means of landscaping or berming to one hundred percent (100%) opacity from any adjoining land in a

Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan);

- (C) When attached to an existing building, it shall match the construction material and color(s) of that building;
 - (D) When constructed as a freestanding building, it shall be constructed of brick and its design shall coordinate with the design of any existing main building on the same lot or on an adjoining lot; and
 - (E) The building or enclosure shall be unmanned, with infrequent (four (4) or fewer per year) visits by maintenance personnel, and with access and parking for no more than one (1) vehicle.
- (3) The monopole shall comply with the following standards:
- (A) The maximum height shall be one hundred ninety-nine (199) feet when located on public property or Volunteer Fire Department (VFD) property, or one hundred (100) feet when located on all other properties;
 - (B) For privately owned land, the minimum setback from all adjoining land and dwelling units shall be equal to the height of the structure measured from its base; for publicly owned land or Volunteer Fire Department (VFD) property, the minimum setback shall be one-half (1/2) of the height of the structure measured from the base to the adjoining property lines;
 - (C) For privately owned land, the minimum area required shall be two and one-half acres (2 ½);
 - (D) On privately owned land, the structure shall not support lights or signs unless required for aircraft warning or other safety reasons;
 - (E) The structure shall be designed, galvanized, and/or painted in a manner which is harmonious with surrounding properties;
 - (F) The applicant shall provide certification from a registered engineer that the structure will meet the applicable design standards for wind loads of the Electronic Industries Association (EIA) for Prince George's County; and
 - (G) Any monopole which is no longer used for telecommunications purposes for a continuous period of one (1) year shall be removed by the monopole owner at owner's expense.

(CB-61-1988; CB-81-1993; CB-123-1994; CB-103-1997; CB-13-1998; CB-65-2000; CB-33-2007; CB-9-2014)

Editor's note— CB-33-2007 established that monopoles and associated equipment buildings and studios for which a building permit had been issued prior to September 11, 2007 shall not be considered non-conforming structures.

Sec. 27-445.05. - Nursery and garden center.



- (a) Nursery and garden centers permitted (P) in the Table of Uses shall be subject to the following:
 - (1) The display and sale of nursery stock and garden supplies not grown or produced on the premises shall not exceed twenty-one thousand (21,000) square feet or ten percent (10%) of the total display and sales area, whichever is less.
 - (2) The display, sale, or repair of motorized nursery or garden equipment is prohibited.
 - (3) The subject property shall contain at least twenty (20) contiguous acres that is subject to an existing agricultural assessment.
 - (4) Setbacks.
 - (A) All parking, loading, sales, and display areas shall be located in accordance with the following setback requirements:

FROM	FEET
A street right-of-way	25
Any residence in abutting O-S or R-A Zones	150
Abutting land in any Residential Zone (including undeveloped land in the O-S and R-A) or any land used or proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan	150

- (B) Within the twenty-five (25) foot setback from a street right-of-way, unobstructed lines of vision shall be maintained for five hundred (500) feet, in both directions of travel, along the road frontage. The setback area shall be landscaped as deemed appropriate by the Planning Board or its designee.
- (5) All sales, display, parking, loading, and storage areas shall be screened from view of adjoining land in any Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan. Such screening may consist of landscape materials and shall be reviewed for sufficiency by the Planning Board or its designee.

(CB-35-1989)

Sec. 27-445.06. - Cemetery.



- (a) A cemetery permitted (P) in the Table of Uses, except a cemetery that is accessory to a church, convent, or monastery, provided both uses were existing as of January 1, 1991, shall be subject to the following:

- (1) The subject property shall contain at least ten (10) contiguous acres;
 - (2) The cemetery shall be located at least one hundred (100) feet from a street right-of-way and any abutting land in any Residential Zone or any land used or proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan;
 - (3) The interment shall be limited to family members of the property owner(s) and the interment rights shall not be sold or conveyed in any manner, except as part of the conveyance of ownership rights to the property;
 - (4) The cemetery shall be located at least one hundred (100) feet from any potable well or groundwater supply;
 - (5) The cemetery shall not be located within a one hundred (100) year floodplain or within any area with a seasonal high water table that fluctuates with rainfall, based on United States Department of Agriculture Soil Survey Maps; and
 - (6) The cemetery shall not be located on a steep slope.
- (b) If the subject property is subdivided and the land upon which the cemetery is located is reduced to less than ten (10) contiguous acres, approval of a Special Exception shall be required in order to continue to use the cemetery for new burials.

(CB-86-1989; CB-11-1991)

Sec. 27-445.07. - Airstrip, private.

- (a) A private airstrip permitted (P) in the Table of Uses shall be subject to the following:
 - (1) The subject property shall contain at least ninety (90) contiguous acres;
 - (2) There shall be no aircraft or operation without Federal Aviation Administration Part 91 certification allowed;
 - (3) Permitted aircraft shall be limited to a certificated gross weight of five thousand (5,000) pounds;
 - (4) No more than two (2) such aircraft may be permanently based at the subject property;
 - (5) The airstrip shall meet all of the Federal Aviation Administration and Maryland Aviation Administration requirements for a "private use airport" as defined by the Maryland Department of Transportation;
 - (6) There shall be no existing or proposed flight obstructions which fall within the approach zone to the proposed airstrip;
 - (7) If air rights or easements have been acquired from the owners of adjacent properties in which the approach zone falls, satisfactory evidence of such rights or

easements shall be submitted with the application;



- (8) No terminal, storage, or repair/service facility may be operated in conjunction with the airstrip;
 - (9) The subject property owner shall be the only individual authorized to base their aircraft on the airstrip;
 - (10) The use of the airstrip shall be limited to private, noncommercial use by the property owner, member of the property owner's immediate family, and occasional guests who are invited to use the airstrip for infrequent and irregular flight operations.
- (b) The site plan shall show the location and height of all structures, trees, and overhead wires located within the airstrip approach zone and less than five hundred (500) feet from the property. The site plan shall also show such things as the proposed topography, grading, drainage, and water and sewerage facilities, and the zoning classification of adjacent properties.
- (c) A private airstrip operating on property having less than ninety (90) acres may continue as a permitted use, if:
- (1) At the time the airstrip was first permitted, it was located on ninety (90) or more contiguous acres;
 - (2) The acreage was then reduced below ninety (90) by a public entity's land acquisition to no less than sixty-four (64) acres; and
 - (3) The acreage was not otherwise reduced after the airstrip was first permitted.

(CB-14-1992; CB-58-2000)

Sec. 27-445.08. - Waterfront Entertainment/Retail Complex.



- (a) Purposes:
- (1) To promote quality retail shopping, restaurant and entertainment development, and lodging and residential development oriented toward a theme(s) at locations in appropriate areas of the County;
 - (2) To afford reasonable flexibility in the design of these projects; and
 - (3) To avoid scattered and unbalanced development of such uses.
- (b) A Waterfront Entertainment/Retail Complex is permitted in the R-R Zone subject to the following criteria:
- (1) Private and/or public vehicular access shall be sufficient to accommodate the traffic generated by the project; and
 - (2) Setbacks, tree conservation, landscaping and screening, green space, lot coverage, parking, and loading shall be addressed in the Conceptual Site Plan approval.

However, the provisions of this Subtitle applicable to such items are not applicable.

- (c) The requirement for a Detailed Site Plan may be waived by the District Council at the time of its review of the Conceptual Site Plan if the District Council makes the findings required in paragraph (f), below.
- (d) An applicant seeking approval of a Waterfront Entertainment/Retail Complex shall submit an application and site plan containing the following information, which information shall also serve as the site design guidelines for such projects:
 - (1) A general description of the project and the proposed activities;
 - (2) The proposed traffic circulation system;
 - (3) The general location and size of all activities;
 - (4) A text indicating the theme, design, and architectural concepts that will be implemented throughout the property applicable to the use;
 - (5) Information contained in [Section 27-282](#)(e), provided that the locations of all improvements may be moved, altered, and revised within an established development envelope. No building permit may be issued without certification of a site plan by the Planning Director. Provided the property is designated in the County General Plan as a Metropolitan Center, the addition of residential dwellings, not to exceed two thousand five hundred (2,500) units, shall not require a revision to an approved Conceptual Site Plan. Building permits for residential dwellings shall not be issued until construction of the convention center/hotel has commenced.
- (e) The requirements of Part 3, Division 9, Subdivision 3, and [Section 27-546](#) of this Subtitle do not apply to the processing or approval of a Detailed Site Plan for a Waterfront Entertainment/Retail Complex. The Planning Board shall consider Detailed Site Plans for Waterfront Entertainment/Retail Complexes in accordance with the following procedures:
 - (1) Unless waived pursuant to [Section 27-445.08](#)(c), a Detailed Site Plan shall be approved by the Planning Board prior to the issuance of any building or use and occupancy permit.
 - (2) The Planning Board shall review the Detailed Site Plan for compliance with this Section.
 - (3) The Planning Board shall give due consideration to all comments received from other agencies.
 - (4) The Planning Board shall only consider the plan at a regularly scheduled meeting of the Planning Board after a duly advertised public hearing.
 - (5) The Planning Board shall approve, approve with modification, or disapprove the Detailed Site Plan, and shall state its reasons for the action.
 - (6) The Planning Board's decision shall be embodied in a resolution adopted at a

regularly scheduled public meeting, a copy of which shall be sent to all persons of record (in the Detailed Site Plan approval process) and the District Council.

- (f) The Planning Board may approve a Detailed Site Plan for a Waterfront Entertainment/Retail Complex if it finds the plan is in conformance with the approved Conceptual Site Plan, provides sufficient design guidelines, compatible location of uses and activities, and general safeguards to decrease or eliminate harmful impacts on adjacent property, while providing flexibility in design and development.

(CB-44-1997; CB-20-2005)

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

- (a) Artists' residential studios permitted by Special Permit (SP) in the use tables shall meet the following requirements:
 - (1) Each artist unit shall combine individual studio and residential space to create an integrated living and working environment. Artists' residential studios may also provide areas for artists' use as common workspace or performance, office, or storage space.
 - (2) Each artist unit shall have at least 700 square feet of space.
- (b) The following uses are permitted in artists' residential studios and performance arts centers, subject to restrictions in the definitions of those uses, and with additional restrictions as indicated:
 - (1) Offices for artists, arts organizations, community organizations, and municipalities are permitted. All other office uses are prohibited.
 - (2) Uses permitted in the C-S-C Zone in Category (1), Commercial, of the commercial use table in [Section 27-461](#)(b) are permitted if they are included in Subcategory (A), Eating or Drinking Establishments; Subcategory (D), Services; or Subcategory (E), Trade.
 - (3) Uses stated in the commercial use table in Category (2), Institutional/Educational; Category (3), Miscellaneous; and Category (4), Public/Quasi Public, are permitted.
 - (4) All permitted Category (1), Category (2), Category (3), and Category (4) uses shall meet restrictions and requirements indicated in the commercial use table for the C-S-C Zone.
- (c) The Planning Board shall review all proposed signs when reviewing a Special Permit application for proposed artists' residential studios or performance arts centers. The signage schedule shall follow the requirements in Part 12 for similar uses, unless the owner shows that its proposed schedule meets the purposes of the sign regulations.
- (d) Off-street parking requirements in Part 11 do not apply to artists' residential studios or performance arts centers.

- (1) The Planning Board shall review and approve an off-street parking schedule when reviewing a Special Permit application for the proposed use.
- (2) The Planning Board shall consider the following when reviewing an off-street parking schedule:
 - (A) The likelihood that different uses in artists' residential studios or performance arts centers will share parking spaces because of variations in times of peak demand;
 - (B) The availability of on-street parking or other parking on nearby properties;
 - (C) The availability of public transit for residents, patrons, or visitors; and
 - (D) Parking requirements in Part 11 that would apply to similar uses.

(CB-12-2001)

Sec. 27-445.10 - Residential Revitalization.

(a) Applicability.

- (1) Residential Revitalization, as defined in this Subtitle and as permitted in the Table of Uses in Part 5 or in Part 10 of this Subtitle, shall be limited to any form of existing multifamily or attached one-family dwelling units or unimproved property located in a Revitalization Tax Credit District, on which multifamily dwelling units existed on January 1, 2001, but were subsequently razed voluntarily, as a result of condemnation proceedings initiated by the County, or as requested by the Redevelopment Authority of Prince George's County ("Redevelopment Authority") on property for which the Redevelopment Authority is title owner.
- (2) This section is not applicable to any other property.

(b) Requirements.

- (1) Dwelling units, or property on which they formerly existed, as described in (a)(1) of this Section may be replaced by proposed multifamily, attached one-family or two-family, or detached one-family dwelling units in a Residential Revitalization project.
- (2) The dwelling units, or property as described in (b)(1) above, shall have or have had a minimum density of twelve (12) units per acre of the net lot or tract area.
- (3) The number, location, and design of compact and standard parking spaces shown on the approved Detailed Site Plan shall constitute the parking design regulations for the development.
- (4) Regulations concerning the height of structures, lot size and coverage, frontage, setbacks, density, number of uses, and other requirements of the specific zone do not apply to uses and structures in a Residential Revitalization project. The

dimensions shown on the approved Detailed Site Plan shall constitute the development regulations.



- (5) The normal parking requirement shall be reduced by thirty percent (30%). An additional reduction may be allowed upon a determination that:
 - (A) An additional reduction is necessary to alleviate conditions that are particular to the proposed use, given its nature at this location, or to alleviate conditions which are prevalent in older areas of the County which were predominately developed prior to November 29, 1949; and
 - (B) The additional reduction will not infringe upon the parking and loading needs of adjacent residential areas.
- (6) The project shall comply with the requirements of the Landscape Manual to the extent that is practical.

(c) **Findings.**

In approving a Residential Revitalization project, the Planning Board shall find that the project:

- (1) Improves a deteriorated, obsolete, or demolished multifamily or attached one-family dwelling unit development by replacing or rehabilitating dwellings, improving structures, or renovating and improving other facilities;
- (2) Maintains or improves the architectural character of the buildings so that they are compatible with surrounding properties;
- (3) Serves a need for housing in the neighborhood or community;
- (4) Benefits project residents and property owners in the neighborhood;
- (5) Conforms with the housing goals and priorities as described in the current "Housing and Community Development Consolidated Plan," for Prince George's County; and
- (6) Conforms to either specific land use recommendations or principles and guidelines for residential development within the applicable Master Plan.

(d) **Site Plans.**

- (1) A Detailed Site Plan shall be approved for all Residential Revitalization, in accordance with Part 3, Division 9, of this Subtitle.
- (2) Site plan review shall include the approval of architectural elements including but not limited to building materials, typical building elevations, signs and outdoor lighting.

(e) **Mandatory Referrals.**

After the Planning Department accepts an application for processing, copies shall be referred for review and comment to the County's Department of Housing and Community Development, any municipality whose boundaries are located within one-half mile of the project and any other agencies

determined by the Planning Director.



(CB-58-2001; CB-13-2011; CB-89-2014; CB-24-2016; CB-95-2016; CB-22-2019)

Sec. 27-445.11. - Golf courses.

- (a) Property on which there is a legally operating golf course shall immediately be placed in the Open Space (O-S) Zone once such use ceases to exist, until the District Council approves another zone for the property. A golf course use ceases on the first date when golfers (members of the public or members of the golf club) are prohibited on a permanent basis from playing on the course. The course operator, within thirty (30) days, shall send notice of the date golf course operations ceased by certified mail, return receipt requested, to the Department of Permitting, Inspections, and Enforcement, the Planning Director, each municipality within a mile of the course, each civic association covering any part of the course, and each owner whose property adjoins the course.

(CB-3-2006; CB-29-2014)

Sec. 27-445.12. - Bulk regulations for Conservation Subdivisions and Public Benefit Conservation Subdivisions.

- (a) **Density and lot design.**

- (1) Density. The density of a conservation subdivision shall conform to Table 1 below.

(a) **TABLE 1 - DENSITY AND MINIMUM NET LOT AREA, AND LOT/WIDTH FRONTAGE**

Zoning District	Maximum Density (dwelling units per net tract area)	Minimum Net Lot Area	Minimum Lot Width at the front building line and front street line	Minimum Lot Width at the building line and street line adjacent to a scenic or historic road	Minimum Lot Width at the front street line on a cul-de-sac
O-S	0.2	40,000 square feet	80 feet	200 feet	50 feet
R-A	0.5	30,000 square feet	80 feet	200 feet	50 feet
R-E	1.08	20,000 square feet	60 feet	200 feet	45 feet
R-R	2.17	10,000 square feet	60 feet	200 feet	45 feet

R-R Public Benefit Conservation Subdivision One Family Detached Dwelling	2.17	6,500 square feet	60 feet	200 feet	45 feet
Public Benefit Conservation Subdivision Townhouse, One-Family Semi-detached or One-Family Metropolitan Dwelling	2.17	1,800 square feet			

(2) **Net lot area.** The minimum net lot area required for each residential lot in a conservation subdivision is established in Table 1. The contiguous net lot area counted toward the minimum lot area must be located outside of the 100-year floodplain and environmentally regulated areas, including primary management areas as defined by [Section 24-101](#) and expanded buffers, as defined by [Section 24-130](#). Lot area greater than the minimum net lot area may be encumbered by these features. One (1) dwelling unit is permitted on each conservation lot and shall be included in the calculation of allowable density of the net tract area.

(3) **Maximum net lot coverage.** Lot coverage shall not exceed the following:

(a) **TABLE 2 - MAXIMUM NET LOT COVERAGE**

Zoning District	Lot Size							
	1,800 square feet	6,000 - 9,999 square feet	10,000 - 19,999 square feet	20,000 - 29,999 square feet	30,000 - 39,999 square feet	40,000 square feet - 2 acres	Over 2 but less than 5 acres	5 or more acres
O-S	—	—	—	—	—	20%	10%	5%
R-A	—	—	—	—	25%	20%	10%	5%
R-E	—	—	—	25%	25%	20%	10%	5%
R-R	—	—	30%	25%	25%	20%	10%	5%

R-R Public Benefit Conservation Subdivision One-Family Detached		55%	35%	25%	25%	20%	10%	5%
R-R Public Benefit Conservation Subdivision One-Family Semi-attached	25%	55%	35%	25%	25%	20%	10%	5%
R-R Public Benefit Conservation Subdivision One-Family Metropolitan	25%	55%	35%	25%	25%	20%	10%	5%
R-R Public Benefit Conservation Subdivision Townhouse	25%	55%	35%	25%	25%	20%	10%	5%

(4) Yards. Main building setbacks shall meet the following standards:

(a) TABLE 3 - YARDS

	Zone			
	O-S	R-A	R-E	R-R
Internal yards, Residential Development Area:				
Front yard	25 feet	25 feet	25 feet	20 feet
Side Yard	15 feet	15 feet	10 feet	5 feet
Rear Yard	25 feet	25 feet	25 feet	20 feet
Corner lot where the side or rear of the dwelling is oriented toward a street or driveway	50 feet	50 feet	40 feet	40 feet

Corner lot where the side or rear of the dwelling is oriented toward a street or driveway in a Public Benefit Conservation Subdivision	—	—	—	20 feet
From agriculturally used land on a conservation parcel or lot	150 feet	150 feet	150 feet	150 feet
Yards from abutting properties and perimeter streets:				
From agriculturally used land on a conservation parcel or lot	150 feet	150 feet	150 feet	150 feet
From perimeter street, below collector	25 feet	25 feet	25 feet	25 feet
Front yard	25 feet	25 feet	25 feet	20 feet
Side Yard	15 feet	15 feet	10 feet	5 feet
Rear Yard	25 feet	25 feet	25 feet	20 feet
Scenic Historic Road	150 feet	150 feet	150 feet	150 feet
Existing or planned roadway of collector classification or higher	50 feet	50 feet	50 feet	50 feet
Conservation Lot/or Parcel:				
Additional setbacks may be established by the preliminary plat in all zones, and reflected on the record plat as building restriction lines.				
Agricultural Buildings:				
Existing agricultural buildings are exempt from setback and height requirements				
For townhouses, one-family semidetached, and one-family metropolitan dwellings, specific individual yards are not required. Instead, at least eight hundred (800) square feet per lot shall be allocated for front, side, or rear yard purposes; however, the actual yard area may be reduced to not less than five hundred (500) square feet for the purpose of providing steps, terraces and open porches (decks) which project into the otherwise required yard area. Not more than three (3) continuous, attached dwellings may have the same setback. Variations in setbacks shall be at least two (2) feet.				

- (b) **Regulations.** Additional regulations concerning the location, size and other provisions for buildings, structures, accessory structures and uses are as provided for in Subtitle 27 and the Landscape Manual.

(CB-6-2006; CB-32-2008)

Sec. 27-445.13. - Bed-and-Breakfast Inn.

- (a) A bed-and-breakfast inn is permitted subject to the following:
- (1) The primary use of the structure and property shall be residential, and the property shall be owner-occupied and managed. No more than two nonresident persons may be employed on the premises.

- (2) Interior residential features shall be retained in a manner that will allow re-conversion to use, and the maximum number of guest rooms shall be eight (8).
- (3) Meals shall be served only to customers who are actually using the bed-and-breakfast inn accommodations overnight, nonpaying residents, or their bona fide guests.
- (4) Parking shall be provided on site with one additional space required for each room that is available to be rented.
- (5) A bed-and-breakfast inn shall not have any sign or other evidence of its use except one (1) sign not exceeding 2 feet by 3 feet in area, which may be double-faced and illuminated but no internally illuminated or back-lit signs are permitted. Other than an authorized sign, the bed-and-breakfast inn shall be maintained and landscaped to eliminate outward signs of transient use, and shall be compatible with the neighborhood surroundings.

(CB-39-2009)

Sec. 27-445.14. - Group residential facility.

- (a) A group residential facility for more than eight (8) mentally handicapped dependent persons, or for five (5) or more other dependent persons, may be permitted, subject to the following:
 - (1) The applicant shall demonstrate that there is a need for the facility; and
 - (2) The premises shall be under supervision at all times.
- (b) A statement shall be submitted explaining:
 - (1) The character of the facility;
 - (2) The program's policies and goals, and means proposed to accomplish the goals;
 - (3) The characteristics of the service population and number of residents to be served;
 - (4) The operating methods and procedures to be used; and
 - (5) Any other aspects pertinent to the facility's program.
- (c) All State and private operators of juvenile group residential facilities are subject to a reporting requirement. The Department of Permitting, Inspections, and Enforcement, the Police Department, and the Maryland National Capital Park and Planning Commission shall establish procedures to implement the reporting requirement for juvenile group residential facilities. The procedures shall be submitted to the District Council for approval on or before March 15, 2013. The purpose and intent of reporting by juvenile group residential facilities is to promote the health, safety and welfare of the citizens and residents of the County to prevent or control the detrimental effects of juvenile crime in the County.

(CB-29-2012; CB-29-2014)

**Sec. 27-445.15. - Business Advancement and Food Access Infill.**

- (a) Applicability. As permitted in the Residential Use Tables in [Section 27-441](#) of this Subtitle, the following additional requirements apply to development or redevelopment in the County proposing Business Advancement and Food Access Infill uses, as defined in [Section 27-107.01](#) of this Subtitle:
- (1) the proposed use shall be located in a Revitalization Tax Credit District Census Tract;
 - (2) the proposed use shall be located within a Historically Underutilized Business ("HUB") Zone;
 - (3) the proposed use is located at the intersection of two (2) four-lane, divided roadways, one of which is a State road with functional transportation classification as an expressway; and
 - (4) the property on which the proposed uses will be located has a land area of at least eight (8) acres and abuts property in the R-10 (Multifamily High Density Residential) Zone.
- (b) Other Requirements.
- (1) The prescriptions set forth in [Section 27-442](#) of this Subtitle shall not apply to the uses and structures within a Business Advancement and Food Access Infill development project. The dimensions and structures shown on the approved detailed site plan for the project shall serve as the development regulations for the project.
 - (2) All Business Advancement and Food Access Infill development shall be subject to detailed site plan approval process in accordance with Division 9, Part 3 of this Subtitle.
 - (3) The detailed site plan review shall include review and approval of architectural elements, including building materials, typical building elevations, signs, and outdoor lighting.
 - (4) Where the proposed use includes a gas station, the detailed site plan review shall also include review of all building elevations to ensure durability and compatibility with the architecture of surrounding buildings internal to the site. In addition, where the subject property has a prior approved detailed site plan, development of the gas station use shall conform, to the maximum extent possible, with the terms of such prior site plan approval.
 - (5) All consolidated storage for a Business Advancement and Food Access Infill development shall meet the requirements set forth in Sections [27-344.01](#)(a)(5), (6), and (7) of this Subtitle.

(CB-62-2015; CB-83-2018)

**Sec. 27-445.16. - Medical Cannabis Uses—Growers and Processors (O-S Zone).**

- (a) The boundaries of property used for Medical Cannabis Grower and/or Processor uses shall be at least 500 feet from:
 - (1) any R-A, R-E, R-L, R-R, R-S, R-80, or R-55 Zone;
 - (2) any land owned by the Maryland-National Capital Park and Planning Commission; and
 - (3) any school land uses.
- (b) Minimum parking required shall be at least equivalent to minimum parking requirements prescribed within Part 11 of this Subtitle for a wholesale establishment, unless a Departure from Parking and Loading Standards is approved in accordance with the requirements of this Subtitle.
- (c) Medical Cannabis Grower and/or Processor is not permitted as an accessory use.
- (d) Buildings, structures, and parking shall be setback from property lines by at least 200 feet.
- (e) The minimum net lot area shall be 10 acres.
- (f) Cultivation may be conducted outdoors pursuant to State licensing regulations. All other aspects of the uses shall be conducted within a fully enclosed building, in accordance with all applicable laws, rules, and regulations.
- (g) Outdoor cultivation areas shall be set back at least 100 feet from a street and/or property line and fenced in accordance with applicable State licensing regulations; and a planted bufferyard between the fence line and cultivation area shall be installed.
- (h) Outdoor signage shall be limited to building mounted signs and advertisement for cannabis or cannabis products is prohibited.

(CB-5-2016)

Sec. 27-445.17. - Eleemosynary or philanthropic institutions for survivors of domestic violence.

- (a) Legislative Findings. The Council finds that incidents reporting violent crimes related to domestic violence continue to increase and pose a substantial threat to the public health, safety, and welfare. The Council further finds that, in order further an important governmental interest to protect the well-being of the citizens and residents of the County, it is necessary to incentivize development for certain eleemosynary or philanthropic institutions specifically tailored to provide, discreetly and confidentially, a spectrum of services appropriate to address the specific needs of survivors of domestic violence.

- (b) Notwithstanding any requirement set forth in this Subtitle, an adaptive reuse of an existing building containing no more than 10,000 square feet of gross floor area situated on a lot or parcel with area not exceeding 1 acre used by an eleemosynary or philanthropic institution providing temporary emergency shelter, family, and/or social services for survivors of domestic violence and their families shall be a permitted use in the R-R (Rural Residential) Zone.

(CB-18-2016)

Sec. 27-445.18. - Mental Health and Behavioral Services Program to operate within an existing private school.

- (a) A Mental Health and Behavioral Services Program to operate within an existing private school permitted (P) in the Table of Uses shall be subject to the following requirements:
- (1) The program shall be operated by a [501\(c\)\(3\)](#) charitable organization and may include child developmental services, therapeutic educational programs and school readiness programs.
 - (2) Site Plan,
 - (A) A Detailed Site Plan for a private school may be modified pursuant to [Section 27-289\(c\)](#) (Limited minor amendment, Planning Director) to include the Mental Health and Behavioral Services Program use and shall include the total number of students and hours of operation. The notice shall be posted in accordance with the requirements of [Section 27-125.03\(b\)](#).

(CB-30-2016)

Sec. 27-445.19. - Tourist Home as an "Accessory Use".

- (a) "Tourist Home" as an "Accessory Use" to a "Dwelling" permitted (P) in the Table of Uses shall be subject to the following requirements:
- (1) The "Tourist Home" shall be an "Accessory Use" to a principal "Use" as a "Dwelling," which principal "Use" is permitted (P) in the Table of Uses;
 - (2) The "Tourist Home" "Accessory Use" may be located in a principal "Building" or an "Accessory Building;"
 - (3) The "Tourist Home" "Accessory Use" shall be rented for no more than thirty (30) consecutive days and no more than a total of ninety (90) days, if not occupied by the owner or no more than one hundred eighty (180) days if occupied by the owner, over a single calendar year;
 - (4) The number of occupants using the "Tourist Home" "Accessory Use" at any one time shall not exceed eight (8) guests at any one time and there shall not be more than three (3) guests per bedroom;
 - (5) The owner of the property hosting the "Tourist Home" accessory use obtains and

maintains the appropriate and required licenses from the Department of Permitting, Inspections and Enforcements and other applicable license authorities; and

- (6) The owner of the property hosting the "Tourist Home" "Accessory Use" shall collect and remit all applicable taxes.

(CB-10-2018)

Editor's note— Section 4 of CB-10-2018 (DR-3) states that these provisions shall take effect on October 1, 2019.

< Sec. 27-418.01. through Sec. 27-418.04. - Repealed.

PART 6. - COMMERCIAL ZONES. >