

Implementation



The Arts District sector plan proposals will be implemented through an ongoing county planning and programming process that involves federal, state, county (including County Council and Planning Board), and municipal governments, citizens and private developers. This ongoing planning and programming process includes, but is not limited to, implementation of the Approved FY 2003-2008 Capital Improvement Program (CIP), the State Highway Administration's Consolidated Transportation Program, and the Water and Sewer Plan, as well as review and recommendations concerning mandatory referrals from various government agencies; revisions and additions to land development regulations; and daily review of and recommendations and/or action on zoning map amendment petitions, special exceptions, departures from design standards, proposals for the subdivision of land, variances, and applications for building permits.

The success of the plan depends heavily upon the future decisions and actions of both the public and the private sectors. In the private sector, most implementation is achieved through responsible developers and citizens. Implementation that is motivated by a desire to protect private interests while considering the future of the entire community will most effectively achieve the potential of the Arts District.

Implementation of the General Plan and area master plans and/or sector plans occurs through a range of actions taken by, or in relation to, different levels of government and the related agencies and private groups and individuals. Public and private sector investments will reflect the various available resources. Successful implementation of plan recommendations will require the following ongoing actions:

- The commitment of both public and private resources—including county, state, and federal agencies, as well as a host of community groups, private property owners, and businesses—will be required. It will take the continued interest of citizen organizations to monitor the county and M-NCPPC budget and CIP, and to cyclically review these strategies at civic group meetings, in order to carry out the recommendations.
- It is important to set priorities based on what can be realistically accomplished given available funding and community support.

Although the implementation strategies set timeframes for action, these estimates could be modified over time for various reasons. A coalition of representatives of the various sectors, including elected officials, should be convened to identify timeframes and to review and chart a course of action to achieve the vision of the Arts District.

ACTION PLAN

This sector plan includes a land use plan and a sectional map amendment. The sectional map amendment contains the approved zoning changes needed to implement the land use recommendations. Since land use and zoning recommendations alone will not draw developers to the Arts District, strategies and actions are proposed to address the range of interrelated issues and to establish priorities for both short- and long-term projects. The implementation actions listed in Table 9 identify those plan recommendations that would not be implemented through the development application process or public sector requirements. The table relates the plan’s recommendations to suggested action steps, the anticipated parties that would be involved, and the timeframe in which the recommendation should be implemented.

Table 9: Action Plan		
Proposed Action	Parties Involved (Lead in Bold Type)	Priority Phasing (S=Short Term, 1–3 Years; L=Long Term, More Than 3 Years)
<i>Area Planning and Economic Development:</i>		
Prepare a sector plan to create a mixed-use environment that celebrates the diversity of arts and entertainment in the lower US 1 corridor and an SMA to accommodate art and entertainment uses.	M-NCPPC , Redevelopment Authority, Department of Environmental Resources (DER), County Council, municipalities, Gateway CDC, Hyattsville CDC, residents, business and property owners.	(S) In progress.
Develop plans and programs to construct the four anchor projects—Mount Rainier Artists Live/Work project, Brentwood Artists Live/Work project, The African-American Heritage Cultural Center, and Hyattsville Artists Live/Work project.	Redevelopment Authority, Gateway CDC , Artspace Project, Inc., M-NCPPC, Revenue Authority, Hyattsville CDC, residents, business and property owners.	(S) In progress.
Revive interjurisdictional police protection coordination efforts and develop compatible police communication systems.	County and municipality police departments , municipalities, District of Columbia Police Department.	(S) Require interjurisdictional cooperation.

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Proposed Action	Parties Involved (Lead in Bold Type)	Priority Phasing (S=Short Term, 1–3 Years; L=Long Term, More Than 3 Years)
Develop plans and programs to integrate the stream valley park as a part of the Arts District.	M-NCPPC, Army Corps of Engineers, Department of Environmental Resources (DER), WSSC, residents, business and property owners, Anacostia Trails Heritage Area, Anacostia Watershed Society, Gateway CDC, Hyattsville CDC.	(S) Murals, some planting, and gateway features may begin initially. (L) Re-engineering and implementation of site changes in the floodplain area dependent upon joint study and funding.
Explore and create funding vehicles and grants for business, redevelopment and technical assistance, especially targeted to arts-related businesses.	Redevelopment Authority, Gateway CDC, Hyattsville CDC, County Council, County Executive, business associations.	(S) In progress.
Recruit or develop specialty commercial and new residential for town centers.	Gateway CDC, Hyattsville CDC, municipalities, Redevelopment Authority, M-NCPPC, residents, business and property owners.	(S) In progress.
Develop a parcel assembly information and assistance center.	Gateway CDC, Hyattsville CDC, Redevelopment Authority, M-NCPPC, municipalities, business and property owners.	(S) A plan should be developed and initialized as soon as possible.
Create and operate an arts incubator center where artists can meet and discuss ideas.	Private sector, Gateway CDC, Hyattsville CDC.	(S) Should be private sector initiated but supported initially with public resources.

Table 9: Action Plan		
Proposed Action	Parties Involved (Lead in Bold Type)	Priority Phasing (S=Short Term, 1–3 Years; L=Long Term, More Than 3 Years)
Area Identity		
Develop marketing plans and programs for the Arts District.	Gateway CDC, Hyattsville CDC, Redevelopment Authority, M-NCPPC, municipalities, residents, business and property owners.	(S) When a management entity has been established.
Prepare an identity campaign in the Arts District.	Gateway CDC, Hyattsville CDC, Redevelopment Authority, M-NCPPC, residents, business and property owners	(L)
Organize and promote Arts District festivals and other public arts-related events and activities.	Gateway CDC, Hyattsville CDC, M-NCPPC, Redevelopment Authority, the University of Maryland, residents, business and property owners.	(L) As part of a long-term economic development strategy for the corridor.
Create a four-town business association to market the area and spearhead beautification of commercial streets.	Gateway CDC, Hyattsville CDC, Redevelopment Authority, business and property owners, municipalities, M-NCPPC.	(L) When an identity for marketing purposes has been established.
Improvements to Transportation Infrastructure:		
Improve streetscape along major roads to increase the walkability of the neighborhoods in the Arts District.	SHA (US 1), municipalities, Gateway CDC, Hyattsville CDC, DPW&T (East West Highway), Department of Environmental Resources (DER), M-NCPPC, residents, business and property owners, the University of Maryland.	(S) In progress along US 1.
Develop a plan and program to create a shuttle bus system to link the Arts District to the Prince George’s Plaza and West Hyattsville Metro Stations, and to the University of Maryland, College Park.	DPW&T, Redevelopment Authority, M-NCPPC, Gateway CDC, WMATA, municipalities, the University of Maryland Shuttle UM, residents, business and property owners.	(L) As town centers show an increase of 200 residential units or 10 restaurants.
Create a parking district for the Arts District along the US 1 corridor.	Revenue Authority, County Council, County Executive, municipalities, Gateway CDC, Hyattsville CDC, M-NCPPC, Redevelopment Authority.	(S) Requires the support of the County Executive, County Council, and municipalities.

Table 9: Action Plan		
Proposed Action	Parties Involved (Lead in Bold Type)	Priority Phasing (S=Short Term, 1–3 Years; L=Long Term, More Than 3 Years)
Coordinate and implement design and construction of Artways pedestrian connections between Metro and US 1 communities. Promote name change of West Hyattsville Metro Station to reflect the Arts District.	Municipalities/Citizens , DPW&T, M-NCPPC, SHA, WMATA, Redevelopment Authority, Gateway CDC, Hyattsville CDC.	(L) Requires substantial time investment, may occur incrementally or with funding.
<i>Community Arts Development and Support:</i>		
Compile an inventory of public spaces and develop a detailed plan for their future uses, identify areas for future acquisition and development.	Gateway CDC, Hyattsville CDC , M-NCPPC, municipalities, residents, business and property owners.	(S)
Promote arts education and instruction by holding arts and education workshops, an arts youth summit, and invest in youth-oriented business, continue to support the arts magnet school status and artists in residence.	Gateway CDC, Hyattsville CDC , Redevelopment Authority, the University of Maryland, Board of Education.	(S) On-going, or in planning stages.
Enhance existing libraries by adding more space for art display, public meeting rooms, and art materials.	County Library System, Board of Education, Friends of Mount Rainier Library.	(L)
<i>Zoning Code Enforcement:</i>		
Inform and provide DER with a list of illegal businesses without use and occupancy (U and O) permits; DER normally conducts zoning code enforcement in response to complaints.	City of Mount Rainier, Town of Brentwood, Town of North Brentwood, City of Hyattsville, Department of Environmental Resources, M-NCPPC.	(S) On-going.

REVITALIZATION TOOLS

The following incentives and techniques can be employed to remove constraints to development and build on specific opportunities created by the Arts District. They range from relatively “soft” incentives and programs to “hard” subsidies or direct assistance by the public sector.

Arts & Entertainment District Tax Incentives¹

Certified arts and entertainment (A&E) businesses (businesses dedicated to the visual and/or performing arts as defined by the State of Maryland) may earn tax abatements for improvements made to their properties, if those improvements are made for arts-related uses. This incentive does not apply to new construction and is for renovations only.

A property tax credit may be granted for the increased assessment due to renovations on a manufacturing, commercial or industrial building that is located in an A&E district and is wholly or partially renovated for use by a qualified residing artist or an A&E enterprise. Nonprofits that pay property taxes may qualify for the property tax credit.

All businesses in the A&E district will be exempt from the state’s admissions and amusement tax.

Artists who live and sell their work in the A&E district are eligible for income tax relief on income derived from the sales within the district.

Revitalization Property Tax Credit

The majority of the sector plan area is within census tracts that are eligible for the county’s revitalization property tax credit program. This program uses a diminishing county property tax credit over several years for assessable improvements made to commercial, industrial, and residential projects.

The tax credits are intended to help enhance the financial feasibility of a project by reducing operating costs. Qualifying commercial projects receive a graduated 20 percent tax credit over 5 years, beginning with a 100 percent credit the first year and dropping to 80 percent in the second year, 60 percent in the third year, 40 percent in the fourth year, and 20 percent in the fifth year. Residential property taxes are abated 100 percent in the first year, 66 percent in the second year, and 33 percent in the third year.

Brownfield Ordinances

Municipalities may adopt local brownfield ordinances that limit the liability of property owners and can provide a list of priority brownfield sites to

¹ These incentives apply only to the Arts and Entertainment District designated by the State of Maryland. See Map 9, Public and Private Investment, for the boundaries.

the State of Maryland. This will make property owners of brownfield sites eligible to apply to the Brownfield Revitalization Program of the Maryland Department of Business and Economic Development. This program offers financing for clean-up costs. The limited liability will facilitate transfer of ownership and redevelopment of potentially contaminated industrial properties. This program offers tax credits or financial assistance for the cost of Phase I and Phase II assessments to clean-up contaminated sites for redevelopment.

High-Technology Growth And Development Incentive Package

The Prince George's County Economic Development Corporation (PGCEDC) provides the high-technology growth and development incentive package. This program provides a three-part incentive for high-technology companies expanding in or newly locating within the county. Property tax credits are available for new construction, substantial renovation, or expansion of high-technology businesses for the same amounts and time periods as those discussed above. Personal property tax exemptions are also available for up to 100 percent for certain property used in research and development. The third component of this package includes a fast track site development plan process.

Marketing and Promotion

The Gateway Arts and Entertainment District management team has been crafting the message of the Arts District and is developing logos, slogans, and a campaign to promote the Arts District. Achieving a high-quality, mixed-use environment will require strengthening the existing art and business communities' ability to thrive, recruiting new artists and residents, and developing appropriate areas for specialty retailers, start-up small businesses, and expanding companies. The minimal marketing and promotion of the Arts District has already attracted interest and growth. National and international artistic circles have heard about the area and ongoing activities, but a focused promotional campaign will be needed to create higher-quality projects and support specialty shops and restaurants.

Streamlined Development Approval Process

A development approval process that is streamlined and understandable to the development community saves time and limits financial risk exposure. The development community has consistently encouraged a development process that is predictable but flexible in its application. Flexibility is considered attractive; uncertainty is not.

Publicizing the development review process and assistance to the development community in understanding design standards and available incentives may induce redevelopment. The Development District Overlay

Zone (DDOZ) and its development district standards and guidelines specify minimum standards so that developers can ascertain expectations and risks before committing to the project and review process. The DDOZ development district standards allow reasonable deviations to development regulations during an optional detailed site plan review process. The town center, arts production and entertainment, neighborhood arts and production, and neighborhood commercial character areas encourage mixed-use development by removing the requirement to seek rezoning of a commercial zone to allow residential use.

There are many ways that review time for permits may be reduced. Developers should meet with both the M-NCPPC Prince George's County Planning Department and the Prince George's County Department of Environmental Resources (DER) before the construction documents are drawn and submitted for permits to ensure that the project concept meets minimum design standards and applicable sections of the Zoning Ordinance. The Planning Department's area planner and Planning Information Services staff, municipal personnel and PGCEDC can assist developers and property owners in understanding requirements and can facilitate meetings with appropriate personnel. In addition, the Planning Department can assist developers by estimating the time that will be involved in the approval process and offer information on how to maximize available incentives.

The Arts District DDOZ allows predictability through urban design standards. These set minimums and maximums for the building envelope, the streetscape, and the street wall; address concerns regarding safety and environment; and set the minimum definitions of a human-scale environment. Projects under four acres in size, not located on land considered a gateway site (see Map 11, Gateway and View Terminus Sites), and which meet the minimum urban design standards are exempt from detailed site plan review. These projects are subject only to staff level review for permits if minimum design standards are met, a considerable saving in time and cost. Urban design standards retain property values by assuring investors that subsequent projects will meet the same standards in design quality. Designated priority projects may be granted within a shorter timeframe.

DER offers incentives through both design and review flexibility. These programs include low-impact development, which allows alternative stormwater management methods that save design and construction costs and retain buildable area, the commercial inspection program that allows qualifying projects to hire certified inspectors at various phases, the Expedited Building Plans Review Program, where a peer reviewer may complete and certify that submitted drawings are to code, which reduces review time and filing fees, and the building only review process. Contact DER for information on these programs.



One or more attractive parking garages may at some time be needed to support the Arts District.

The county offers a limited number of Washington Suburban Sanitary Commission waivers to qualified developments for systems development charges (SDCs) as determined by the county. Developers who are razing existing buildings to redevelop sites may also have their building audited by WSSC for a SDC fixture credit, or a credit of existing fixtures to be subtracted on a one-to-one basis from the new building's total fixtures.

Flexible Parking Regulations

Parking regulations that minimize the provision of on-site parking and maximize the opportunities for shared-use parking in mixed-use development areas are an incentive that can help attract new development. Accordingly, the Arts District sector plan's parking standards have been designed to support, not penalize, mixed-use development and nontraditional uses such as artists' studios, which may have a greater ratio of floor area to parking spaces. Parking maximums have been developed along with parking credit reductions where shared use and structured parking is provided.

Special Assessment Districts

Special assessment districts are often designated as a means of providing a steady revenue source to fund improvements and/or programs intended to benefit all properties or businesses within the district. Typically private property owners pay an additional assessment fee within a special assessment district. Once collected, the revenue is then reinvested back into the area for district-directed improvements and/or programs. Special assessment districts could be a valuable tool in funding parking development and operations, public amenities (parks and art), other pedestrian/bicycle-friendly infrastructure, and services (maintenance, marketing, etc.) in the town center and main street areas. The Bethesda commercial district uses a special assessment district to finance and maintain streetscape improvements and parking structures.

Presently the US 1 corridor lacks a means to collectively raise revenue from existing businesses that can then be returned to these same businesses and/or property owners in terms of area-wide benefits. To institute a special assessment district requires that the property owners within the proposed district agree to (1) a special assessment and (2) the use of the additional special assessment revenue within the assessment district.

Tax-Increment Financing Districts

Tax-increment financing (TIF) is a flexible economic development tool used by many jurisdictions. Under this technique, property tax revenues are frozen at the time a TIF district is established. This base level of revenue will continue to flow to the taxing entities over the life of the district. However, as

development and redevelopment occur in the district, property tax revenues increase. This increase in property tax revenue from the base year (or the increment) is retained in a special allocation fund (TIF fund). The monies in the TIF fund are reinvested back into the TIF district. These funds can be used to purchase land and/or fund capital investment through TIF revenue bonds. Use of TIF programs can be an important source of financing joint development projects.

Overall, TIF revenues ensure that the success in a given district generates revenues to support additional investment in the district. Tax-increment financing does not increase property taxes. The revenues generated from the district could help support land assembly, land write-downs, and infrastructure development for target projects in the corridor area as well as the provision of amenities. However, it is important to recognize that the use of TIF restricts county access, thus making this additional tax revenue not available for county general fund purposes.

Public Parking

Public parking is appropriate when a range of land uses, rather than a single user, benefit from the parking. Ideally, initial shared parking lots could become the site of future structured parking when the need arises.

The Prince George's County Revenue Authority's mission is to create revenue streams for the county and encourage economic development. The Revenue Authority (RA), with direction from the County Executive, may construct and operate public parking in the Arts District. As initial costs may be high, partnerships with a municipality, the RA, a business association, or other entity may be required. RA, with the approval of a municipality and the direction of the County Council, may also create a parking district within any municipal commercial area. A parking district collects parking fees for all public parking spaces in the district from individual users, commercial center businesses, or an alternative entity such as a business association. Initial financing would come from noncity sources, but over the long run, projected parking revenue must be sufficient to pay off the construction, financing and maintenance.

Municipalities also finance, provide, and maintain on-street and shared parking facilities to be used by area businesses.

The plan's DDOZ standards allow a waiver of all on-site parking requirements, provided an in-lieu parking fee program is established to encourage public parking in the town center and arts production and entertainment areas. The in-lieu parking fee is typically reasonable, and rarely does it approach the true cost of providing parking.

Public Safety

Several crime-prevention and public safety programs are largely in place within the Arts District, but according to local officials, require greater emphasis. The following are in accordance with the cross-border initiatives promoted by the Office of the State’s Attorney for Prince George’s County:

Communications

There is an identified need for increased and improved communications between the multiplicity of police departments serving the Arts District and the adjacent section of the District of Columbia. Improved communication should include regular meetings and consideration of equipment compatibility.

Community-Oriented Policing

The current county police chief recommends increased reliance upon the community-oriented policing program. The department developed this program to make the policing method less call-oriented and more accessible by providing a greater presence and assigning genuine responsibility for neighborhoods. A community-oriented policing specialist (COPS) officer is assigned to each beat.

Satellite Offices

Satellite field offices are located in each beat to provide easier access for the community and to make the police department more a part of the community. These offices provide a place where the community can come to obtain crime prevention information and also provide a sense of security because the officer and a marked cruiser are located within the neighborhood. These offices are an integral part of the community-oriented policing program.

Operation Identification

Operation Identification responds to the need to label possessions of value in order to reduce the viability of illegally reselling them. This is a long-standing program that has been universally accepted within this region.

Crime Prevention Through Environmental Design (CPTED) Measures

CPTED is a philosophy of crime prevention that relies upon creative design measures to reduce criminal activity. Actions include increasing visibility via the lowering of shrub heights, increasing lighting, and using attractive, see-through fencing. The principles of these techniques are closely adhered to and further discussed within the development district standards of this plan.

Operation Beautification

The beautification program endorses the removal of abandoned vehicles and trash, which reduces the opportunities for degradation and crime.

Multi-Jurisdictional Patrols

When geographically appropriate, multijurisdictional patrol areas are often deemed needed. They improve coordination and reduce jurisdictional challenges.

Crime Witness Assistance Program

This is a program specifically addressed by M-NCPPC Park Police. The program induces witnesses to testify when subject to criminal actions. This program involves the Maryland Injuries Compensation Board and the local victim/witness assistance units.

Information Clearing House

Older commercial and business districts often lack a new market mentor community and may have fewer promotional tools or centralized locations for developers and local businesses to gain information on financing, activities, development processes, and legal requirements.

Numerous county and state services that offer financing, tax incentives, training, and other specialized assistance, such as the Main Street Program, have been very successful in the past in jump-starting successful town centers through information sharing and training, as well as centralized sources of expertise.

Land Readjustment Programs

Also known as land consolidation or land pooling, this approach involves the private sector pooling land for the purpose of creating a larger unified development site. It allows property owners to retain the incremental value gained from the development of their land to more intensive use rather than having the benefit accrue to the developer after the land is sold.

Properties are consolidated through a private corporation, landowner's association, a public corporation, or a public agency. Each owner is accorded a share relating their assessed property value as a percentage of the total value of all properties combined. The land is then planned without regard to property lines and is resubdivided and returned to individual property owners with all development requirements having been satisfied. The project can then be built out separately by several developers or by a single developer. Some lots may be sold to offset the cost of infrastructure improvements. The result is that the original property owners realize greater value for their properties by creating a larger developable site.

Revolving Loan Funds

Community revolving loan funds are a means to offer local businesses and developers low interest capital, or to target specific properties for redevelopment. These funds offer localities and organizations the means to

invest in their future and leverage outside investment. These programs extend the ability of funds to continue to circulate through the community long after the initial grant has been expended.

Public Funding

The Prince George’s County Commercial Area Revitalization Effort (CARE)²-funded façade improvements have leveraged both private investment and additional funding for streetscape improvements and have resulted in a much-improved appearance to downtown Hyattsville.

Incentive programs that reduce capital cost are more valuable than property tax abatement, accelerated approvals, or business development assistance. Public assistance in subsidizing up-front capital cost reduces risk and enhances the financial feasibility of the project. It is a common practice in joint developments to maximize or leverage the use of public resources available for eligible costs. For example, land costs are often absorbed by the public sector in order to make it feasible to finance a higher-quality private sector building.

The most common forms of capital reduction employed by the public/quasi-public sector are as follows:

- Assistance with land and building acquisition.
- Provision of public parking facilities.
- Infrastructure development for roads, sidewalks, and landscaping.
- Funding certain soft costs such as technical studies and facade designs.

General Obligation And Industrial Revenue Bonds

The county and/or a municipality using tax-exempt general obligation bonds may fund the financing of infrastructure, such as roads and parking. Tax-exempt bonds supported by the full faith and credit of the jurisdiction will carry lower interest rates as compared to other financing instruments.

The county and/or municipalities can also use industrial revenue bonds, which are also tax-exempt, and can be used to support manufacturing and 501(c)(3) nonprofit organizations. Funds can be used for land and/or new or used building acquisition, purchase of new machinery or equipment, and some soft costs.

² The Commercial Area Revitalization Effort (CARE) program provides direct and matching grants for building façade improvements including new signage, lighting, landscaping, and security improvements to properties located in the City of Hyattsville and Gateway communities of Mount Rainier, Brentwood, and North Brentwood.

Community Financing Programs

Various financial programs exist at the state, county and city level that can be used to help underwrite the costs for financing reinvestment and redevelopment. The Maryland Department of Community Development's Community Legacy Program was developed in 2001 with the aim of halting decline and disinvestment in older areas of the state. Over two years, the communities and organizations within the Arts District were awarded almost four million dollars for development projects, land acquisition, infrastructure and facilities improvements, staff support, and commercial façade improvements.

Community Development block grants are awarded directly to Prince George's County government and nonprofit entities from the United States Department of Housing and Urban Development (HUD). These grants have been used to fund projects including the Artspace live/work building's soft costs in Mount Rainier and to fund the CARE façade improvement program.

Programs such as the Maryland Industrial and Commercial Redevelopment Fund provide financial assistance to political jurisdictions attempting to develop or redevelop commercial or industrial enterprises. The jurisdiction may qualify for up to three million dollars, but also must provide an 11 percent funding contribution and pledge its full faith and credit. Funds can be used for fixed assets (land, buildings, machinery/equipment), infrastructure (roads, utilities, telecommunications), and technical assistance studies and some other soft costs. The jurisdiction may loan funds to a business or use funds to guarantee an outside lender loan.

Also, the state offers the Local Government Infrastructure Financing Program to local jurisdictions to finance specific infrastructure projects. Examples of eligible projects that could be utilized within the sector plan area are bridges, streets and sidewalks, street lighting, landscaping, and other amenities, including stormwater control and drainage facilities. The full faith and credit of the jurisdiction is required as security. In addition, the state's Department of Business and Economic Development and PGCEDC have several other economic development initiatives and programs that may be appropriate for use in the sector plan area.

PGCEDC has developed the Commercial Building Loan Fund (CBLF) to assist with building renovation, reuse and construction. The Shopping Center Rehabilitation Program (SCRIP) assists owners of older centers to reinvest in rehabilitation of the building, grounds and equipment by providing up to 25 percent of the funding needed. The CARE program assists older neighborhood commercial areas by providing low-interest loans (up to 50 percent of project cost not exceeding \$300,000), grants, marketing and technical assistance. This program has funded, through outright and matching grants, many of the façade improvements that occurred in 2002-03 along the US 1 corridor. PGCEDC offers the New Building Loan Program

(NBLP) to encourage new retail and commercial projects in Inner-Beltway communities. This program provides up to 50 percent, but no more than two million dollars, of required financing.

Leveraging In-Kind Contributions: Land

Contributing land is a direct way for the public sector to help initiate redevelopment. To the extent that they own land or have assets in the sector plan area, the state, county, city or a nonprofit entity could leverage these assets to attract desired development. Typically, this is done by creating or using an existing entity, such as RA, Gateway CDC, or Hyattsville CDC, to market the land. This entity could interest private development on the land by either selling the land below market price, donating the land, and/or leasing the land with attractive lease provisions. Examples of attractive lease provisions include below-market lease rates, a nominal fixed-lease rate with participation occurring when certain performance thresholds are met, nominal fixed-lease rates until the project is sold or refinanced, or a combination thereof. The adjacent Town of Riverdale Park has successfully used this method to redevelop a prominent corner of its historic town center.

Public Land Acquisition and Eminent Domain

Acquiring private land for a public purpose such as redevelopment has long been a direct method of implementing redevelopment, provided a fair market value is paid for the property. As described earlier, land assembly is difficult along the US 1 corridor for three reasons: (1) small parcels; (2) fragmented property ownership; and (3) land price speculation. Often the public/private sector can mitigate these constraints by using the power of eminent domain to acquire and assemble property to support public purposes such as desired redevelopment and private reinvestment. Under eminent domain, an independent appraiser determines the price of land. If the purchase price cannot be agreed upon with the owner, then the courts will decide the fair market value. Often just the concept of eminent domain can effectively reduce land asking price speculation.

The Redevelopment Authority of Prince George's County (RA) is authorized by the State of Maryland to: acquire, by legal means (including the power of eminent domain), land or property for development or redevelopment; develop or redevelop land for residential, commercial, or industrial purposes; dispose of land for residential, commercial, or industrial purposes; issue bonds to finance or refinance the cost of acquisition, development, and/or redevelopment; and, accept grants from, make loans to, and enter into contracts with federal, state or local agencies, or private entities or parties.

RA's project selection criteria are as follows: (1) quality of life enhancement, (2) quality development, (3) economic impact for local

community and the county, (4) availability of private sector funds, (5) financial feasibility and consistency with redevelopment goals and plans, (6) builds on existing or prior efforts, (7) catalysts for other improvements, (8) project's readiness to become self-supporting, (9) potential for success, (10) level of community support, (11) enhancement of balanced growth, and (12) opportunities to create job training and employment.

This broad criteria enables RA to play a major role in helping implement the sector plan, especially where new jobs are created and business/residential displacements are minimized, for example, small and large infill projects. RA can actively enter into joint development projects with the private sector and has the ability to use eminent domain, if necessary.

Municipalities may also have the power under urban renewal authority to use eminent domain for public purposes. However, the city must meet certain criteria demonstrating a level of blight to justify use of eminent domain. The municipal eminent domain power is far less flexible than RA's powers. Although less flexible, Mount Rainier, for example, has undertaken to acquire these powers in order to proactively acquire properties that inhibit the revitalization of its town center. The City of Hyattsville has urban renewal authority and the use of eminent domain for the purpose of redevelopment as applied under the authority of the Annotated Code of Maryland, Article 23A, Section 2.

PUBLIC FACILITIES COST ANALYSIS AND ESTIMATES

Council Bill CB 17-1998 requires all approved master or sector plans to estimate the cost of all public facilities that must be acquired or constructed to carry out the objectives and requirements of the plan, as a way to gauge potential fiscal impact of public facilities recommended or required by the plans. The estimates are based on current dollars and should be viewed strictly as estimates.

Table 10: Cost Analysis and Estimates

Facility Type	Project Name and Location	Project Description	Cost Estimate (Based on 2002 Dollars)	County Capital Improvement Program/State Consolidated Program
Streetscape and sidewalk improvements	US 1/Rhode Island Avenue (from DC line to East West Highway/MD 410) streetscape improvement.	Extend the current SHA's streetscape improvements project area to the entire corridor of US 1/Rhode Island Avenue in the Arts District.	\$7,000,000 to \$8,000,000	The state included a portion of this project in the 2002-2007 draft CTP. The plan recommends it be extended from 38th Place to Farragut St.
Shuttle bus	ARTWAY shuttle system	Establish a shuttle bus route between the West Hyattsville and Prince George's Plaza Metro Stations and the Gateway Arts and Entertainment District/US 1 Corridor.	\$354,000	To be determined. Funding options to be explored, including contribution from the business community or a special taxing district.
Library enhancement	Hyattsville Branch Library enhancement	Add additional floor space to the Hyattsville Branch Library to accommodate the need for arts-related materials, exhibits and galleries. The approved CIP includes funding for renovations to the Hyattsville Branch. These renovations are for refurbishing and cosmetic purposes and will not increase floor space.	\$400,000	To be determined.
Library enhancement	Mount Rainier Branch Library enhancement	Renovate existing facility and expand to second story to provide for community rooms; or relocate to the Mount Rainier Artspace Anchor Project	\$400,000	To be determined.

Table 10: Cost Analysis and Estimates				
Facility Type	Project Name and Location	Project Description	Cost Estimate (Based on 2002 Dollars)	County Capital Improvement Program/State Consolidated Program
School	New middle school for the Arts District	Construct a new urban middle school in the vicinity of the Brentwood town center.	\$26,000,000	To be determined.
Watershed protection	Army Corps of Engineers Anacostia Watershed Restoration	Design and construct environmental enhancement and flood control facilities including levee improvements and recreational amenities.	\$3,602,000	County CIP DV541685
Nature center	Mount Rainier Nature/Recreation Center	Construction of a playground, trail connection, and improvements to existing Mount Rainier Nature/Recreation Center.	\$930,000	County CIP EC020864
Anchor projects for the Arts District	Gateway Arts District anchor projects	Purchase, demolition, and construction of four anchor projects; three projects for affordable artist live/work housing complexes and the African-American Heritage and Cultural Center.	\$10,300,000	County CIP UM900013
Trail and pedestrian improvements	Trail and pedestrian improvements in the Arts District	Create a trail along the southern berm of stream valley park to connect neighborhood streets in North Brentwood and Hyattsville with north/south paths and bridges. Plan and construct trails, additional sidewalks, bike lanes, bikeways, directional signage, lighting, road striping, traffic calming measures, etc., within the Arts District.	\$1,894,000	To be determined.

SECTIONAL MAP AMENDMENT

Introduction

The zoning map amendment process is followed when an individual property owner submits an application to change the zoning on his/her property. Unlike the zoning map amendment process, comprehensive rezoning is not undertaken for individual properties. Instead, all of the zoning within a geographic area, such as a sector planning area, is examined. The result of the comprehensive rezoning process is a new zoning map for the subject area, which is called a sectional map amendment (SMA). This SMA would implement the recommendations of the Arts District sector plan.

The Zoning Ordinance stipulates three options that may be followed in preparing sectional map amendments. The procedure being used here is the preparation of a SMA concurrent with the preparation of the Arts District sector plan. In this instance, a zoning proposal is prepared as one of the sector plan elements and is subject to a public hearing along with the sector plan. At the conclusion of the process, the District Council approves both the sector plan and the SMA, simultaneously.

This sector plan area was placed into the Maryland-Washington Regional District on November 29, 1949. The last comprehensive rezoning of this sector plan area took place on May 17, 1994, with the approval of the SMA for Planning Area 68 by Council Resolution CR-45-1994.

Comprehensive Rezoning Implementation Policies

The following are comprehensive rezoning implementation policies established by the Planning Board and District Council for preparation of the rezoning proposal.

A. Public Land Policy

The established public land policy states that all public land should be placed in the most restrictive and/or dominant adjacent zone, whichever bears the closest relationship to the intended character of the area. Therefore, the zoning of both public and private land should be compatible with surrounding zones to eliminate any islands of inharmonious zoning and still provide for appropriate and preferred public uses. It should further assure compatibility of any future development or uses if the property returns to private ownership.

A distinction is made where large parcels of land are set aside specifically as public open space. In these cases the O-S Zone is applied as the most appropriate zone.

Although federal and state government property is not subject to the requirements of the Zoning Ordinance, the comprehensive rezoning process is meant to apply a zoning category to all land, including government

property, without regard to its unique ownership. The R-O-S Zone is generally applied to federal and state properties, unless specific uses or intended character of the property or area should warrant another zoning category.

B. Zoning in Public Rights-of-Way

Policies governing the zoning of public street and railroad rights-of-way (both existing and proposed) are contained in Section 27-111 of the Prince George’s County Zoning Ordinance. This SMA has been prepared in accordance with this Section of the Ordinance.

C. Limitations on the Use of Zones

Zoning classifications proposed in a SMA are limited only by the range of zones within the Ordinance available at the time of final action by the District Council. However, there are certain restrictions on when these may be applied to properties (Section 27-223 of the Zoning Ordinance).

Reclassification of an existing zone to a less intense zone is prohibited where:

- (g)(1) “The property has been rezoned by Zoning Map Amendment within five (5) years prior to the initiation of the Sectional Map Amendment or during the period between initiation and transmittal to the District Council, and the property owner has not consented in writing to such rezoning;” or
- (g)(2) “Based on existing physical development at the time of adoption of the Sectional Map Amendment, the rezoning would create a nonconforming use. This rezoning may be approved, however, if there is a significant public benefit to be served by the rezoning based on facts peculiar to the subject property and the immediate neighborhood. In recommending the rezoning, the Planning Board shall identify these properties and provide written justification supporting the rezoning at the time of transmittal. The failure of either the Planning Board or property owner to identify these properties, or a failure of the Planning Board to provide the written justification, shall not invalidate any Council action in the approval of the Sectional Map Amendment.”

Finally, in order to clarify the extent to which a given parcel of land is protected from less intensive rezoning by virtue of physical development, the Zoning Ordinance states in Section 27-223(h) that:

“The area of the “property,” as the word is used in Subsection (g)(2), above, is the minimum required by the Zoning Ordinance which makes the use legally existing when the Sectional Map Amendment is approved.”

D. Guidelines for Commercial Zoning

The Comprehensive Rezoning proposal will recommend the most appropriate of the “use oriented” commercial zones listed in the Prince George’s County Zoning Ordinance. The choice of zone will be determined by the commercial needs of the area, the plan recommendations, and the type of use and status of the development on the property in the surrounding area.

Existing C-1, C-C, C-G, C-H and C-2 Zones in the sector plan area will be converted to “use oriented” commercial zones in accordance with the commercial rezoning policies endorsed by the Planning Board and the County Council in previously adopted SMAs. Exceptions will be made where: (1) the old commercial zone has conditions attached to it that should be brought forward in the SMA; or (2) because of previous zoning decisions, development or the existing character of the area, commercial zoning in the new “use oriented” zones is not considered appropriate. In these circumstances, the existing commercial zone (with the zoning application number) will be placed on the new zoning map as a specific reference for future development or subsequent rezoning actions on the site.

E. Conditional Zoning

The inclusion of safeguards, requirements, and conditions beyond the normal provisions of the Zoning Ordinance that can be attached to individual zoning map amendments via “Conditional Zoning” cannot be utilized in SMAs. In the piecemeal rezoning process, conditions are used to: (1) protect surrounding properties from potential adverse effects that might accrue from a specific zoning map amendment; and/or (2) to enhance coordinated, harmonious, and systematic development of the Regional District. When approved by the District Council, and accepted by the zoning applicant, “conditions” become part of the County Zoning Map requirements applicable to a specific property and are as binding as any provision of the County Zoning Ordinance [see Conditional Zoning Procedures, Section 27-157(b)].

In theory, zoning actions taken as part of the comprehensive rezoning (SMA) process should be compatible with other land uses without the use of conditions. However, it is not the intent of an SMA to repeal the additional requirements determined via conditional zoning cases that have been approved prior to the initiation of a sectional map amendment. As such, it is appropriate that, when special conditions to development of specific properties have been publicly agreed upon and have become part of the existing zoning map applicable to the site, those same conditions shall be brought forward in the SMA. This is accomplished by continuing the approved zoning with conditions and showing the zoning application number on the newly adopted zoning map. This would take place only when it is found that the existing zoning is compatible with the intended zoning pattern or when Ordinance limitations preclude a rezoning.

Similarly, findings contained in previously approved SMAs shall be brought forward in the SMA where the previous zoning category has been maintained.

F. Comprehensive Design Zones






















Comprehensive Design Zones may be included in a sectional map amendment. However, the flexible nature of these zones requires a basic plan of development to be submitted through the zoning application process (zoning map amendment) in order to evaluate the comprehensive design proposal. It is only through approval of a basic plan, which identifies land use types, quantities, and relationships, that a Comprehensive Design Zone can be recognized. Therefore, an application must be filed, including a basic plan; and the Planning Board must have considered and made a recommendation on the zoning application in order for the Comprehensive Design Zone to be included within the SMA.

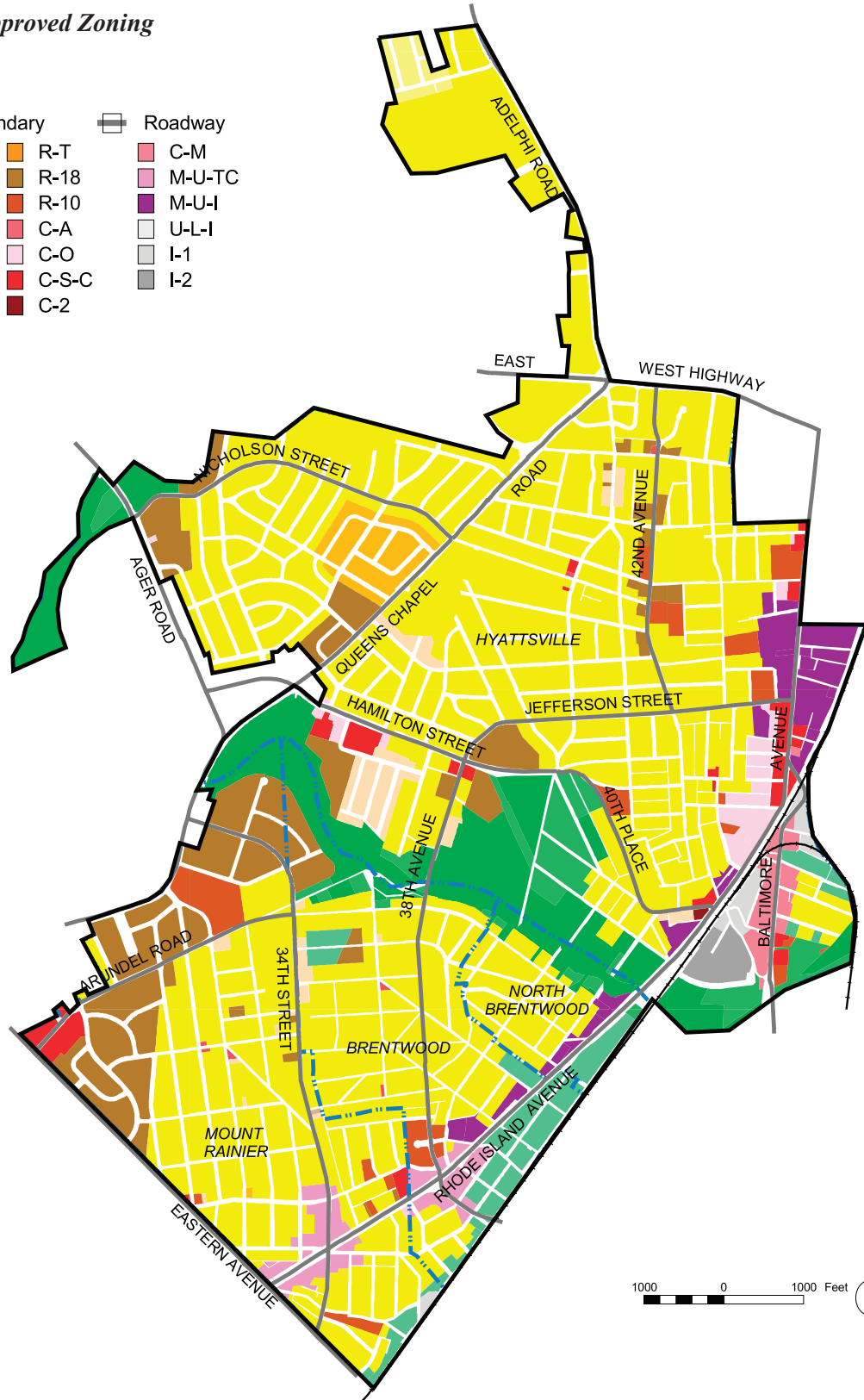
During the comprehensive rezoning, prior to the submission of such proposals, property must be classified in a conventional zone that provides an appropriate base density for development. In theory, the base density zone allows for an acceptable level of alternative development should the owner choose not to pursue the full development potential indicated by the sector plan. (See Section 27-223(b); Section 27-225(b)(1); Section 27-226(a)(2); and Section 27-226(f)(4).)

Existing Zoning

The sector plan area consists of 19 different zoning categories. The M-U-TC and U-L-I Zones were created in 1994 and the M-U-I Zone in 2001 to guide and promote local revitalization efforts. A summary of these zoning categories is in the Guide to Zoning Categories (see Appendix B). An inventory of existing and approved zoning is shown in Table 11.

Map 13: Approved Zoning

- | | | |
|---|---|--|
|  DDOZ Boundary |  Roadway | |
|  R-O-S |  R-T |  C-M |
|  O-S |  R-18 |  M-U-TC |
|  R-80 |  R-10 |  M-U-I |
|  R-55 |  C-A |  U-L-I |
|  R-35 |  C-O |  I-1 |
|  R-20 |  C-S-C |  I-2 |
| |  C-2 | |



**Table 11: Existing and Approved Zoning Inventory
Gateway Arts District (in acres)**

Zone	Existing Zone	Net Change	Approved Zoning
R-O-S	149.31	0.00	149.31
O-S	54.29	+2.89	57.18
R-80	47.99	0.00	47.99
R-55	966.72	-8.09	958.63
R-35	23.90	0.00	23.90
R-20	20.77	0.00	20.77
R-T	0.66	-0.66	0.00
R-30	0.28	0.00	0.28
R18	137.77	0.00	137.77
R-10	77.37	-2.89	74.48
C-A	0.94	0.00	0.94
C-O	19.55	+0.14	19.69
C-S-C	33.56	0.00	33.56
C-2	0.48	0.00	0.48
C-M	46.15	-35.11	11.04
M-U-TC	22.25	1.11	23.36
M-U-I	0	+44.71	44.71
U-L-I	46.33	-1.42	44.91
I-1	8.13	-0.68	7.45
I-2	9.36	0.00	9.36
Subtotal	1,665.81	0.00	1,665.81
Right-of-Way	255.34	0.00	255.34
Total	1,921.15	0.00	1,921.15

Source: M-NCPPC, December 2003.
Note: All acreage is approximate.

Comprehensive Rezoning Changes

The approved zoning for the sector plan area is shown on Map 13. The SMA recommends that a Development District Overlay Zone (DDOZ) be applied to the entire sector plan area to achieve the plan's goal to create a focal point for arts activities of all types and to attract new artists to live and work in the area (see Map 14). The DDOZ is a mapped zone that is superimposed by a SMA over other zones in a designated development district and may modify development requirements and/or standards within the underlying zones.

To implement the plan's concept, the SMA recommends seven characters: town center, arts production and entertainment, neighborhood arts and production, multifamily residential community, traditional residential neighborhood, neighborhood commercial, and stream valley park. Each character offers its unique functions and opportunities as described in Chapter II, Concept Plan.

In the Arts District DDOZ, new development plans and/or redevelopment plans are reviewed for compliance with development standards approved in the sector plan and the SMA. In most cases, the review will take place in the permit review process, with a few exceptions for large tract developments, gateway sites, and view terminus sites (see Map 11, Gateway and View Terminus Sites), where detailed site plans are reviewed and approved by the Planning Board. For those properties within the M-U-TC Zone, new development, redevelopment and/or exterior renovations must be in conformance with the design guidelines contained in the respective town center development plans. These are the Mount Rainier Town Center Development Plan, the Brentwood Town Center Development Plan, and the Hyattsville Town Center Development Plan (upon approval). All building permits must be reviewed by the designated review committee, if one exists, prior to submittal for permits or concurrent with the special permit review process. The DDOZ only modifies the M-U-TC Zone permitted use tables to allow additional arts and arts-related uses. The DDOZ does not modify the standards and guidelines contained in M-U-TC development plans.

General SMA Applicability

Within the multifamily residential community character of the Arts District DDOZ, notwithstanding any other provision of the Zoning Ordinance, any existing multifamily use on land zoned for multifamily development (R-18, R-10, R-30 Zones) with valid apartment licenses issued by Prince George's County or the applicable municipality prior to the adoption of this plan shall be deemed permitted and not nonconforming (certified or noncertified).

Map 14: DDOZ Boundary



Table 12: Zoning Changes Gateway Arts District Sector Plan Area						
Change Number	Zone Change	Area of Change	Approved SMA/ZAP/ SE Number	Date	Pending ZAP	200' Scale Index Maps
GAD-1 Gateway Arts District	Superimposes DDOZ on R-O-S, O-S, R-80, R-55, R-35, R-20, R-T, R-30, R-18, R-10, C-A, C-O, C-S-C, C-2, C-M, M-U-TC, M-U-I, U-L-I, I-1, I-2 Zones	1,921.15+	SMA	5/17/94	—	204NE03 205NE02 205NE03 206NE02 206NE03 206NE04 207NE03 207NE04 208NE03 209NE03
Use and Location: All properties within the Arts District sector plan/SMA area.						
Discussion: The DDOZ is recommended in accordance with the sector plan's recommendation for promoting arts activities of all types and engaging in the revitalization of the four municipalities of Mount Rainier, Brentwood, North Brentwood, and Hyattsville.						

Table 12B: Zoning Changes Gateway Arts District Sector Plan Area						
Change Number	Zone Change	Area of Change	Approved SMA/ZAP/ SE Number	Date	Pending ZAP	200' Scale Index Maps
MRTC-1 Mount Rainier Town Center (M-U-TC)	R-55 to M-U-TC	.20 acre	SMA	5/17/94	—	205NE03
Use and Location: Single-family detached residence, located at the eastern corner of the intersection of Eastern Avenue and Otis Street, 3623 Eastern Avenue, also known as Block 11, Lot 26.						
Discussion: This property, located at the gateway to Mount Rainier, is currently not part of the M-U-TC. Rezoning to the M-U-TC will create an opportunity for redevelopment of this property to a town center gateway consistent with the sector plan's recommendation.						

Table 12C: Zoning Changes Gateway Arts District Sector Plan Area						
Change Number	Zone Change	Area of Change	Approved SMA/ZAP/ SE Number	Date	Pending ZAP	200' Scale Index Maps
MRTC-2 Mount Rainier Town Center	R-55 to M-U-TC	.28 acre	SMA	5/17/94	—	205NE03
Use and Location: A boarded-up house, located at 3210 Perry Street and its adjoining lot (Block 8, Lot 1 and part of Lot 2 under two ownerships) are partially used for off-site parking for the pawn shop and are partially vacant.						
Discussion: These two lots immediately adjoin the existing Mount Rainier M-U-TC but are zoned R-55. The existing boarded-up house is dilapidated and would require substantial investment. Rezoning to the M-U-TC will create flexible development opportunities for a mixed-use development consistent with the sector plan's recommendation.						

Table 12D: Zoning Changes Gateway Arts District Sector Plan Area						
Change Number	Zone Change	Area of Change	Approved SMA/ZAP/ SE Number	Date	Pending ZAP	200' Scale Index Maps
MTR-1 NAP area	U-L-I to I-1	.51 acre	SMA	5/17/94	—	206NE03
Use and Location: I-1-zoned area is located east of Wells Avenue, TM50, Grid A-4, Lot 28.						
Discussion: This is an administrative correction to the zoning map and is not a rezoning.						

The following specific changes are approved as secondary amendments to the Mount Rainier Mixed-Use-Town Center Development Plan and Design Guidelines. Ref. Section 27-546.14 (b) (1), (2), (7), (A), (B), (C).

Page 16, overview: All new development and exterior renovations will be reviewed to ensure that they meet the design guidelines contained in this development plan. As part of this review process, all building proposals must be reviewed by the Mount Rainier Town Center Design Review Committee. This committee consists of two residents; two persons who (1) own either a business or business property within Mount Rainier; or (2) who hold a management position at a business within Mount Rainier's Mixed-Use Town Center; two municipal representatives, i.e., individuals who have served or currently serve on a recognized municipal body in the city; and a staff liaison from The Maryland-National Capital Park and Planning Commission.

Page 39, addition of a fourth guideline regarding color: Two color palettes (one artistic, one historic) have been developed and endorsed by the Town Center Design Review Committee as suggested color palette options to be implemented in the Mount Rainier Mixed-Use Town Center. These color palette options were developed to assist businesses and property owners in their selection of compatible options that create a harmonious blend of colors throughout the Mixed-Use Town Center. Each palette contains five separate color options for a base, trim and awning color.

Page 43, addition of guidelines 11 and 12 for signage:

11) A number of sign options have been developed and endorsed by the Town Center Design Review Committee as preferred sign options to be implemented in the Mount Rainier Mixed-Use Town Center.

12) All nonconforming signs lacking a legally approved sign permit need to be replaced with conforming signs per the Mount Rainier Mixed-Use Town Center Development Plan and Design Guidelines.

**Table 12E: Zoning Changes
Gateway Arts District Sector Plan Area**

Change Number	Zone Change	Area of Change	Approved SMA/ZAP/ SE Number	Date	Pending ZAP	200' Scale Index Maps
BAPE-1 Brentwood Arts Production & Entertainment	C-M to M-U-I	1.34 acres	SMA	5/17/94	—	205NE03
<p>Use and Location: A church with day care service, a car repair shop, a deli restaurant, vacant parcels, and a contractor supplies shop and a warehouse located on the west side of Rhode Island Avenue (US 1) between Volta Avenue and Utah Avenue (Holladay Co. Addition to Brentwood Subdivision, Block 23, Lots 43 to 56 and Parcel 228).</p>						
<p>Discussion: Rezoning from the C-M Zone to the M-U-I Zone will create flexible redevelopment opportunities for mixed-use or residential development along US 1 consistent with the sector plan's recommendation.</p>						

**Table 12F: Zoning Changes
Gateway Arts District Sector Plan Area**

Change Number	Zone Change	Area of Change	Approved SMA/ZAP/ SE Number	Date	Pending ZAP	200' Scale Index Maps
BAPE-2 Brentwood Arts Production & Entertainment	R-55, C-M to M-U-I	2.69 acres	SMA	5/17/94	—	205NE03
<p>Use and Location: Former used car dealership to be developed for artist live/work dwelling units and three existing single-family detached houses located on the west side of Rhode Island Avenue (US 1) between Utah Avenue and Shepherd Street (Holladay Co. Addition to Brentwood Subdivision, Block 27, Lots 1 to 9).</p>						
<p>Discussion: Rezoning from the R-55 and C-M Zones to the M-U-I Zone will create flexible redevelopment opportunities for mixed-use or residential development along US 1 consistent with the sector plan's recommendation.</p>						

Table 12G: Zoning Changes Gateway Arts District Sector Plan Area						
Change Number	Zone Change	Area of Change	Approved SMA/ZAP/SE Number	Date	Pending ZAP	200' Scale Index Maps
NBNAP1 North Brentwood Neighborhood Arts & Production	R-55, R-T, C-M, U-L-I to M-U-I	4.35 acres	SMA	5/17/94	—	205NE03 206NE03
Use and Location: A roof repair shop, a contractor supplies store, a refrigeration shop, three single-family detached houses, a car repair shop, and vacant parcels located on the west side of Rhode Island Avenue (US 1) between the Anacostia River stream valley park and Volta Avenue (Vaden Subdivision, Parcel A; Holladay Co. Addition to Brentwood Subdivision, Block A, Lots 16 to 18, Lots 23 to 40, Lots D, E, and F, Lots 45A and 46A, Parcel 295, Block 20, Lots 2 to 13; Block 22, Lots 3 to 5, part of Lot 17 and part of abandoned 41st Street.						
Discussion: Rezoning from the R-55, R-T, C-M and U-L-I Zones to the M-U-I Zone will create flexible redevelopment opportunities for mixed-use or residential development along US 1 consistent with the sector plan's recommendation.						

Table 12H: Zoning Changes Gateway Arts District Sector Plan Area						
Change Number	Zone Change	Area of Change	Approved SMA/ZAP/SE Number	Date	Pending ZAP	200' Scale Index Maps
HTC-1 Hyattsville Town Center	C-M and R-55 to M-U-I	1.93 acres	A-9715C	5/17/94	—	206NE04
Use and Location: Auto service and repair shops and a used-car sales office and parking lot located on the west side of US 1 between Braxton Place and approximately 60 feet north of the intersection of US 1 and 41st Place (Melrose Park Subdivision, Lots 14-21).						
Discussion: Rezoning from the C-M and R-55 Zones to the M-U-I Zone will create an opportunity for redevelopment of these properties for mixed-use development to implement the sector plan's recommendation.						

Table 12I: Zoning Changes Gateway Arts District Sector Plan Area						
Change Number	Zone Change	Area of Change	Approved SMA/ZAP/ SE Number	Date	Pending ZAP	200' Scale Index Maps
HTC-2 Hyattsville Town Center	C-M to M-U-I	1.08 acres	SMA	5/17/94	—	206NE04
Use and Location: An awning shop, auto sales and repair shops, an appliance shop, a bail bonds office, an antique shop, a barber shop, a beauty salon, and a vacant store located on the west side of US 1 between 43rd Avenue and 42nd Place (Furmans Addition to Hyattsville and Perkins Addition to Hyattsville, Lots 28, 29, and part of 30 and Lots 44-56).						
Discussion: Rezoning from the C-M to the M-U-I Zone will create an opportunity for redevelopment of these properties for mixed-use development to implement the sector plan's recommendation.						

Table 12J: Zoning Changes Gateway Arts District Sector Plan Area						
Change Number	Zone Change	Area of Change	Approved SMA/ZAP/ SE Number	Date	Pending ZAP	200' Scale Index Maps
HTC-3 Hyattsville Town Center	C-M to C-O	.14 acre	SMA		—	206NE04
Use and Location: The Hyattsville Justice Center, located on the west side of US 1 between Farragut Street and 43rd Avenue (Prince George's County Justice Center Subdivision, part of Parcel A).						
Discussion: Rezoning from the C-M to the C-O Zone will bring this property into conformance with its surrounding C-O Zone and is consistent with the sector plan's recommendation for removing the C-M Zone from the Hyattsville town center character.						

Table 12K: Zoning Changes Gateway Arts District Sector Plan Area						
Change Number	Zone Change	Area of Change	Approved SMA/ZAP/ SE Number	Date	Pending ZAP	200' Scale Index Maps
HTC-5 Hyattsville Town Center	C-M to I-I and M-U-I	9.10 acres	SMA		—	206NE04 207NE04
Use and Location: Lustine Collision Center, auto service and repair shops, GEICO Direct claim center, a welding shop, a sports cards store, an insurance office, and a vacant store located on the east side of US 1 between Kennedy Street and Hamilton Street (Registers Addition to Hyattsville, Lots 8-15, Lots 1-5; Registers Addition to Hyattsville—Resubdivision of Lot 15; Walkers Resubdivision of Lots C and B of Lot 15).						
Discussion: Rezoning from the C-M to the M-U-I Zone will create an opportunity for redevelopment of these properties for mixed-use development to implement the sector plan's recommendation.						

Table 12L: Zoning Changes Gateway Arts District Sector Plan Area						
Change Number	Zone Change	Area of Change	Approved SMA/ZAP/ SE Number	Date	Pending ZAP	200' Scale Index Maps
HTC-6 Hyattsville Town Center	C-M and C-S-C to M-U-I	5.20 acres	SMA	5/17/94	—	207NE04
Use and Location: A used car dealership located on the east side of US 1 between Kennedy Street and Longfellow Street (Registers Addition of Hyattsville Subdivision, Lots D-I, D1 and D2, K-P).						
Discussion: Rezoning from the C-M Zone to the M-U-I Zone will create an opportunity for redevelopment of these properties for mixed-use development to implement the sector plan's recommendation.						

Table 12M: Zoning Changes Gateway Arts District Sector Plan Area						
Change Number	Zone Change	Area of Change	Approved SMA/ZAP/ SE Number	Date	Pending ZAP	200' Scale Index Maps
HTC-7 Hyattsville Town Center	C-M to M-U-I	4.46 acres	SMA	5/17/94	—	207NE04
Use and Location: Darcars car dealership and Lustine GM parts warehouses located on the east side of US 1 and north of Longfellow Street (Registers Addition to Hyattsville Subdivision, Lots 16-22).						
Discussion: Rezoning from the C-M Zone to the M-U-I Zone will create an opportunity for redevelopment of these properties for mixed-use development to implement the sector plan's recommendation.						

Table 12N: Zoning Changes Gateway Arts District Sector Plan Area						
Change Number	Zone Change	Area of Change	Approved SMA/ZAP/ SE Number	Date	Pending ZAP	200' Scale Index Maps
HTC-8 Hyattsville Town Center	C-M to M-U-I	0.75 acre	SMA	5/17/94	—	207NE04
Use and Location: A vacant car dealership building now owned by DeMatha High School and a parking lot located at northwest quadrant of the intersection of US 1 and Madison Street (Shepherds 2nd Addition to Hyattsville Subdivision, Lots 23-27).						
Discussion: Rezoning from the C-M Zone to the M-U-I Zone will create an opportunity for redevelopment of these properties for a state-of-the-art athletic facility addition to DeMatha High School.						

**Table 12-O: Zoning Changes
Gateway Arts District Sector Plan Area**

Change Number	Zone Change	Area of Change	Approved SMA/ZAP/ SE Number	Date	Pending ZAP	200' Scale Index Maps
HTC-9 Hyattsville Town Center	C-M to M-U-I	0.81 acre	SMA	5/17/94	—	207NE04

Use and Location: A parking lot located in the northwest quadrant of the intersection of Madison Street and 44th Street (Shepherds 1st Addition to Hyattsville Subdivision, Lots 10-14).

Discussion: Rezoning from the C-M Zone to the M-U-I Zone will create an opportunity for redevelopment of these properties for mixed-use development to implement the sector plan's recommendations.

**Table 12P: Zoning Changes
Gateway Arts District Sector Plan Area**

Change Number	Zone Change	Area of Change	Approved SMA/ZAP/ SE Number	Date	Pending ZAP	200' Scale Index Maps
HTC-10 Hyattsville Town Center	C-M and C-S-C to M-U-I	7.96 acre	SMA	5/17/94	—	207NE04

Use and Location: Lustine car dealership, parking lots, a car wash shop, and a tire service shop located on the west side of US 1 between Madison Street and Jefferson Street (Shepherd's 1st Addition to Hyattsville Subdivision, Lots 1-10, Pettits Addition to Hyattsville Subdivision, Lots 1-8 and 17, Parcels 54-59, 89, 93, and 95).

Discussion: Rezoning from the C-M Zone to the M-U-I Zone will create an opportunity for redevelopment of these properties for mixed-use development to implement the sector plan's recommendations.

**Table 12Q: Zoning Changes
Gateway Arts District Sector Plan Area**

Change Number	Zone Change	Area of Change	Approved SMA/ZAP/ SE Number	Date	Pending ZAP	200' Scale Index Maps
HTC-11 Hyattsville Town Center	C-O to R-55	1.12 acres	SMA	5/17/94	—	207NE03

Use and Location: Five single-family detached houses on the south side of Gallatin Steet (4303, 4307, 4309, 4313, 4315). The former single-family detached dwelling known as 4307 is used as a real estate management office. (Lots 15-22; 2nd Addition to Hyattsville, Wines and Johnson, Plat A-0917, Subdivision 9550, Tax Map 50, Grid C-1).

Discussion: The historic houses along this block are currently used as residences, with the exception of 4307, which is a real estate management office. The trend on this block has been converted back to the original residential use. The Arts District sector plan will permit the types of low-impact commercial uses in residential areas that would be appropriate for this block, while still retaining the primary use and character of the block.

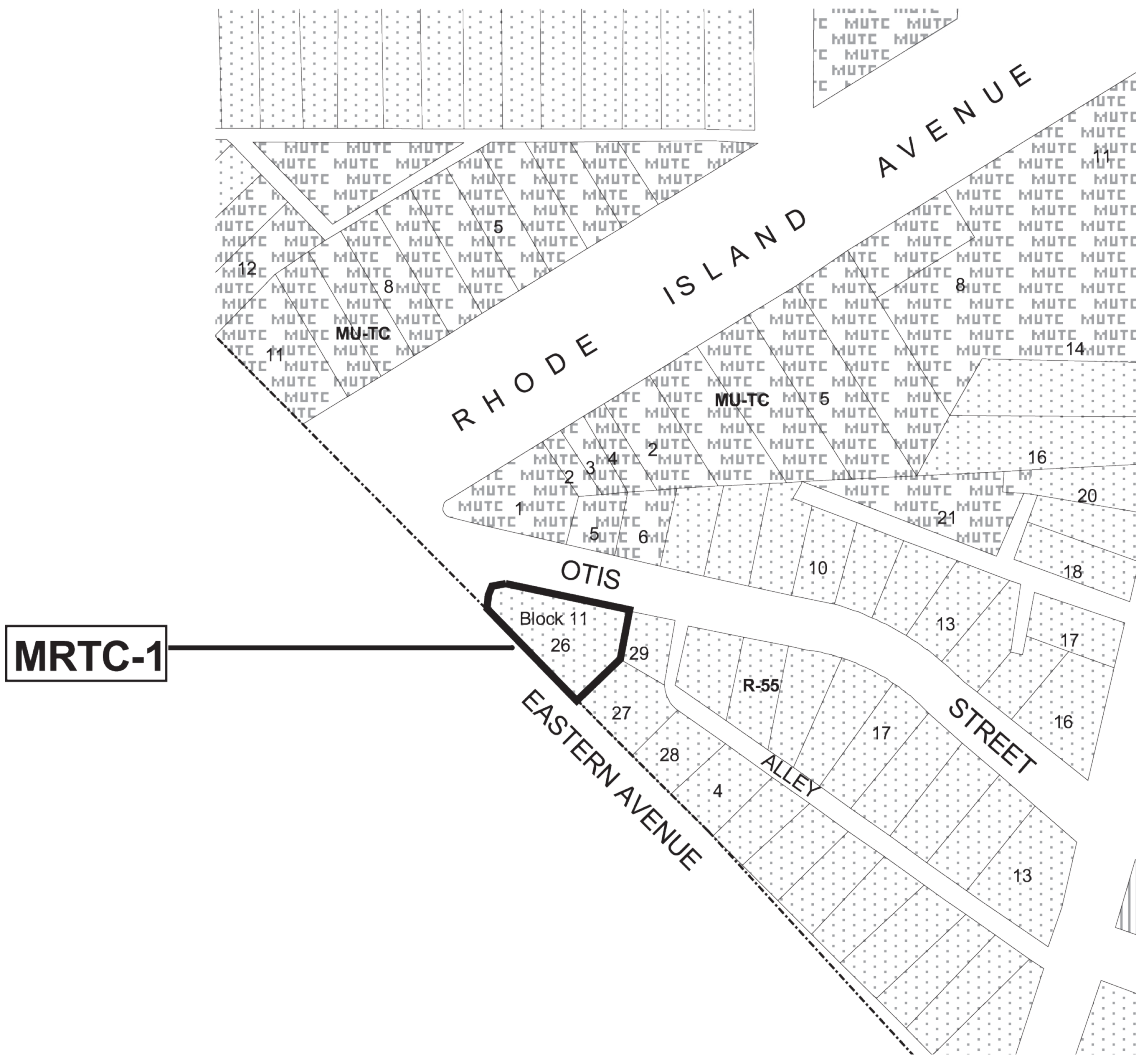
Table 12R: Zoning Changes Gateway Arts District Sector Plan Area						
Change Number	Zone Change	Area of Change	Approved SMA/ZAP/ SE Number	Date	Pending ZAP	200' Scale Index Maps
HTC-12 Hyattsville Town Center	C-O to M-U-I	2.67 acres	SMA	4/6/82	—	206NE03
Use and Location: Former City of Hyattsville town offices, also known as Jefferson Commerce Center at 4307 Jefferson Street, located on the south side of Jefferson Street approximately 200 feet west of US 1. TM 42, Grid C-4, Parcels A and B.						
Discussion: Rezoning of these properties to M-U-I will create an opportunity for redevelopment of this property that will implement the vision for the mixed-use in the Hyattsville town center character area.						

Table 12S: Zoning Changes Gateway Arts District Sector Plan Area						
Change Number	Zone Change	Area of Change	Approved SMA/ZAP/ SE Number	Date	Pending ZAP	200' Scale Index Maps
HTC-13 Hyattsville TRN	R-55 to O-S	3.98 acres	SMA	4/6/82	—	206NE03
Use and Location: Twenty-one lots located south of Gallatin Street, west of 40th Place, east of 40th Avenue, constituting the accessory parking lot for the WSSC building. TM 50, Grid B-1, Holladay Addition to Hyattsville, Block 1, Lots 23-33, and Lots 52-61.						
Discussion: Rezoning to O-S creates the opportunity to expand parkland and reinforce the vision of the traditional residential neighborhood character area.						

Table 12T: Zoning Changes Gateway Arts District Sector Plan Area						
Change Number	Zone Change	Area of Change	Approved SMA/ZAP/ SE Number	Date	Pending ZAP	200' Scale Index Maps
HTC-14 Hyattsville NRP	R-10 to O-S	2.89 acres	SMA	5/23/94	—	206NE04
Use and Location: The City of Hyattsville public works garage and storage yard at 4633 Arundel Place. TM 50, Grid C-2, Parcel 49.						
Discussion: Rezoning to O-S is in accordance with policy that states public land should be zoned in the least intensive or dominant zone of the land wherein it exists.						

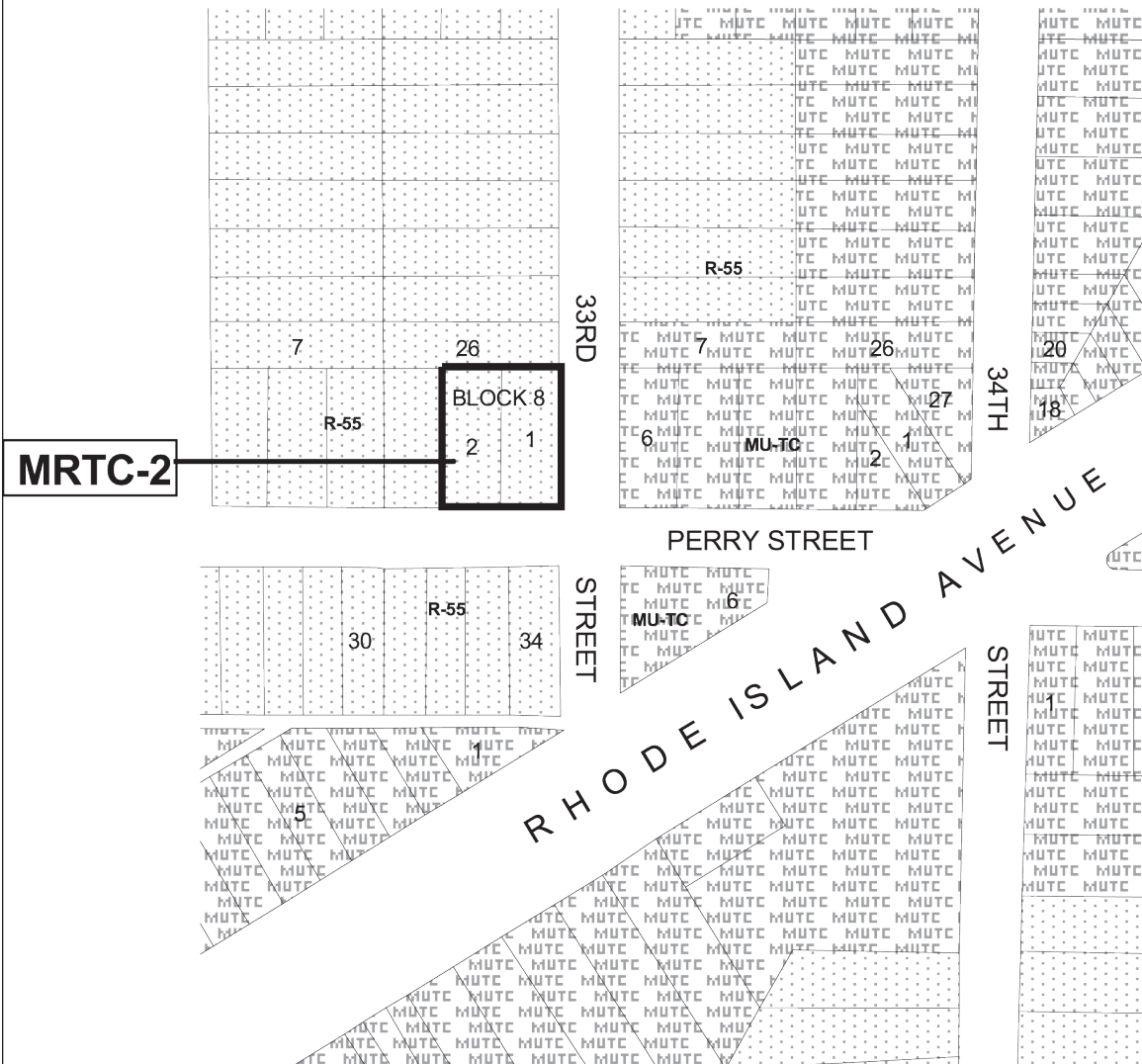
Map 15

MRTC-1: R-55 to M-U-TC



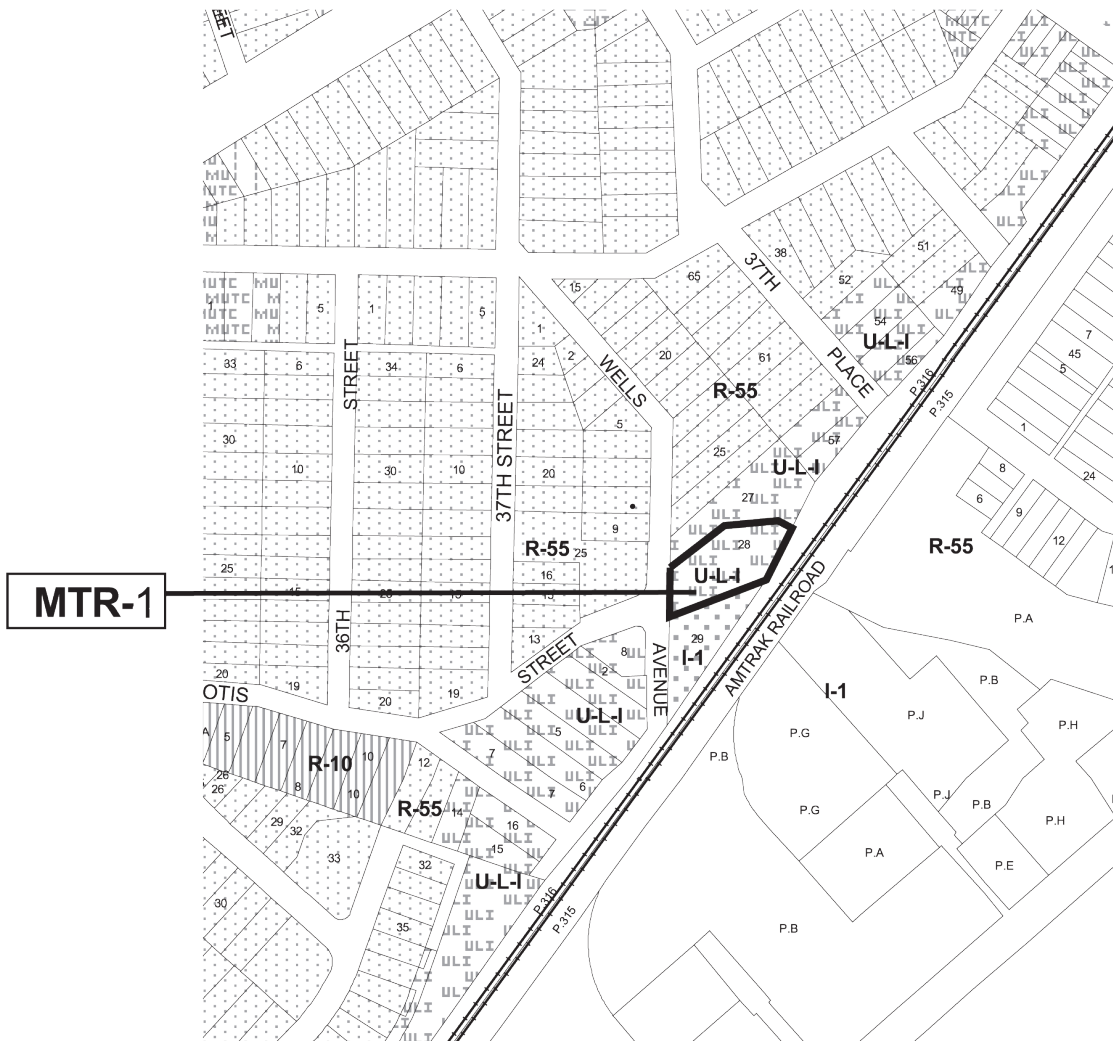
Map 16

MRTC-2: R-55 to M-U-TC



Map 17

MTR-1: U-L-I to I-1

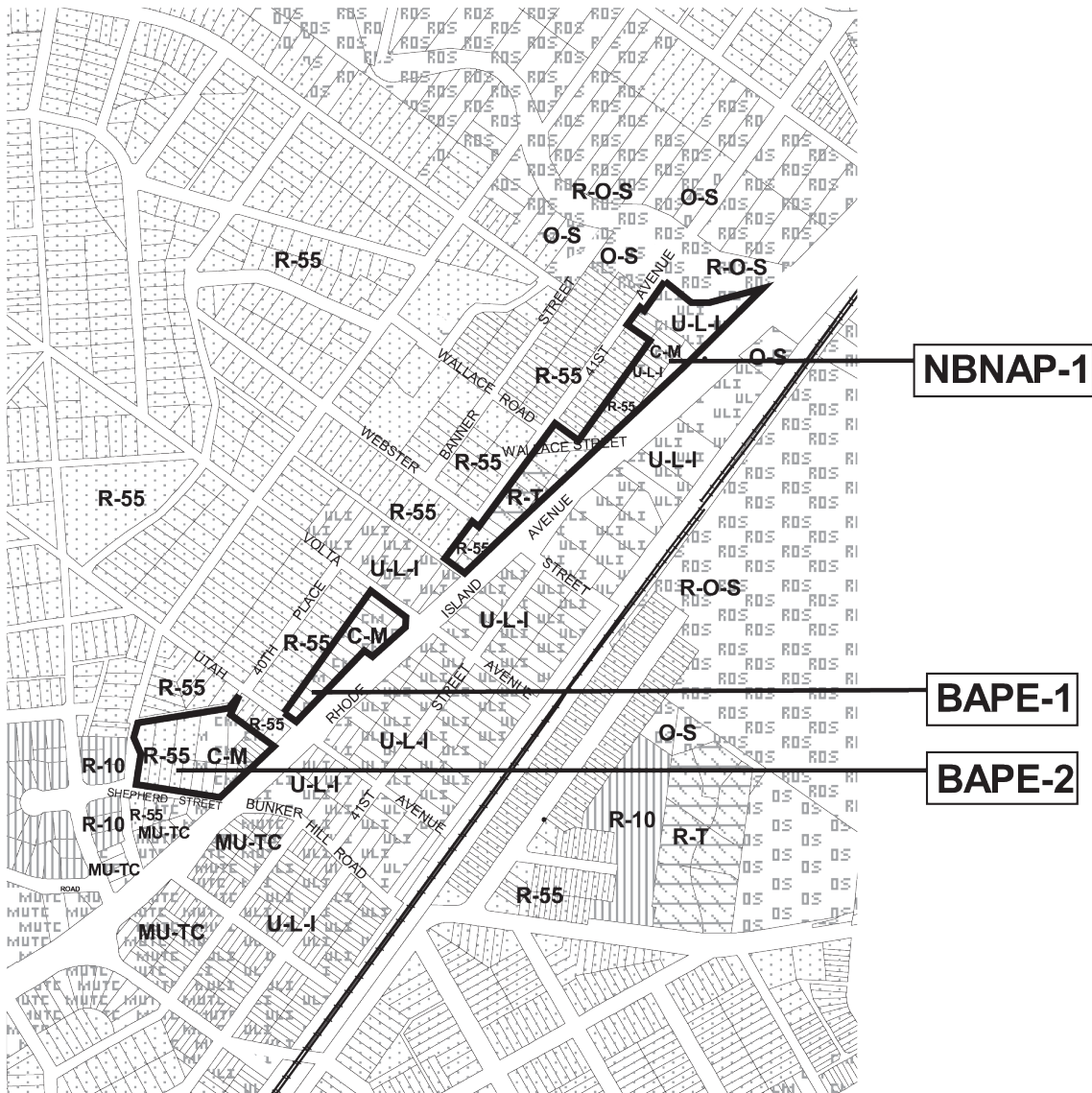


Map 18

NBNAP-1: R-55, R-T, C-M, U-L-I to M-U-I

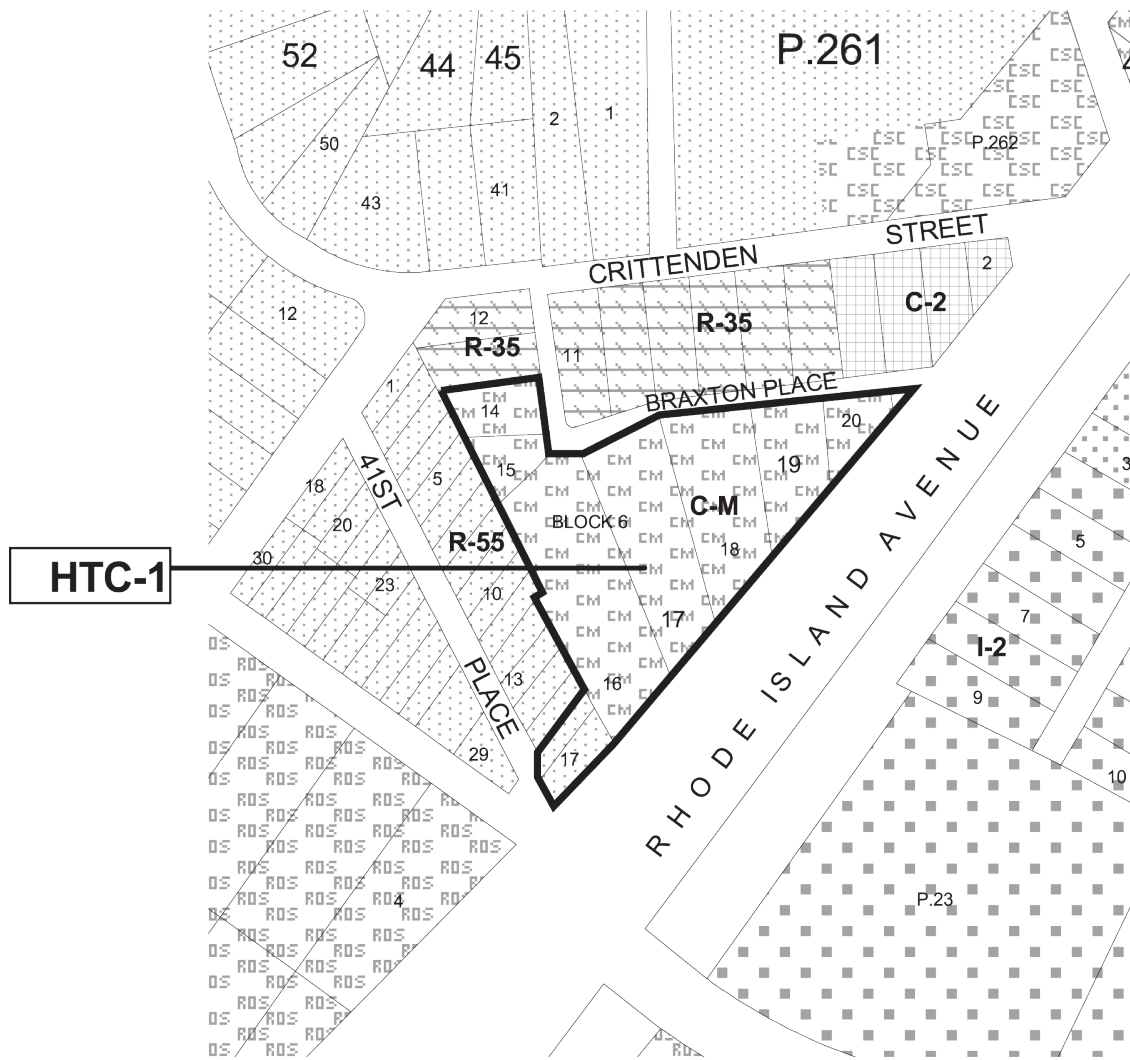
BAPE-1: C-M to M-U-I

BAPE-2: R-55, C-M to M-U-I



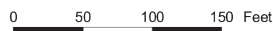
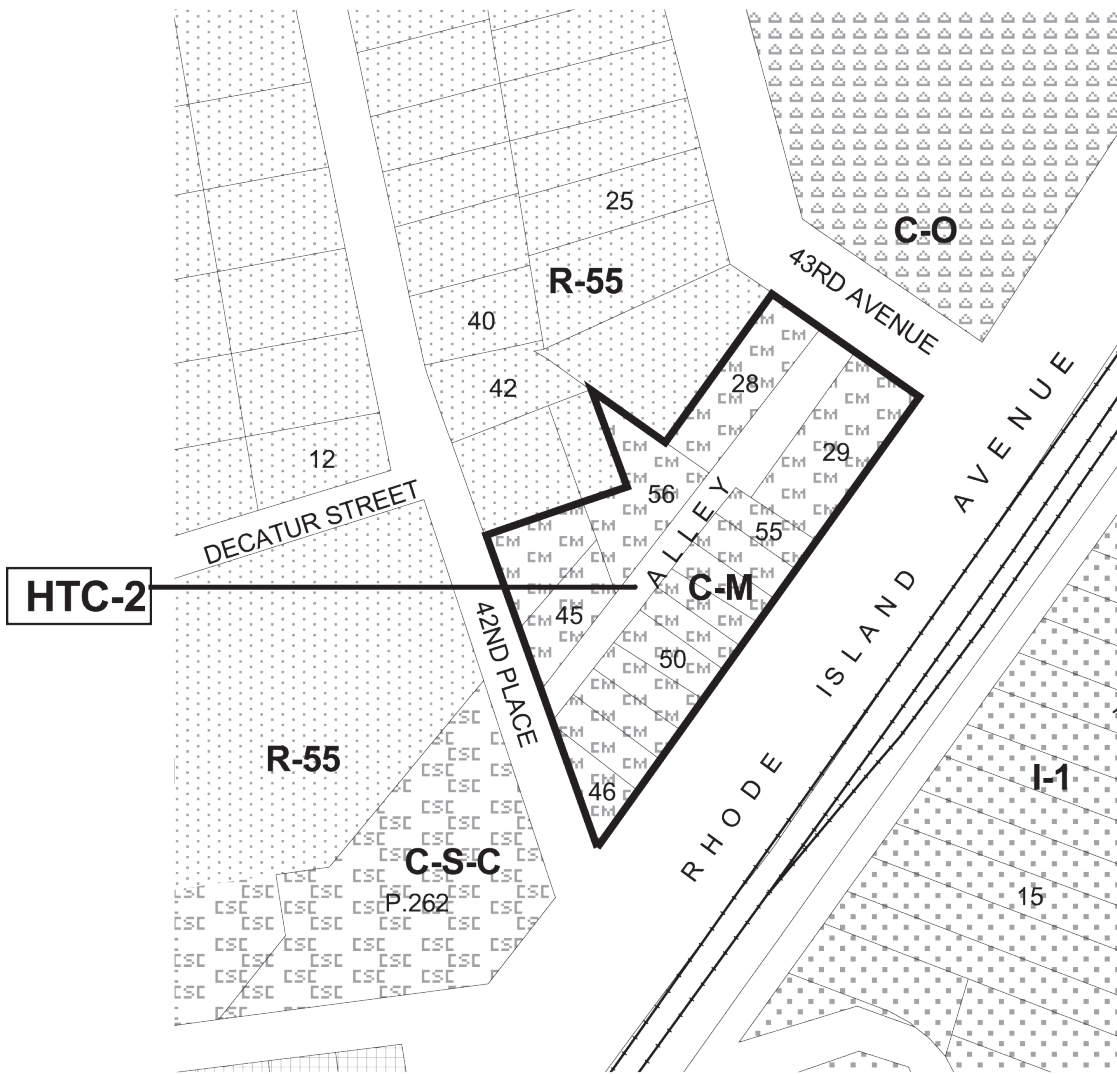
Map 19

HTC-1: C-M, R-55 to M-U-I

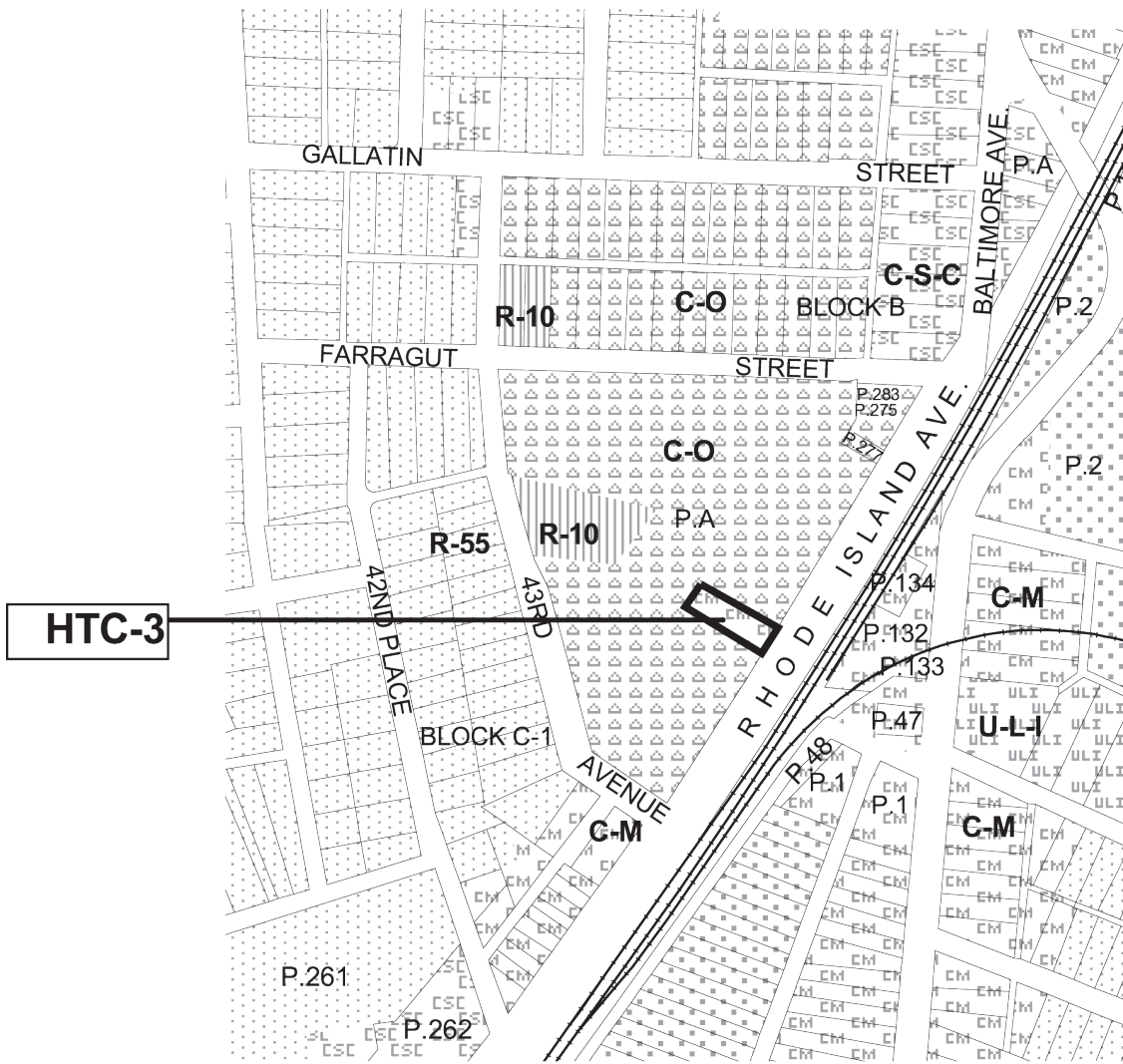


Map 20

HTC-2: C-M to M-U-I

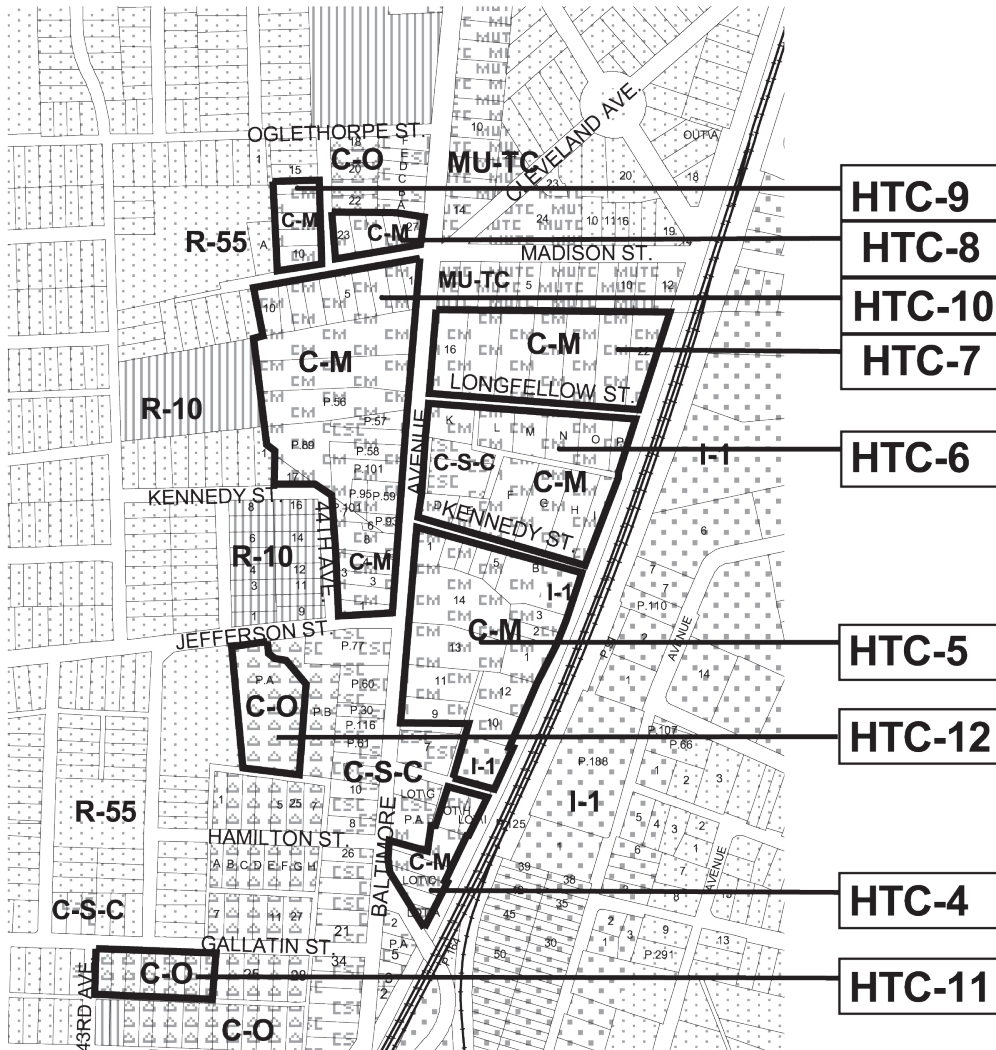


HTC-3: C-M to C-O



Map 22

- HTC-4: C-M to M-U-I
- HTC-5: C-M, I-1 to M-U-I
- HTC-6: C-S-C, C-M to M-U-I
- HTC-7: C-M to M-U-I
- HTC-8: C-M to M-U-I
- HTC-9: C-M to M-U-I
- HTC-10: C-S-C, C-M to M-U-I
- HTC-11: C-O to R-55
- HTC-12: C-O to M-U-I



0 200 400 600 Feet



HTC-13: R-55 to O-S



Map 24

HTC-14: R-10 to O-S

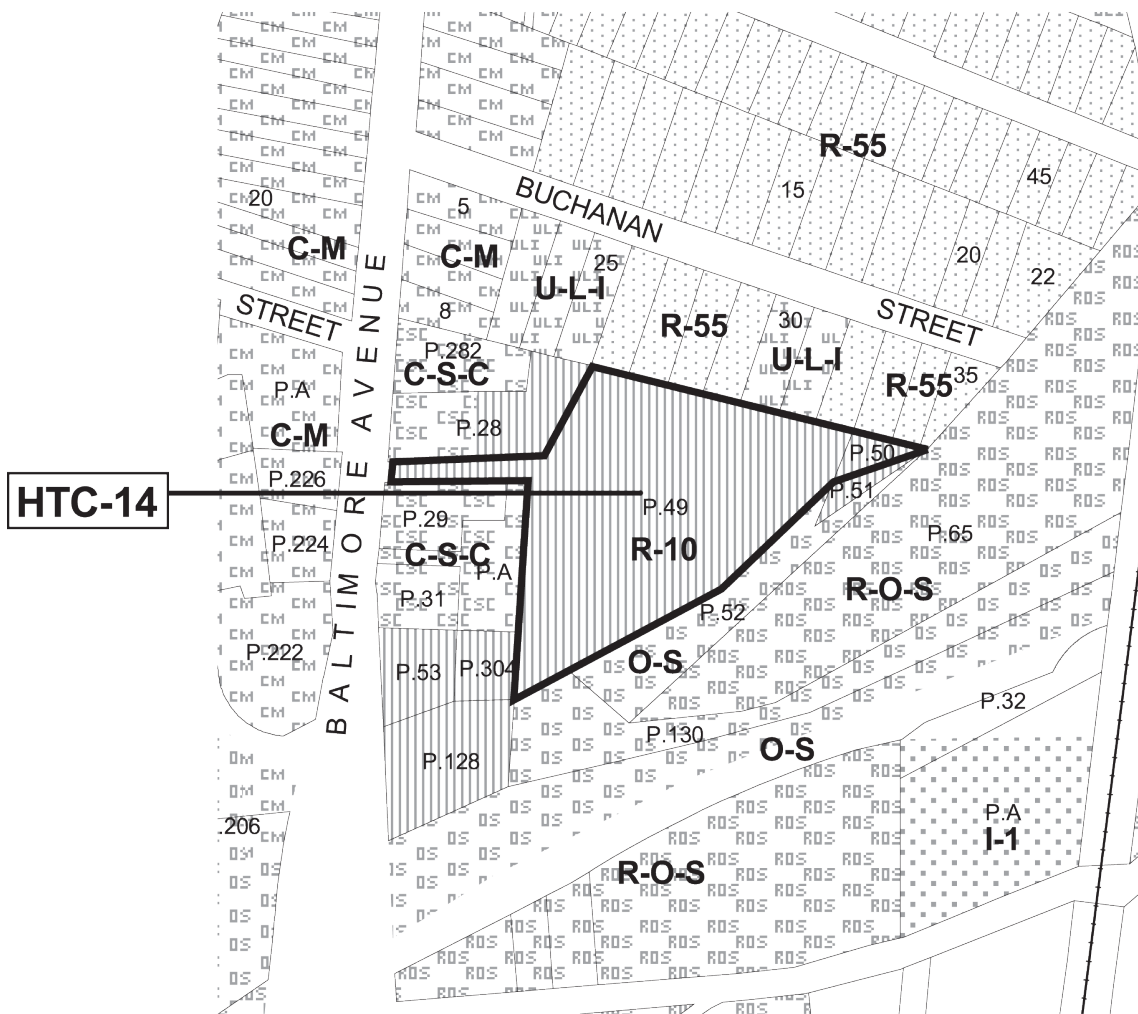




Photo of existing condition of Lustine property on the east side of US 1 between Kennedy and Madison Streets.



This illustration shows how the Lustine property on the west side of US 1 in Hyattsville could be redeveloped to enhance pedestrianism in the city by following the development standards for town center character areas.

DEVELOPMENT DISTRICT STANDARDS

Introduction

The Development District Overlay Zone (DDOZ) is superimposed over the Arts District to ensure that the development of land meets the sector plan goals and objectives. The Arts District development standards replace the underlying zoning regulations except the Mixed-Use-Town Center (M-U-TC) Zone.³

The development district for the Arts District is subdivided into seven character areas. (Refer to Map 2, Character Areas.) Each character area has its own set of development district standards with the exception of the stream valley park character area. These standards implement the concepts and recommendations for the six character areas. The standards for each character area are organized into site design, building design, and public space. Property owners and citizens consulting the standards should review the sector plan discussions of goals and recommendations.

Character Area Summary

The sector plan envisions an Arts District that is a focal point for arts activities of all types and a place for entertainment and socializing, dining, shopping and living. The sector plan sets goals, objectives, and concepts based on this vision. The sector plan identifies seven character areas: (1) town center, (2) arts production and entertainment, (3) neighborhood arts and production, (4) multifamily residential community, (5) traditional residential neighborhood, (6) neighborhood commercial, and (7) stream valley park. The summary of goals and land use characteristics for the six character areas where the standards apply is provided below.

Town Center

Goal

To enhance the walkability of the town centers by creating a framework for high-quality, mixed-use, pedestrian-oriented development incorporating human-scale buildings, an attractive streetscape, landscaping, and small parks.

³ The guidelines in the town center development plans for Mount Rainier and Brentwood govern development of a property within the M-U-TC Zone. The City of Hyattsville has indicated its intention to develop an M-U-TC Zone. Upon adoption of the M-U-TC Zone in Hyattsville, the requisite guidelines and standards in the adopted town center development plan will supercede the DDOZ standards contained herein for those properties zoned M-U-TC. The Arts District development district standards may still add and/or eliminate certain uses permitted within the M-U-TC Zone regardless of location.

Land Use Characteristics

The town center character areas overlay historic commercial centers along US 1 and adjacent redevelopment areas in the municipalities of Hyattsville, Brentwood, and Mount Rainier. Development district standards emphasize the creation of a pedestrian-oriented streetscape that will welcome residents and visitors, establish a build-to line to ensure a common street wall that creates a comfortable sense of enclosure, and minimize total parking requirements while encouraging shared parking. The town center character area standards do not apply in the M-U-TC Zones where the adopted development plan design guidelines prevail.

The development character supports both a horizontal and vertical mix of uses (commercial, residential, civic, arts and entertainment). In particular, residential uses above first-floor retail or commercial uses are desired in the town centers to infuse the areas with new residents who can enliven the streets and support commercial retail. Middle- to high-end housing with structured parking is encouraged. Since these areas are envisioned as active community and arts centers, arts-related commercial, artist live-work space, art studios, craft studios, restaurants, cafés, municipal, civic, and entertainment uses are supported in the town centers.

Arts Production and Entertainment

Goal

To promote the development of a mix of arts-related studio and workshop production uses or mixed-use residential loft-style buildings with scattered small-scale commercial development. The feel of the area should be functional/ industrial with climatic improvements provided through the addition of trees and moderate landscaping. Enhance the safety of the area through design that increases natural surveillance and reduces the potential of crime.

Land Use Characteristics

The arts production and entertainment character areas overlay existing heavy and light industrially zoned land. Two of the three locations identified as arts production and entertainment character areas are on the east side of US 1. The first is between Bunker Hill Road and the Northwest Branch stream valley (Wilen Heights industrial area); the second is on the west side of Alternate US 1 and the east side of the railroad tracks, north of Armentrout Drive (Melrose industrial area). The third area is located in the vicinity of Varnum Street and Eastern Avenue.

This development character supports a mix of arts, entertainment, artist live/work space, artist heavy production space, small-scale retail and commercial businesses and entertainment uses. These areas will primarily provide the production facilities for large-scale artistic endeavors within

the Arts District and a location for noisier entertainment venues. Attractive residential loft space with small-scale retail on the first floor, especially on US 1 and Alternate US 1, can provide an enhanced first impression.

Neighborhood Arts and Production

Goal

To develop small-scale, low-traffic generating, production-oriented and office/lab-type buildings that support small-scale arts production, live/work and start-up businesses. To retain the functional-industrial architectural style of the area, while minimizing the visual impact on the adjacent traditional residential neighborhoods.

Land Use Characteristics

The neighborhood arts and production character areas overlay land zoned light industrial located in the middle or on the edge of single-family residential neighborhoods within the municipalities of Mount Rainier and Brentwood. The areas are largely occupied by artist studio space and limited industrial uses.

This development character supports arts production space, artist live/work space, and small-scale technical research and development flex-space in underutilized aging industrial buildings that suffer from functional obsolescence. This character area discourages industrial and quasi-industrial uses that are incompatible to the abutting traditional residential neighborhood character areas.

Multifamily Residential Community

Goal

To promote development of high-quality multifamily residential housing with auxiliary buildings that will include artist studios for the residents. To promote renovation and/or redevelopment and to increase the variety of multifamily housing options, especially for artists and their families. To enhance safety through the implementation of development district standards that increase natural surveillance. To encourage multimodal transportation options.

Land Use Characteristics

The multifamily residential community character areas overlay existing R-30, R-18, and R-10-zoned land in the municipalities of Hyattsville, Brentwood, and Mount Rainier that is developed as multifamily apartment buildings, generally within three-quarters of a mile or less of Metro stations or a commercial center. This character area may also include underutilized

land adjacent to a town center. This development character supports mixed-income, multifamily residential spaces. It allows accessory buildings to be used as studio space for artists, which creates a market niche for artist apartment homes with separate studios.

Traditional Residential Neighborhood

Goal

To promote development of both family- and artist-oriented residential development in the R-55, R-35, R-20, and R-T Zones. To preserve the single-family residential neighborhood character as the anchor of the Arts District, while supporting artists who produce and teach from their homes. To enhance the “built-in” natural surveillance of public areas by active neighbors on porches, in yards, and on the sidewalk.

Land Use Characteristics

Traditional residential neighborhood character areas overlay land zoned for attached and detached single-family housing development. The historic houses and streetcar suburban pattern of interconnecting narrow streets with shaded sidewalks and easy access to town centers and Metro are assets to be protected from encroachment or significant loss of integrity.

This development character reinforces the existing single-family detached residential neighborhoods as calm, low-traffic, and child-safe. Although the area is zoned residential, fine art and handcraft home occupations are permitted. Development district standards retain the block face and scale of residential streets, as well as prohibit the paving over of front yards and the construction of overly wide driveway aprons.

Neighborhood Commercial

Goal

To facilitate the development, redevelopment, and renovation of small businesses and institutions compatible with the surrounding neighborhoods. To encourage convenience services and retail within easy walking distance of neighborhoods. To offer opportunities for residential and artist studio spaces above ground-story retail. To provide design, landscaping, and screening methods to mitigate the impact of neighborhood commercial uses on the traditional residential neighborhoods.

Land Use Characteristics

The neighborhood commercial character areas overlay a large concentration of commercially zoned land on Hamilton Street and scattered properties already developed with commercial uses located throughout Hyattsville, Brentwood, and Mount Rainier.

This development character provides limited retail services, such as specialty or convenience grocery stores, dry cleaners, and similar services within walking distance of neighborhoods. It requires compatibility with adjacent residential neighborhoods for new development. This character area also allows for second-story retail, office, art studio, or residential spaces above first-floor commercial uses. New developments place parking behind the building.

Applicability of Standards and the Permit and Site Plan Review Processes

Development in the Arts District DDOZ is subject to the development district standards of the character area within which it is located. To determine the character area of a site, refer to Map 2, Character Areas.

All new development, redevelopment, rehabilitation, and renovation of existing structures within the DDOZ shall comply with the general intent and goals of the development district standards. All applications for subdivision, permits for the construction of façade or building additions, renovations beyond routine maintenance and repair, signage, parking and loading, and fencing on these sites shall comply with the standards. A change from a lower intensity to a higher intensity use for new development, as indicated in Table II in Section 4.7 of the Landscape Manual, shall also comply with the development district standards of this plan.

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

Subject to Permit Review

Development subject to permit review is required to meet the standards labeled with an “X” in the “permit review” column of the development district standards table and will be reviewed in a staff-level permit review process.

Applicants with sites that are unable to meet all of the permit review development district standards may opt to go through a detailed site plan review process. The detailed site plan process requires a public hearing and offers more flexibility in meeting the standards to bring developments into conformance with applicable goals, objectives, and recommendations within the plan. The Planning Board may approve modifications of the standards per Part 10A, Division 3 due to unique circumstances.

Subject to Detailed Site Plan Review

Development subject to detailed site plan review will be evaluated for compliance with all the development district standards. Detailed site plan review shall be required for the following:

1. Sites over four acres in size.
2. Gateway and view terminus sites (refer to Map 11, Proposed Gateway and View Terminus Sites.)
3. Special permit uses per the use tables.
4. Unless otherwise modified by this DDOZ, special exception uses shall be considered permitted uses and are subject to a detailed site plan review process. The Planning Board shall find in its approval of the site plan that the use complies with all applicable development standards, meets the general special exception standards in Section 27-317(a) 1,4,5,6 and conforms to the recommendations in the sector plan. The Planning Board may approve a detailed site plan with a condition that would regulate business hours of operation for certain businesses.

The following are exemptions from the development district standards:

1. Properties Zoned Mixed-Use-Town Center (M-U-TC). Properties zoned M-U-TC shall be developed in conformance with the M-U-TC development plan and the processes stated therein. However, the Arts District development district standards may add and/or eliminate certain uses permitted within the M-U-TC Zone. Refer to the Table of Uses permitted for the Prince George's County Gateway Arts District.
2. Stream Valley Park Character Area. Properties within the stream valley park character area are exempt from the development district standards but are required to meet the O-S and R-O-S Zone standards enumerated in the Zoning Ordinance. However, the Table of Uses Permitted for the Prince George's County Gateway Arts District does not apply to this area.
3. Legally Existing Development. Until a site plan is submitted, all buildings, structures and uses that were lawful or could be certified as a legal nonconforming use on the date of SMA approval are exempt from the development district standards and from site plan review and are not nonconforming. If expansion of the use on the existing site is proposed, a site plan would be required and all expansion would need to conform in order to meet the development standards.
4. Legally Existing Parking and Loading. Until a development proposal is submitted, all legally existing parking and loading spaces in the development district that were lawful and not nonconforming on the date

of SMA approval are exempt from the development district standards and are not nonconforming and need not be reduced.

5. Multifamily Development. An addition to a multifamily residential structure that was lawful and not nonconforming on the date of the SMA approval is exempt from the development district standards and detailed site plan review if the addition does not increase the gross floor area (GFA) by more than 10 percent or 1,000 square feet, whichever is less.
6. Nonresidential Development. An addition to a nonresidential structure that was lawful and not nonconforming on the date of the SMA approval is exempt from the development district standards and DSP review if the addition does not increase the gross floor area (GFA) by 10 percent.
7. Parking Facilities. Resurfacing, restriping, or adding landscaping to parking facilities not required by the standards are exempt from the standards and detailed site plan review, if the facilities were lawful and not nonconforming on the date of SMA approval and remain in conformance with all previously applicable regulations.
8. Nonconforming Buildings, Structures, and Uses.
 - a. Restoration or reconstruction of a nonconforming building or structure, or a certified nonconforming use, is exempt from the standards and site plan review, if it meets the requirements of Section 27-243(a)(1) of the Zoning Ordinance.
 - b. Except for improvements listed in the following paragraph, “Miscellaneous,” a property owner may not expand a certified nonconforming use, or a use or structure that was lawful on the date of the SMA approval but does not conform to the standards, unless a detailed site plan is approved with findings that the expansion is compatible with adjacent uses and meets the goals of the sector plan.
9. Miscellaneous. The following are exempt from the development district standards and DSP review, if the existing or proposed use is permitted:
 - a. Permits for alteration or rehabilitation, with no increase of the existing gross floor area, including existing porches or decks.
 - b. Canopies.
 - c. Fences for rear and side yards six feet or under and made of wood or masonry (not concrete block) are exempt. Fences and walls in the front yard that are four feet or under and made of wood or masonry (not concrete block) are exempt.
 - d. Decks and/or porches.

- e. Ordinary maintenance and repair, including that on existing porches or decks.
- f. Changes in occupancy.
- g. Changes in ownership.

10. Signs.

- a. Signs for development that do not otherwise require a detailed site plan will be reviewed in the permit review process for compliance with the development district standards.
- b. New and replacement signs are subject to the development district standards.
- c. Refacing of an existing sign is subject to the development district standards.

The development district standards replace all those contained in the Zoning Ordinance and *Landscape Manual* except (1) where noted for parking provision, (2) properties zoned R-80 except with respect to accessory buildings containing an artist studio, (3) where noted for home occupation signage, and (4) where noted for signage size. If an aspect of the physical development of a project is not included in the development district standards, the character area goals and the intent statement of these standards most closely relating to that aspect shall apply.

Submittal Requirements

Applicants are encouraged to meet with Planning Department staff while developing the project concept (well in advance of final plans) to review applicable standards, obtain a preliminary evaluation of foreseeable conformance issues, and to identify review documentation required. All submittals will be reviewed for conformance with the development district standards. The recommendations of the Urban Design Section will be considered in reviewing plans submitted for detailed site plan.

Applicants shall submit, as relevant, the following:

1. An aerial photograph of the site and a general location map.
2. A narrative and graphic description of the proposed development including a site plan that clearly identifies:
 - a. Location of all improvements.
 - b. Build-to lines.
 - c. Overall site dimensions.
 - d. Location of utilities.
 - e. Existing trees (caliper and type).
 - f. Landscaping.
 - g. Paved surfaces and type of paving material.

- h. Zoning, existing improvements, streets, alleys, sidewalks, and curb lines within 150 feet of the site.
- i. Existing and proposed rights-of-way and existing street centerline.
- 3. Detailed architectural plans for all elevations, a detailed landscape and circulation plan, and a detailed lighting plan.
- 4. Building sections and floor plans that show bathrooms, closets, floor-to-ceiling heights, and GFA (with the exception of traditional residential neighborhood character area locations).
- 5. If adjacent to a single-family residential neighborhood, submit photographs and locations of properties within 150 feet that show massing, scale, materials, and roof pitches of single-family homes.
- 6. Sign permit applications shall submit both sign details and a graphic representation of the location of the proposed sign on the building.
- 7. A parking schedule and plan.
- 8. Supporting documentation where requested in the development district standards (e.g., streetscape or parking provisions).

**Prince George's County Gateway Arts District
Development District Standards**

Standards	Permit Review	Reference	Character Areas ¹			
			TC	APE	NAP	MRC ² TRN NC
Site Design						
Building and Streetscape Siting						
<i>Intent</i> <i>Create a consistent streetwall and a pleasant, inviting streetscape along commercial and mixed-use streets and a coherent visual appearance along neighborhood residential streets. Enhance the green, shaded identity of neighborhood streets and extend this identity to commercial and mixed-use areas. Develop walkable neighborhoods with contiguous linkages that support residential sociability, commercial activity, and the use of alternative modes of transportation.</i>						
1. Development shall meet all applicable build-to lines with the optional variation shown in Table 1.	X	(1)	X			

Buildings/Location	Build-to Line		Allowable Variation
	From face-of-curb	From edge of R-O-W	
Along US 1, excluding the segment from Jefferson Street to Farragut Street (the ultimate right-of-way for US 1 from Oliver Street to Hamilton Street shall be 60 feet to 80 feet)	-----	10-12	±4
Along 34 th and 38 th Streets	20	-----	±4
Along all other streets	15	-----	±5
Residential uses	As above	-----	+15
Institutional uses	As above	-----	+40

*All numbers in the reference column refer to Illustrations 1 to 33 following this section.

¹ TC—Town Center, APE—Arts Production and Entertainment, NAP—Neighborhood Arts and Production, MRC—Multifamily Residential Community, TRN—Traditional Residential Neighborhood, NC—Neighborhood Commercial

² R-55 zoned properties in the TRN character area within the incorporated City of Hyattsville are exempt from the development standards and will abide by the requirements of the R-55 Zone.

Standards	Permit Review	Reference	Character Areas ¹																																								
			TC	APE	NAP	MRC ²	TRN	NC																																			
2. Development shall meet all applicable build-to lines with the optional variation shown in DDS Table 2.	X	(2)		X	X																																						
<p>Table 2: Build-to Line (Distance in feet)</p> <table border="1"> <thead> <tr> <th rowspan="2">Buildings/Location</th> <th colspan="2">Build-to Line</th> <th rowspan="2">Allowable Variation</th> </tr> <tr> <th>From face-of-curb</th> <th>From edge of R-O-W</th> </tr> </thead> <tbody> <tr> <td>Along US 1 with on-street parking, excluding the segment from Jefferson Street to Farragut Street</td> <td>-----</td> <td>5-12</td> <td>±5</td> </tr> <tr> <td>Along US 1 without on-street parking, excluding the segment from Jefferson Street to Farragut Street</td> <td>-----</td> <td>10-12</td> <td>±5</td> </tr> <tr> <td>With on-street parking</td> <td>7</td> <td>-----</td> <td>±5</td> </tr> <tr> <td>Without on-street parking</td> <td>12</td> <td>-----</td> <td>±5</td> </tr> <tr> <td>Along Alt. US 1, and 38th St.</td> <td>15</td> <td>-----</td> <td>±5</td> </tr> <tr> <td>Institutional uses</td> <td>As above</td> <td>-----</td> <td>+100</td> </tr> <tr> <td>Gas stations</td> <td>15</td> <td>-----</td> <td>+40</td> </tr> </tbody> </table>										Buildings/Location	Build-to Line		Allowable Variation	From face-of-curb	From edge of R-O-W	Along US 1 with on-street parking, excluding the segment from Jefferson Street to Farragut Street	-----	5-12	±5	Along US 1 without on-street parking, excluding the segment from Jefferson Street to Farragut Street	-----	10-12	±5	With on-street parking	7	-----	±5	Without on-street parking	12	-----	±5	Along Alt. US 1, and 38 th St.	15	-----	±5	Institutional uses	As above	-----	+100	Gas stations	15	-----	+40
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Standards	Permit Review	Reference	Character Areas ¹					
			TC	APE	NAP	MRC ²	TRN NC	
4. Buildings along the segment of US1 from Jefferson Street to Farragut Street should be sited to maintain a consistent front building line to define the public realm of the street, wherever possible. If no established setbacks of the existing front building line exists, a build-to line between 10 and 12 feet from the right-of-way-line should be established. This is a DSP standard.			X					
5. All buildings shall be built out to a minimum of 80 percent of the site frontage.	X	(4)	X					
6. Development on lots or parcels greater than four acres in size should place utility lines underground or relocate them to the rear of the property in coordination with the appropriate utility. This standard applies only to new utilities to be placed with proposed development or redevelopment.			X	X		X		X
7. All buildings shall be set back a minimum of 16 feet from any one-family detached dwelling.	X			X				
8. Buildings shall be built out to a minimum of 60 percent of the site frontage.	X	(5)		X				X
9. All buildings shall be set back a minimum of eight feet from any one-family detached dwelling.	X				X			
10. Building sidewalls should abut the sidewalls of adjacent buildings, if possible.		(6)	X	X				X
11. Decks, garages, sheds, and auxiliary buildings used for the storage of cars or trucks shall be treated as accessory buildings.	X					X		
12. On properties zoned R-55, the minimum lot area for new dwellings shall be 5,000 square feet. Where the depth of the lot is less than 100 feet, the minimum net lot area shall be 4,800 square feet.	X							X
13. On properties zoned R-35 or R-20, the minimum net lot area for one-family semidetached dwellings shall be 3,500 square feet.	X							X
14. On properties zoned R-20, the minimum net lot area for townhouses shall be 2,000 square feet.	X							X
15. On properties zoned R-T, the minimum net lot area for townhouses shall be 1,800 square feet.	X							X
16. The front yard shall not have more than 20 percent impervious surface and shall not include a paved area for parking between the dwelling and the street sidewalk.	X							X
17. The one-family detached dwelling lot coverage including accessory uses, artist studios, and other home occupations shall be a maximum of 45 percent of the net lot area.	X							X
18. Accessory buildings shall only cover a maximum of 25 percent of the rear yard.	X							X
19. On properties zoned R-55, R-35 or R-20, the minimum lot frontage and minimum lot width shall be 20 feet. Lots with a smaller lot width that predate the approval of the Arts District SMA may be developed if it is documented that more than one dwelling exists on the street on a lot with a similar or lesser frontage.	X	(7)						X
20. Townhouses shall have a minimum lot width of 18 feet and shall not front a parking lot.	X							X
21. Front-yard setbacks for one-family detached, semidetached or triple-attached dwellings shall be a minimum of 20 feet in depth. Covered porches may be located in the front yard.	X	(8)						X
22. Front-yard setbacks for one-family detached, semidetached or triple-attached dwellings should conform to the block's prevailing front-yard depth.								X

Standards	Permit Review	Reference	Character Areas ¹					
			TC	APE	NAP	MRC ²	TRN	NC
23. The front yard should have a paved walkway a maximum of five feet wide between the main entrance of the building and the sidewalk.							X	
24. Accessory buildings shall be set back a minimum of 40 feet from the front lot line.	X							X
25. Side yards for one-family detached dwellings shall be a minimum of 8 feet wide on both sides but may be reduced as much as 4 feet on each side where the resulting building would be less than 14 feet in width.	X	(9)						X
26. Side yards for semidetached one-family dwellings shall be a minimum of eight feet in width on the side not adjoined to another dwelling.	X							X
27. One-family detached dwellings shall have a rear yard a minimum of 25 feet in depth.	X							X
28. Accessory buildings shall be set back from rear lot lines and alleys a minimum of two feet.	X							X
29. Buildings on corner lots should not have blank exterior walls at the pedestrian level.			X	X	X	X	X	X
<u>Access and Circulation</u>								
<i>Intent</i>								
<i>Develop pedestrian-friendly streets by minimizing driveway access across sidewalks, minimizing the use of drive-through services, creating drive-aisles and alleys to access service areas, and providing safe bicycle and pedestrian routes.</i>								
1. Access to parking lots and loading facilities on adjacent properties should be shared.			X	X	X			X
2. Sidewalks a minimum of five feet in width shall connect to dwelling entrances, parking, recreational facilities, auxiliary buildings, recycling, and dumpster areas.	X		X	X	X	X	X	X
3. Sidewalks shall not be made of asphalt.	X		X	X	X	X	X	X
4. Sidewalk materials and design shall be continuous across driveways and driveway aprons.	X		X	X	X	X	X	X
5. There shall be a maximum of two access driveways per lot or parcel from a public street to parking.	X		X	X	X	X	X	
6. Access to parking and the rear of the lot or parcel shall be located on a side street or alley and shall be a maximum of 18 feet wide.	X	(10)	X	X	X	X	X	X
7. Sites greater than four acres in size should have private drive aisles or public alleys to provide access to the rear of buildings and the interior of the lot or parcel for access to parking, dumpsters, and service entrances.			X	X	X	X	X	X
8. Drive-through services shall be located only on the rear of a building.	X	(10)	X	X	X	X	X	X
9. Drive-through services shall not be allowed except where accessed from a side street or alley.	X	(10)	X	X	X	X	X	X

Standards	Permit Review	Reference	Character Areas ¹						
			TC	APE	NAP	MRC ²	TRN	NC	
<u>Parking and Loading</u>									
<i>Intent</i>									
<i>Provide adequate parking and encourage shared parking without encroaching upon adjacent neighborhoods. Avoid unsightly expanses of asphalt and reduce the negative environmental impacts associated with impervious surfaces. Move unsightly parking and loading elements to the rear of the site.</i>									
1. Parking for an artist studio use shall be provided at the rate of one space per 2,500 square feet of gross floor area.	X		X	X					
2. Parking for a residential or live/work use shall be a minimum of 1.5 on-site spaces per unit. Additional spaces up to a maximum of 3.5 spaces per unit may only be provided in an on-site parking structure.	X		X						
3. Parking for a residential and live/work use shall be a minimum of 1 and a maximum of 2 on-site spaces per unit. If additional parking is provided, it shall be structured.	X			X					
4. Parking for a residential and live/work use shall be a minimum of 1 surface parking space on-site per unit, and a maximum of 1.5 surface spaces on-site per unit. If additional parking is provided, it shall be structured.	X			X		X			
5. Parking for residential and live/work use shall consist of a minimum of 1 and a maximum of 2 on-site spaces per lot. If the dwelling lot fronts on a street with on-street residential parking, each 20 feet of linear frontage may be substituted for 1 space.	X							X	
6. If a parking district(s) is established in the Arts District or individual municipality, the number of off-street surface parking spaces, for uses with at least 35,000 SF of GFA, other than artist studio, residential and live/work shall not exceed 80 percent of the number of off-street parking spaces required by Section 27-568(a) of the Zoning Ordinance. If additional parking is provided, it shall be structured. Required parking may be on or off site but shall be located within one-quarter mile of the development site. This section's requirements shall apply to all development under 35,000 SF of GFA.	X		X	X	X	X	X	X	X
7. If a parking district(s) is established for the Arts District or individual municipalities, the minimum number of off-street surface parking spaces for uses other than artist studio, residential, and live/work shall be reduced 50 percent from the minimum number of required off-street parking spaces in accordance with Section 27-568(a) of the Zoning Ordinance. If off-site shared parking is utilized in accordance with off-site shared parking requirements below, then this minimum for on-site surface parking may be waived. The minimum number of off-street surface parking spaces permitted for each land use type shall comply with Section 27-568(a) of the Zoning Ordinance. Departure from the provisions of Section 27-568(a) requires a detailed site plan review.	X		X	X	X	X	X	X	X
8. Where shared parking is utilized, the applicant shall provide details of the development's proposed uses and required parking along with a letter from the parking lot manager certifying that the lot has the capacity to accommodate all parking needs and that the parking owner has entered into an agreement to share the number of spaces required.	X		X	X	X	X	X	X	X

Standards	Permit Review	Reference	Character Areas ¹					
			TC	APE	NAP	MRC ²	TRN NC	
9. When off-site parking is used to meet the parking requirements, the applicant will need to provide satisfactory documentation to show that parking is provided off site.	X		X	X	X	X	X	
Siting and Access								
1. Structured parking for a multifamily residential use shall be located on the interior of the block, at the rear of the property or underground and accessed from a side street, alley or entrance drive-aisle with a secured door.	X		X					
2. Residential unit garages should be located at the rear of the property and accessed from a side street or alley.	X	(10)	X					
3. Loading facilities shall only be located at the rear of the building and accessed from a side street or alley.	X	(10)	X	X	X	X	X	
4. Parking shall not be located between the sidewalk or street and the building.	X	(10)	X	X	X	X	X	
5. Structured parking should be located on the interior of the block, at the rear of the property, or underground and accessed from a side street or alley. Structured parking should not be located to overshadow historic landmarks, historic neighborhoods or views of signature buildings.			X	X	X	X	X	
6. Driveways or private drive-aisles shall have a maximum width of 12 feet.	X					X		
<u>Fencing, Walls, Screening, and Buffering</u>								
<i>Intent</i>								
<i>Delineate and protect private property while allowing for surveillance of public and private areas to increase safety. Improve the appearance of the character areas by screening unsightly elements, restricting inappropriate materials, and creating utilitarian and decorative walls. Protect the character of adjacent traditional one-family neighborhoods.</i>								
1. Opaque walls and fences, with the exception of required screening, shall not exceed four feet in height. Non-opaque fences shall not exceed six feet in height.	X		X	X	X	X	X	
2. Barbed wire, vinyl cladding, unclad cinder block, or razor wire shall not be used as walls, fences, or screening. Appropriate materials for fences and walls include masonry, wood, decorative metal, or brick.	X		X	X	X	X	X	
3. Chain-link fences shall not be used as walls, fences or screening, with the exception of enclosures for recreational courts (e.g., tennis or basketball).	X		X	X	X	X	X	
4. Front-yard fences and walls shall be a maximum of four feet in height.	X	(11)					X	
5. Rear- and side-yard fences and walls shall be a maximum of six feet in height.	X						X	
6. Barbed wire, vinyl cladding, unclad cinder block, or razor wire shall not be allowed.	X						X	

Standards	Permit Review	Reference	Character Areas ¹						
			TC	APE	NAP	MRC ²	TRN	NC	
<u>Dumpsters, Services, Utilities, Outdoor Storage, and Stormwater Management</u>									
<i>Intent</i>									
<i>Promote an attractive, positive image of the Arts District by locating unsightly elements to minimize their visual impact. Protect and enhance ecological functions within watersheds. Reduce the impact of stormwater.</i>									
1. New techniques and methods of collecting and treating stormwater should be used as they emerge, such as micromanagement described in the current version of the design manual <i>Low-Impact Development Strategies—An Integrated Design Approach</i> , published by DER.	X		X	X	X	X	X	X	X
2. Dumpsters, outdoor storage, utility boxes, and HVAC units shall be screened by an opaque material similar in color and material to that of the main building so they are not visible from the public sidewalks or streets.	X	(12)	X	X	X	X	X	X	X
3. Dumpsters on adjacent properties should be consolidated, where possible.			X						X
<u>Signage</u>									
<i>Intent</i>									
<i>Retain the small-town character by decreasing visual clutter and improving the overall appearance of signage.</i>									
1. Freestanding pole, monumental signs, or billboard shall not be allowed.	X		X	X	X	X	X	X	X
<u>Lighting</u>									
<i>Intent</i>									
<i>Create a softly lit environment by evenly lighting public areas at minimal intensities, avoid deep shadows and harsh lighting, minimize light pollution and glare, and reduce the contrast between light and dark areas to improve safety and deter crime.</i>									
1. Gas stations should not be illuminated by a high level of lighting (above 10 Lux) and should use a minimum color-rendering index (CRI) of 65. This lighting should be shielded not to exceed 15 feet in radius from any given pump.			X	X					X
2. Illumination shall be provided for main entrances, passageways, parking lots, recycling areas, service entrances and areas, alleys, pathways, parks, and plazas.	X		X	X	X	X	X	X	X
3. Grade changes in public spaces such as stairs, inclines, ramps, and steps should be illuminated from above or at the ground level.			X	X	X	X	X	X	X
4. Fixtures should be located and shielded so that light does not spill from a parking lot onto an adjacent one-family residential property or into residential building windows.			X	X	X	X	X	X	X

Standards	Permit Review	Reference	Character Areas ¹							
			TC	APE	NAP	MRC ²	TRN	NC		
<u>Landscaping</u>										
<i>Intent</i>										
<i>Use plants with interesting foliage, colors, and shapes to create a shady and colorful environment that emphasizes the diversity, creativity, and exuberance of the Arts District. Allow for unique yards and a streetscape that add to the overall character of the street. Increase appreciation for neighborhoods by providing well-maintained trees, gardens, flowers, and shrubs.</i>										
1. Existing trees should be preserved where feasible.			X	X	X	X	X	X	X	X
2. Shade trees with a minimum of 2½- to 3-inch caliper shall be provided at the rate of one shade tree per every 5,000 square feet of the gross site area (exclusive of street dedications). Existing trees and street trees to be planted within the abutting right-of-way may be counted toward meeting this standard.	X		X	X	X	X	X	X	X	X
3. Parking lots shall be planted with a minimum of one shade tree per every ten spaces in the provided corners, bump-outs, or islands.	X		X	X	X	X	X	X	X	X
4. The property owner should install hose bibs on the outside of new buildings in locations appropriate for watering street trees and landscaping and cleaning sidewalks where this does not interfere with entrance embellishments.			X	X	X	X	X	X	X	X
5. Each site shall retain a minimum of 40 percent of the net area as green space. A maximum of 50 percent of a roof garden area that is certified by a LEED-certified engineer that it meets LEED's "green roof" standards shall be counted on a one-to-one basis toward meeting the green space requirement. LEED (Leadership in Energy and Environmental Design) is a rating system developed by the US Green Building Council for designing, constructing, and certifying green buildings.	X						X			
Building Design										
<u>Building Height</u>										
<i>Intent</i>										
<i>Create a "street room" and avoid overwhelming the street, landmark buildings, and one-family neighborhoods with buildings that frame the street. Allow sufficient height to ensure that new office, residential, and commercial mixed-use development is profitable. Protect one-family residential neighborhoods from encroachment.</i>										
1. Buildings adjacent to a one-family residential dwelling or a historic landmark shall have a maximum height of 42 feet. Buildings adjacent to a historic landmark shall have a height that is architecturally compatible with that landmark.	X		X	X	X	X	X	X	X	X
2. Residential or live/work buildings on US 1, Alt. US 1 and 38 th Street should have a minimum height of 28 feet. The minimum height of commercial buildings on these streets should be 18 feet.			X	X	X	X	X	X	X	X
3. The maximum height of multifamily residential buildings shall be 70 feet.	X		X	X	X	X	X	X	X	X
4. The maximum height of townhouse buildings shall be 45 feet.	X		X	X	X	X	X	X	X	X

Standards	Permit Review	Reference	Character Areas ¹					
			TC	APE	NAP	MRC ²	TRN	NC
5. A bay window, oriel, entrance vestibule, or balcony may project up to three feet beyond the front or rear building line, if the projection is not more than ten feet long (measured along the building). Cornices and eaves may project up to two and one half feet beyond the building line. The projection shall be at least two feet from any lot line.	X		X	X	X	X	X	X
6. The allowable height in R-55, R-35, and R-20 Zones shall be 3 stories or 35 feet. If an additional side yard of ½ foot is added per 1 foot of height in excess of 35 feet, the height may be increased to the maximum of 40 feet. Height shall be measured from the highest elevation on the front street side of the building to the highest main roof ridge line or parapet.	X						X	
7. Accessory buildings shall not exceed the height of the main ridge line of the roof of the primary residential structure.	X						X	
<u>Building Openings</u>								
<i>Intent</i>								
<i>Develop user-friendly buildings by defining entrances and character through the shape, position, and detailing of doors and windows. Promote public safety through the natural surveillance and private oversight of public areas. Create an attractive and lively commercial area by highlighting storefronts. Provide doors and windows to appropriately articulate buildings with an industrial character; contribute to improved safety, and increase the user-friendliness of buildings.</i>								
<u>Entrances</u>								
1. The main entrance(s) of buildings with ground floor retail uses should be located on the primary street and address the sidewalk with appropriate lighting and signage. Buildings on corners should consider locating main entrances on the corners.		(13)	X	X	X	X	X	X
2. The main entrances should be highlighted with a minimum of three design elements such as awnings, a portico, architectural recesses, windows (transom and sidelights), plantings, street furniture, and architectural details to highlight entrances to businesses or upper-story offices and apartments.		(14)	X	X	X	X	X	X
<u>Windows</u>								
1. The ground floor of commercial structures with first-floor retail uses shall contain at least 60 percent two-way visually transparent material.	X	(15)	X	X				X
2. All facades should have substantial fenestration on all stories, including those facing the rear, alley, driveways, parking lots or other open areas.		(16)	X	X	X	X	X	X
3. Multifamily buildings should have transparent lobby and entrance windows facing the street.			X				X	
<u>Unit Design</u>								
<i>Intent</i>								
<i>Develop high-quality commercial and residential structures and promote loft-style residential spaces that fit in with the scale of traditional neighborhoods and town centers. Avoid overwhelming the streetscape.</i>								

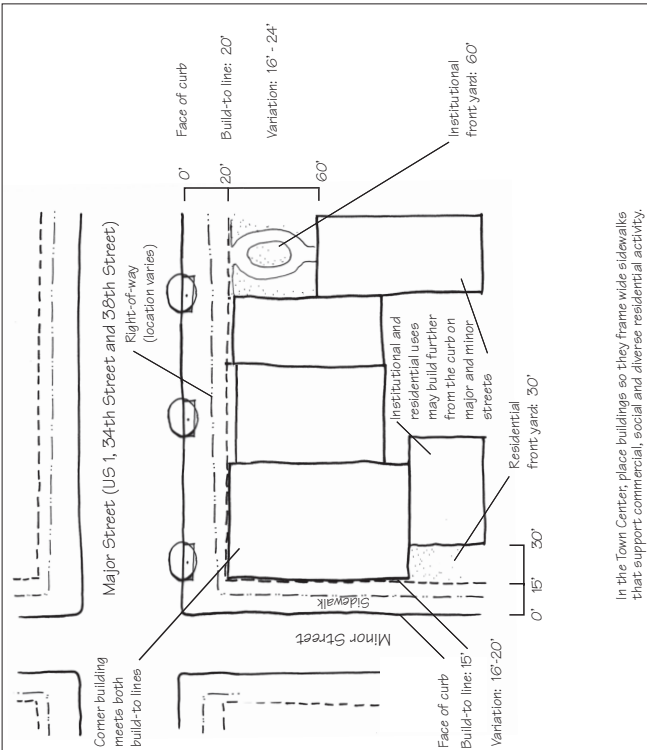
Standards	Permit Review	Reference	Character Areas ¹						
			TC	APE	NAP	MRC ²	TRN	NC	
1. Residential units shall not be located on the ground floor on 34 th Street, 38 th Street and on US 1 south of Jefferson Street.	X	(17)	X						
2. Commercial buildings shall have a minimum ground floor height of 12 feet.	X	(18)	X	X					X
3. New residential units shall only be located above the ground floor.	X	(17)		X					X
4. Artist live/work units shall have a minimum gross floor area of 700 square feet.	X		X	X	X				X
<u>Architecture</u>									
<u>Intent</u>									
<i>Develop high-quality, pedestrian-oriented commercial and residential structures compatible with the scale of adjacent neighborhoods and town centers through the use of texture, color, and massing. Retain the historic character of buildings and restore original building details, when possible. Allow for unique composition and details in new buildings while ensuring compatibility with existing neighborhoods.</i>									
1. The historic character of buildings should be retained and, where possible, details of the original building should be restored.			X		X				X
2. Developments should emphasize the division between street level and the upper stories through design features such as aligned windows, awnings, patterned bands, and cornices.		(18)	X	X					X
3. Parking structures should relate to the architecture of the main building.		(19)	X	X		X			X
4. New buildings greater than 45 feet in width should be designed to visually break up the length of the building.		(20)	X	X				X	X
5. Buildings that exceed 130 feet in frontage on any street should be articulated through massing, material, color, opening, and detail changes to appear as multiple buildings rather than one single building.		(21)	X	X	X		X	X	X
6. Buildings intended for institutional use should highlight the main entrance through massing changes, architectural details, and appropriate lighting and plantings.		(20)	X	X	X		X	X	X
7. The ground floor of any commercial/mixed-use structure on US 1, Alt. US 1 and 38 th Street should incorporate decorative architectural detailing and materials. This shall be achieved through the use of windows and door casings, facade detailing, and unique cornices, banding or awnings.		(22)	X	X	X				X
8. Design of multifamily buildings should be compatible with the scale and proportion of adjacent residential neighborhoods.		(23)	X				X		
9. Accessory buildings exceeding 15 feet in height shall match the roof pitch and style of the main dwelling.	X	(24)					X	X	
10. Roof pitches should be compatible with those in the surrounding neighborhood.		(23)					X	X	
11. Front porches should be provided.		(25)						X	X

Standards	Permit Review	Reference	Character Areas ¹					
			TC	APE	NAP	MRC ²	TRN	NC
12. New buildings should be faced on any facade fronting a public street with quality materials such as brick, stone, wood, masonry, or stucco compatible with the character of the surrounding neighborhoods.			X	X	X	X	X	X
13. Multifamily buildings shall be faced with brick, stone, wood, masonry, or stucco.	X				X			
<u>Architecture for Signature Buildings</u>								
<i>Intent</i>								
<i>Locate architecturally unique buildings on sites important to the visual quality of the town center, such as the far side of a T-intersection where roads connect the Arts District to other municipalities (a view terminus) and the corners of major road intersections (gateway views).</i>								
1. New buildings and renovations on signature properties should incorporate designs that portray the unique identity of the Arts District and exhibit the highest quality in design or materials. See Gateway and View Terminus Sites (Map 11) for locations.			X	X	X			X
<u>Signage</u>								
<i>Intent</i>								
<i>Provide attractive, durable signage to create a positive, attractive identity for businesses. Design signs to enhance the area as a whole while allowing for creative commercial expression and visual variety by incorporating bright colors, textures, and images. Avoid oversized signage and ensure that home occupations, civic, and institutional uses retain the aspect of residential structures. Ensure that storefront windows are clear of signage to reduce clutter and improve passive observation of the street to enhance safety.</i>								
1. Exterior neon signs, internally lit signs, and signs with moving parts or blinking lights shall only be permitted on US 1, 34 th Street and 38 th Street.	X		X	X	X			X
2. Commercial signs painted on side or rear facades shall not exceed 30 percent of the facade area.	X		X					X
3. Neon signs, signs with moving parts, or blinking lights should not be greater than 20 square feet in area.			X					X
4. Sign locations should be incorporated into the overall architectural design of the building.		(26)	X	X	X			X
5. Letters and logos painted on storefront windows and doors should not exceed more than 25 percent of the window area.		(27)	X	X	X			X
6. All businesses shall have front and/or rear entry signage such as blade and bracket, pin letter, or flat mounted boards securely fastened to the building and oriented toward pedestrians.	X	(27) (29) (30)	X	X	X			X
7. Signs should be lit externally, where the light does not exceed the area of the sign or spill onto the building facade.			X	X	X			X
8. Only banners suspended and permanently braced perpendicular to the building are permitted.	X	(30)	X	X	X			X
9. Sign area shall not exceed the regulations of Sections 27-613(c), (f), and 27-107.01 of the Zoning Ordinance.	X		X	X	X			X
10. Roof-mounted signs should not extend beyond the roofline by more than three feet.			X					

Standards	Permit Review	Reference	Character Areas ¹					
			TC	APE	NAP	MRC ²	TRN	NC
11. Signs shall not be mounted on the roof of a building or exceed the height of a building's facade.	X				X	X	X	X
12. Wall murals shall not contain logos, advertising, or a product for sale. The name of the sponsor may appear in letters not more than eight inches in height. A wall mural shall not contain an image(s) that are obscene or negatively impact historic characters and resources of the local community.	X		X		X		X	X
Public Space								
<u>Streetscape</u>								
<i>Intent</i>								
<i>Emphasize the positive identity of the Arts District by providing attractive and well-maintained streetscapes that enhance the comfort and provide connectivity for pedestrians. Provide an attractive strip for street trees, landscaping, and sidewalk paving to buffer pedestrians from traffic, beautify the street, and allow space for cafes, seating, bicycle racks, gardens, trash receptacles, and other amenities</i>								
1. The streetscape is the area from the face of the curb to the build-to line. The streetscape should include a sidewalk (pedestrian walkway and street furniture zone) and a strip containing street trees, landscaping, and a paved area for pedestrian amenities. On streets with on-street parking, bump-outs containing tree boxes should be considered. ³	X	(31) (32)	X		X		X	
2. The streetscape on US 1, 34 th and 38 th Streets and Alt. US 1 shall consist of a sidewalk a minimum of 12 feet wide and may include a strip containing street trees, landscaping, and pedestrian amenities. ³	X		X		X		X	
3. The neighborhood streetscape shall consist of a sidewalk a minimum of four feet in width and may include an additional strip five feet in width containing street trees, landscaping and pedestrian amenities.	X				X		X	X
4. All streets shall have a sidewalk on both sides wherever possible.	X		X		X		X	X
5. On US 1, Alt US 1 and 38 th Street, tree boxes shall be at least 5 feet wide, 10 feet long, and 4 feet deep. On all other streets tree boxes shall be at least 4 feet wide, 8 feet long, and 4 feet deep. All tree boxes shall be spaced 30-40 feet apart.	X	(32) (33)	X		X		X	X
6. Street trees shall be shade trees and shall be a minimum of 2½- to 3-inch caliper.	X	(33)	X		X		X	X

³ The City of Hyattsville is exempt from this standard.

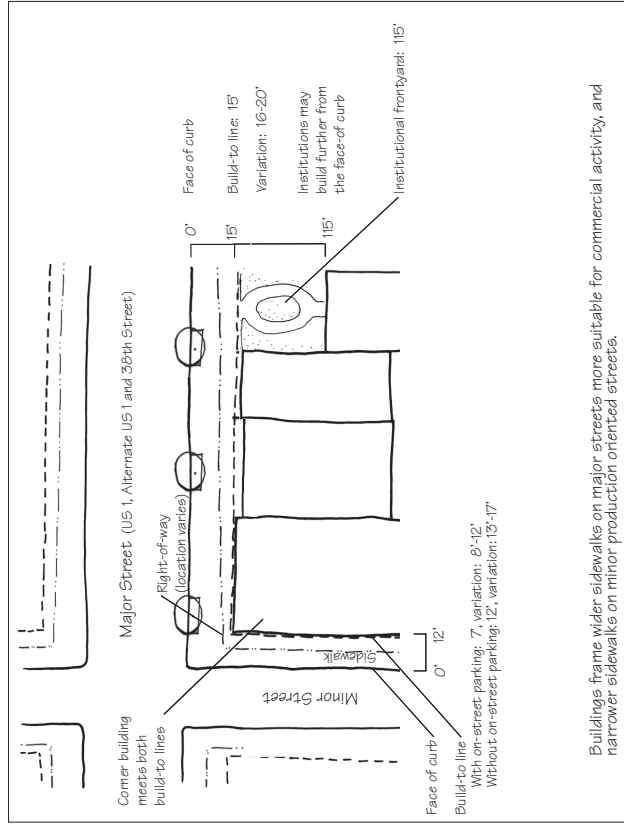
Standards	Permit Review	Reference	Character Areas ¹						
			TC	APE	NAP	MRC ²	TRN	NC	
<u>Parks and Plazas</u>									
<i>Intent</i>									
<i>Create attractive parks, greens, gardens, and plazas on public land and within private developments for rest, contemplation and/or active enjoyment. Enhance visual interest through public art, fountains, archways, and other amenities. Encourage unique design and visual features that tie the area to the Arts District.</i>									
1. At least one tree with a minimum 2½- to 3-inch caliper should be planted per every 1,000 square feet of proposed open space.			X	X	X	X	X	X	X
2. Walkways in parks and plazas shall have pedestrian-oriented lighting.	X		X	X	X	X	X	X	X
3. A minimum of 1 shrub should be provided for every 100 square feet of area, and there should be a minimum of 3 varieties for spaces greater than 300 square feet.			X	X	X	X	X	X	X



In the Town Center, place buildings so they frame wide sidewalks that support commercial, social and diverse residential activity.

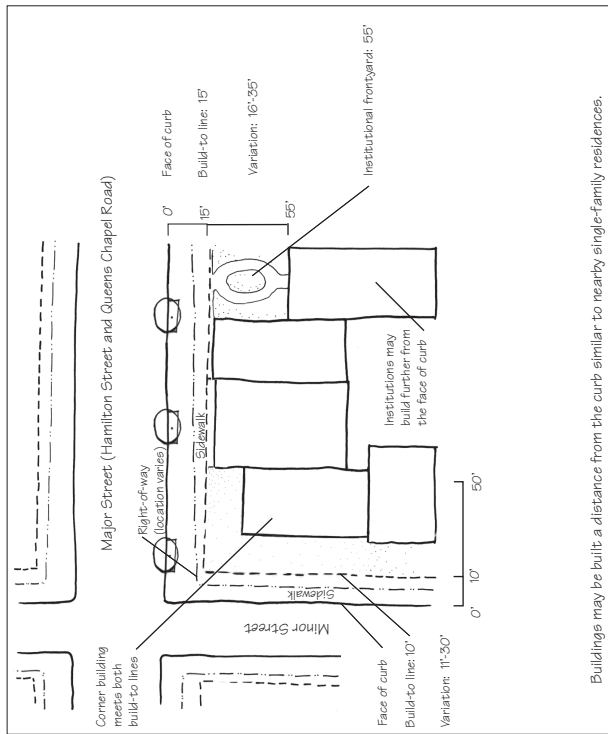
Illustration 1

Illustrations 1 to 33 are cited in the reference column of the preceding table and depict the development standards.



Buildings frame wider sidewalks on major streets, more suitable for commercial activity, and narrower sidewalks on minor production oriented streets.

Illustration 2



Buildings may be built a distance from the curb similar to nearby single-family residences.

Illustration 3

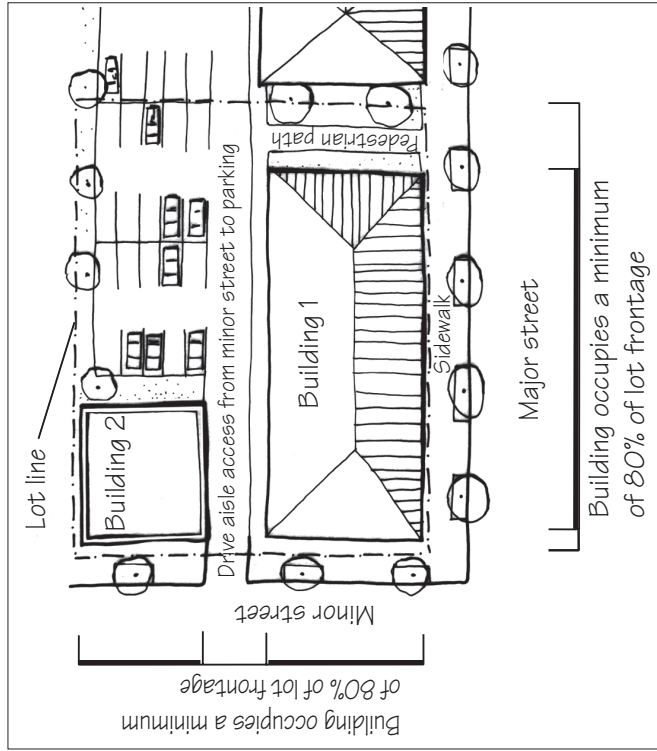


Illustration 4: Building placement should maximize the coverage of lot frontage to shelter and frame town center streets.

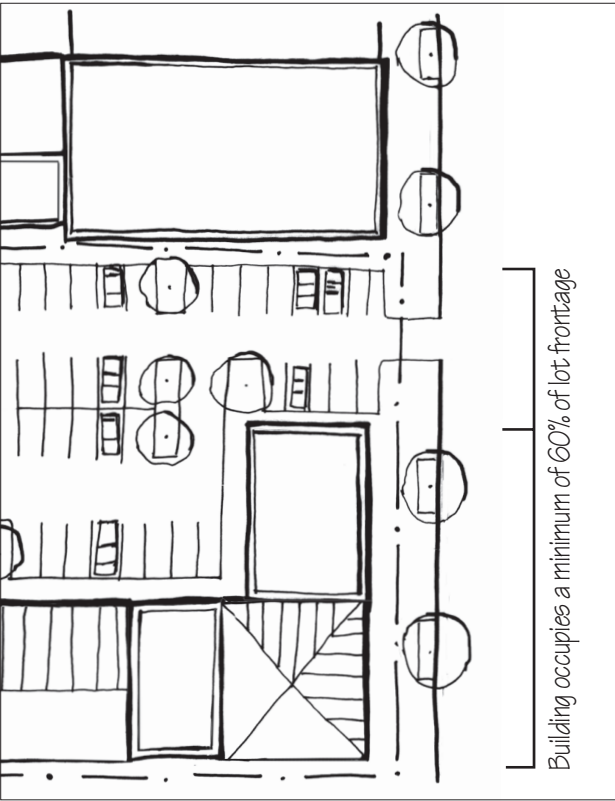


Illustration 5: Buildings should be placed on the maximum amount of lot frontage to best frame the street and sidewalk.



Illustration 7

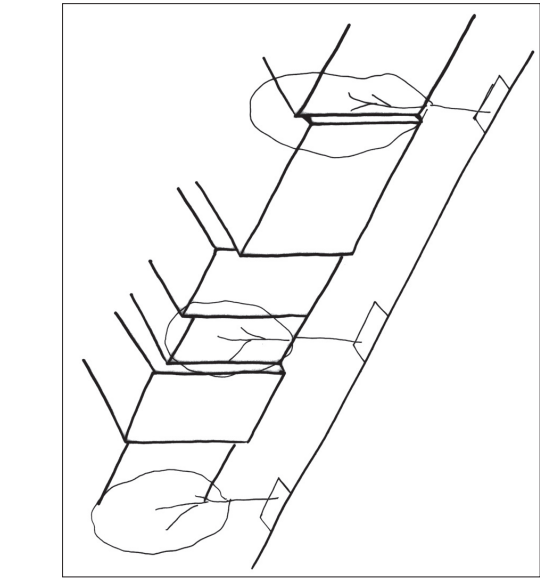


Illustration 6: Create a streetwall by placing buildings adjacent to each other and built to the sidewalk.

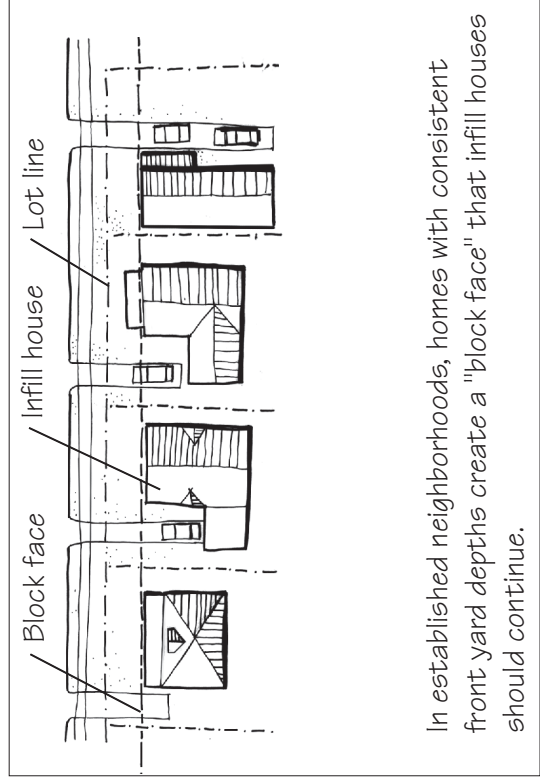


Illustration 8

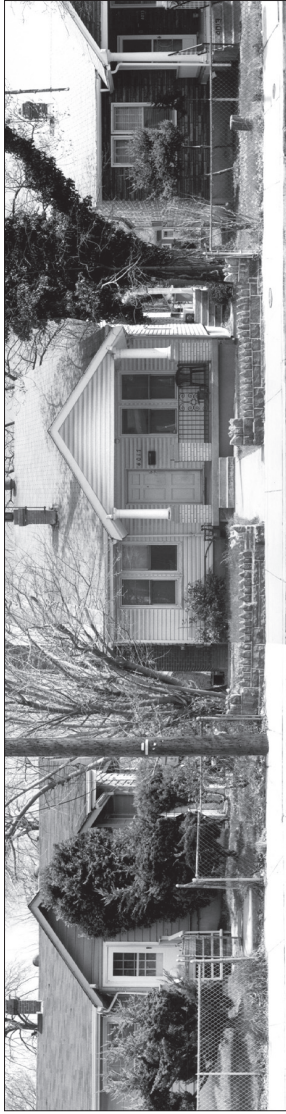


Illustration 9: Traditional neighborhood homes have minimal sidewalks.

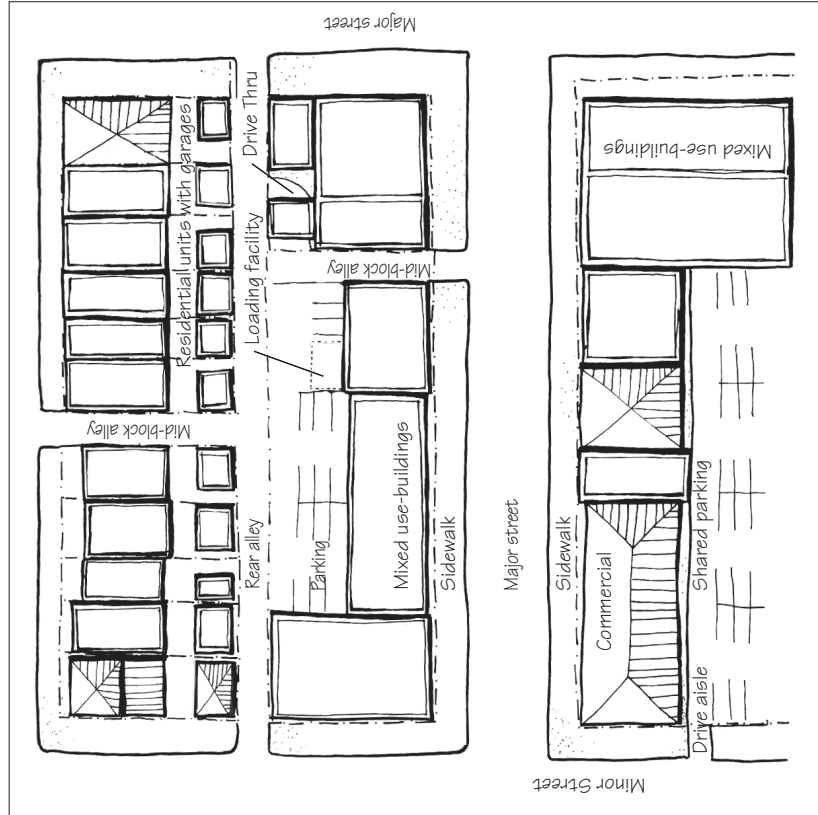


Illustration 10: Place parking, drive-throughs, and garages on the interior of blocks.



Illustration 11: Separate semi-private gardens, lawns and courtyards from public sidewalks with a low fence.



Illustration 14: An awning, architectural detailing, a recess, a street number, and plantings emphasize and distinguish this entrance from the rest of the building so visitors may locate it easily.



Illustration 15: Glass or other two-way transparent material should dominate all first-story facades.



Illustration 12: Screen trash, dumpster, utilities, and outdoor storage with materials compatible with the main structure.



Illustration 13: Corner entrances maximize social interaction and business exposure.



Illustration 16: Windows, especially at street level, increase safety and deter crime.

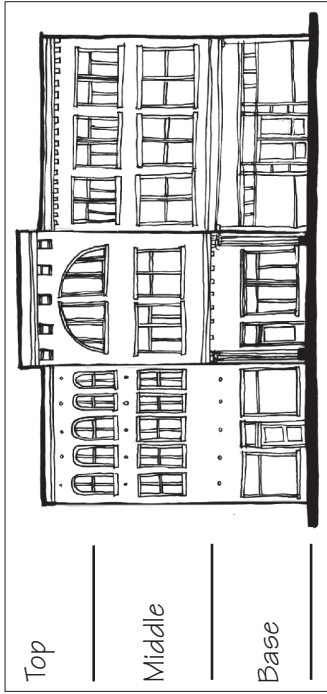


Illustration 18: Compose buildings vertically using aligned window patterns, cornices, and other decorative elements.

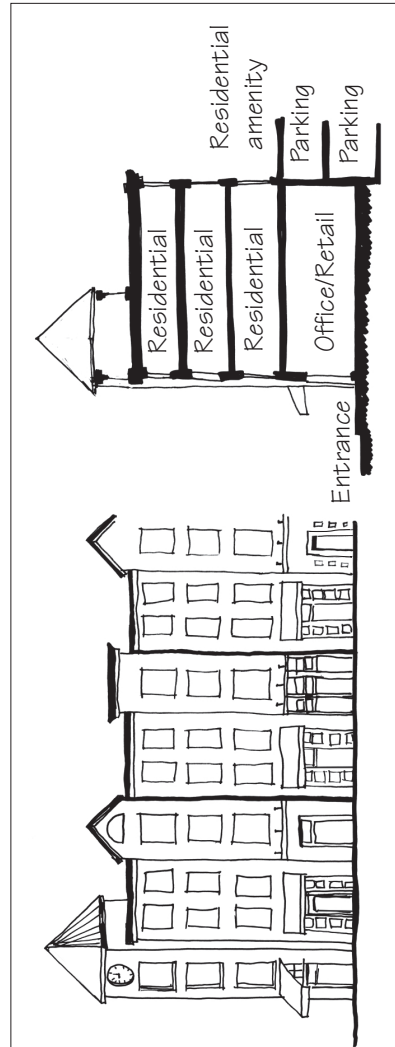


Illustration 17: A compact mix of uses creates a lively area.

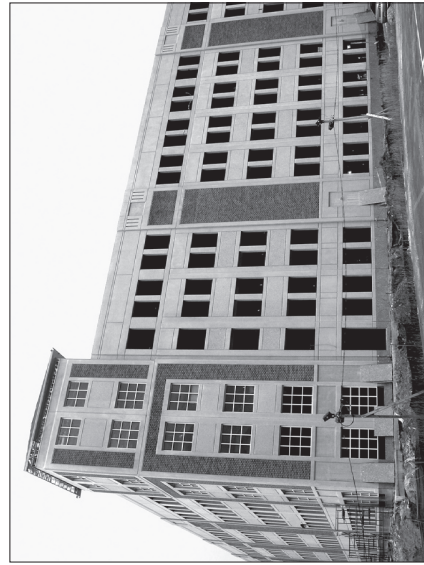


Illustration 19: This parking garage looks more like one of the new classroom buildings on the university campus, creating an attractive addition rather than the eyesore most garages are.



Illustration 20: Massing changes, plantings and architectural detailing highlight the entrance to the Justice Center and break up the length of the facade.

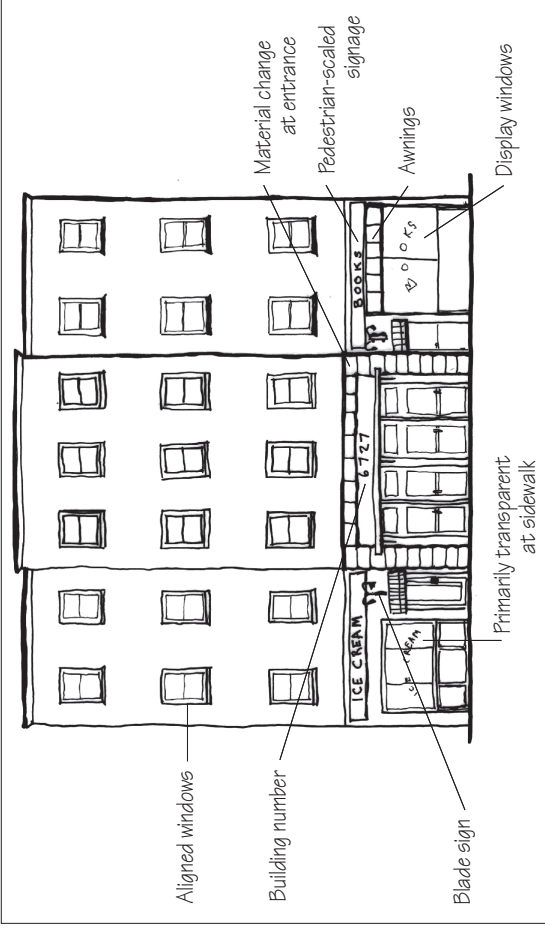


Illustration 22: Appropriate structure, architectural detailing, and signage improve the attractiveness of sidewalks and streets.



Illustration 21: This residential building is divided into bays that alternate materials, window patterns, roof details, heights, setbacks, and entryway features so that each unit reads as a unique building.

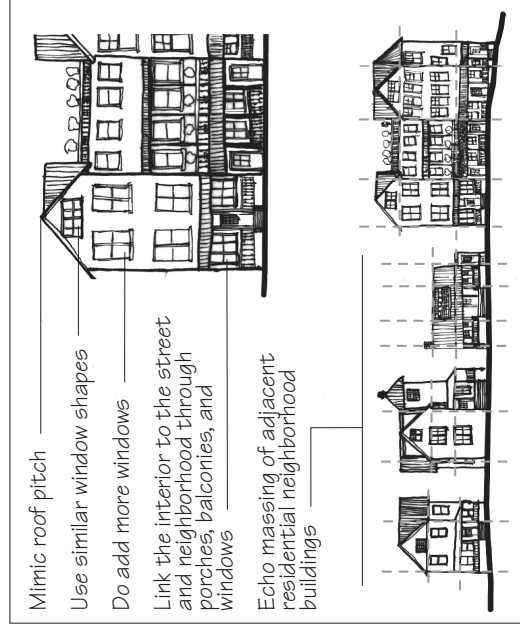


Illustration 23: Incorporate positive features of nearby single-family homes in new residential construction for compatibility.

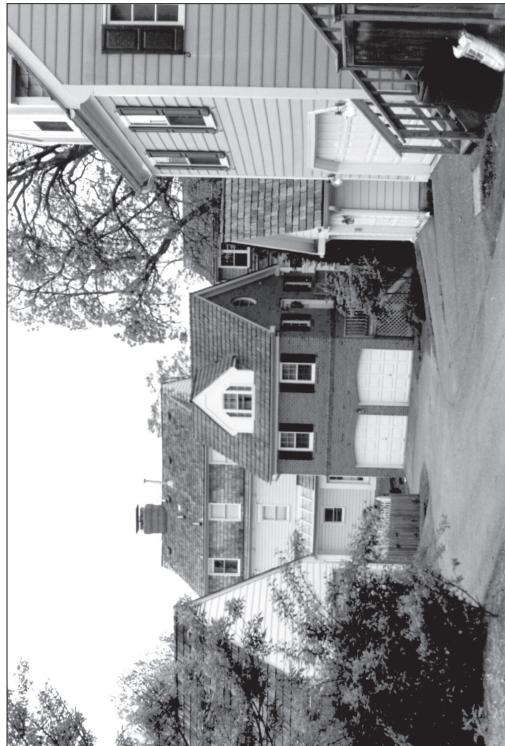


Illustration 24: Accessory buildings may not exceed the height of the main building and should match the main structure.

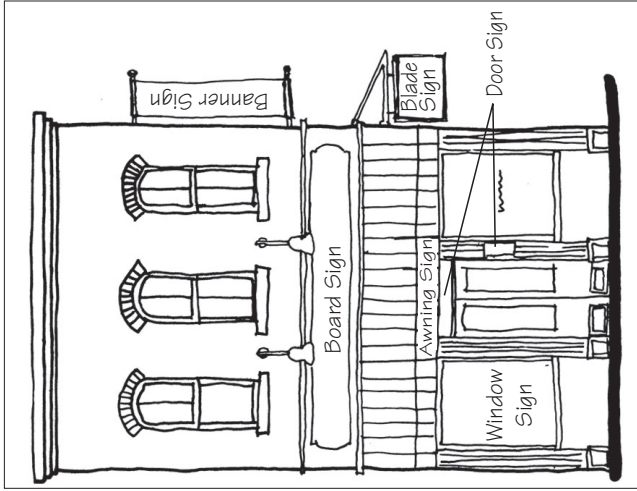


Illustration 26: Use signage that relates to the pedestrian and fits the overall design of the building.



Illustration 25: Wide, attractive front porches define the area of single-family residential neighborhoods.



Illustration 27: This sign adds character to the street without obscuring the glass.

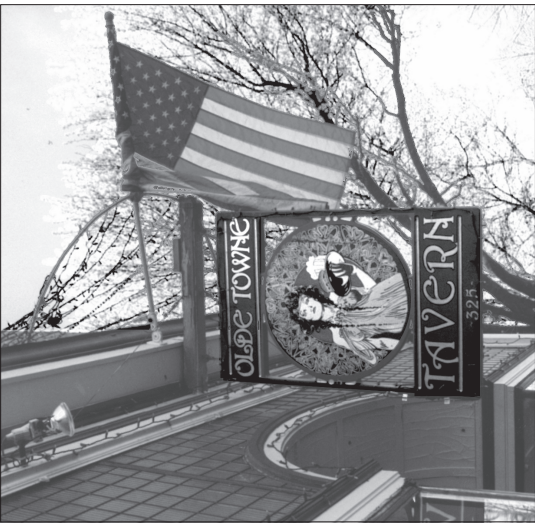


Illustration 28: Blade signs face pedestrians as they walk along the sidewalk.



Illustration 30: Banners hung from brackets securely fastened to facades enhance the appearance of the street.



Illustration 29: These are two examples of pin letters that are firmly attached to the facade.

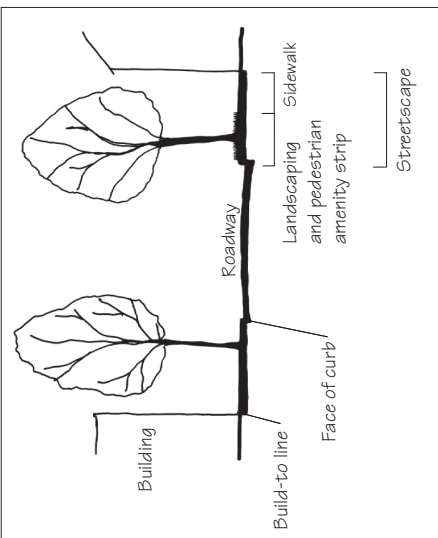


Illustration 31: The streetscape supports pedestrian activity by providing sidewalks, shade from trees, and a separation from motorized vehicular traffic.

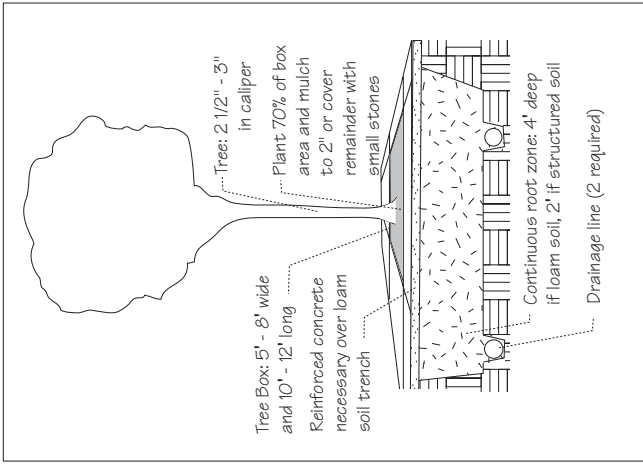


Illustration 33: Use appropriate tree box construction to increase the chance of survival for street trees.

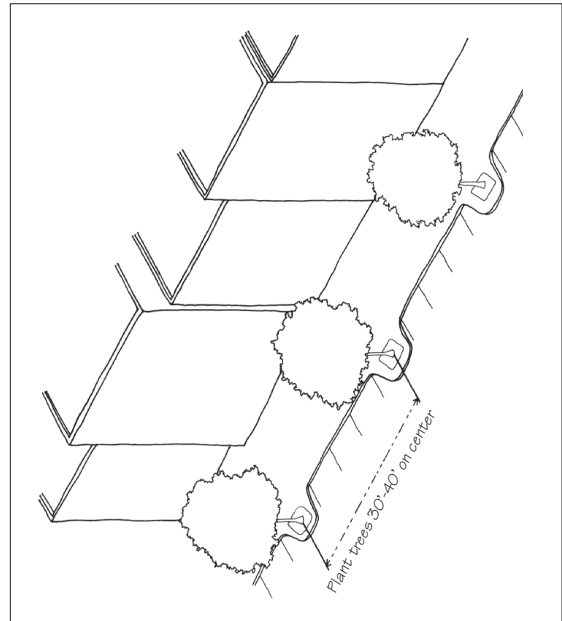


Illustration 32: On narrow streets with parking, place tree boxes in bump outs and forgo the landscaping and pedestrian amenity strip.

Uses Permitted

The letter **P** indicates that the use is permitted in the character area. The letters **SP** indicate that the use is permitted with a special permit and will require a detailed site plan process. (Applicants will be assigned a DSP and an SP for all applications within the Gateway Arts District.) The letter **X** indicates that the use is prohibited. The **source** column references the location in the Zoning Ordinance that is the basis for the use in the table. In some cases the use as it appears in the table is verbatim, in other cases the description of a use that appears in the Zoning Ordinance has been modified but is based on the Zoning Ordinance description. Where there is no reference to the Zoning Ordinance, the uses are being added via the Development District Overlay Zone and did not previously exist in the Zoning Ordinance. If the use is not listed in the table, it is prohibited.

It should be noted that this table controls the underlying uses listed in the Zoning Ordinance. Thus, some of the uses permitted in a character area might be prohibited in the underlying zone's use table as listed in the Zoning Ordinance. For example, many residential uses are prohibited in industrial zones but are now permitted in the I-2 Zone within the arts production and entertainment character area because it is consistent with the goals of the Arts District. In addition, many uses that have an adverse impact upon the character area due to scale, traffic, noise or other elements may be permitted in the underlying zones but, as listed in the table, are prohibited by the Gateway Arts Development District Overlay Zone. However, the affected properties are very limited and would not create adverse impact to their surrounding development. As a result, there are very few zoning changes to the underlying zones in the sectional map amendment section.

In general, most commercial and industrial zones now support a mix of uses of varying scale and intensity. Uses that have been added include arts production, art-related services, artistic endeavors, computers and digital arts, lifestyle uses (such as café and bakery), and dwelling styles that support artists. Certain uses have been limited as disruptive and out of scale with the character area. For example, institutional uses will no longer be allowed within single-family neighborhoods except as an adaptive reuse of an existing institutional building. Uses incompatible with either pedestrian-orientation or family aspects of character areas have been similarly limited.

Legend:

TC	Town Center
APE	Arts Production and Entertainment
NAP	Neighborhood Arts and Production
MRC	Multifamily Residential Community
TRN	Traditional Residential Neighborhood
NC	Neighborhood Commercial
SVP	Stream Valley Park

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
(1) ARTS-RELATED USES:									
Private or public arts institutions for the promotion, practice, and dissemination of information related to the fine arts and handicrafts	new	P	P	SP	X	X	X	X	X
Private or public multipurpose arts center (for multiple uses including administration, community space, studio space, information dissemination, arts production, publication, classes, gallery space, and events)	new	P	P	SP	X	X	X	X	X
Art gallery	new	P	P	SP	X	X	X	X	X
Art school, including dance, photography, filmmaking, music, writing, painting, sculpting, printmaking, or glassmaking	new	P	P	SP	X	X	X	X	SP
Artist studio as a working space for use by a fine arts artist or artist collective, hand crafter, designer, or digital media producer in day to day production, which may be used for auxiliary instruction and auxiliary sales of items produced on-site:	new								
(i) As an accessory to an allowed use	new	SP	SP	SP	SP	SP	SP	SP	X
(ii) All others	new	P	P	P	X	X	P	P	X
Craftsman or artisan primarily design and production shop that may include auxiliary sales, for small-scale production of goods including but not limited to musical instruments, papermaking, jewelry, and puppet making	new	P	P	P	X	SP	P	P	X
Rehearsal space	new	P	P	P	X	X	X	X	X
Sound stage for TV/film recording studio	new	X	P	SP	X	X	X	X	X
Arts services, including set design or construction and restoration of artworks	new	P	P	P	X	X	P	X	X
Concert hall or other performing arts space	new	P	P	SP	X	X	X	X	X
Outdoor performance sites	new	P	P	SP	SP	SP	SP	SP	P
Dinner theater	new	P	P	SP	X	X	X	X	X
Performing arts ticket office or booking agency	new	P	X	X	X	X	X	X	X
Performing arts ticket office or booking agency as auxiliary use	new	P	P	SP	X	X	X	X	X
Artists' supply store	new	P	P	SP	X	X	P	P	X
Bead, jewelry supply	new	P	P	SP	X	X	P	P	X
Blueprint/ GIS Mapping/ architectural supply store	new	P	P	SP	X	X	X	X	X
Cafés, for table and/or bar service of tea, coffee, other beverages, and food	new	P	P	SP	X	X	P	P	X
Card shop	new	P	P	SP	X	X	P	P	X
Ceramic supply	new	P	P	SP	X	X	P	P	X
Costume rental	new	P	P	SP	X	X	X	X	X
Digital services, e.g., web, sound, or graphic design and editing	new	P	P	SP	X	X	X	X	X
Ice cream shop	new	P	P	SP	X	X	P	P	X
Fabric, knitting or rug making supply store	new	P	P	SP	X	X	P	P	X

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
Fashion design studi	new	P	P	SP	X	X	P	X	
Mail box servic	new	P	P	SP	X	X	P	X	
Musical recording or musical instruments stor	new	P	P	SP	X	X	P	X	
Paper and supplies store	new	P	P	SP	X	X	P	X	
Picture framing shop	new	P	P	SP	X	X	P	X	
Live/work unit	new	P	P	P	X	SP	P	X	
(2) COMMERCIAL:	27-461								
Distillery for the production of fuel alcohol	27-441	X	X	X	X	X	X	X	
Limited professional uses in multifamily projects	27-441	P	P	SP	P	X	P	X	
(A) Eating or Drinking Establishments:	27-461								
Drive-in restaurant	27-461	X	X	X	X	X	X	X	
Fast-food restaurant	27-461	SP	SP	X	X	X	SP	X	
Other than a drive-in or fast-food restaurant (which may include incidental carry-out service, except where specifically prohibited):	27-461 27-473								
(i) Permitting no entertainment other than music, and no patron dancing with hours that do not extend beyond 11 P.M.:	27-461								
(a) On properties of five acres or greater.		X	X	X	X	X	X	P	
(aa) All others		P	P	SP	X	X	P	X	
(ii) Permitting live entertainment ¹ or patron dancing with hours of operation that extend beyond 11:00 p.m. and not within 60 feet of single-family residentially zoned property.	27-461	P	P	SP	X	X	X	X	
(B) Vehicle, Mobile Home, Camping Trailer, and Boat Sales and Service:	27-461								
Bus maintenance accessory to a private school, educational institution, church, or other place of worship	27-441 27-461	X	X	X	X	X	X	X	
Boat fuel sales at the waterfront	27-461	X	X	X	X	X	X	X	
Boat sales, rental, service, and repair, including outdoor storage of boats and boat trailers	27-461 27-473	X	X	X	X	X	X	SP	
Boat storage yard	27-461	X	X	X	X	X	X	SP	
Car wash	27-461 27-473	X	X	X	X	X	X	X	
Gas station (in the C-M Zone, subject to Detailed Site Plan review in accordance with Section 27-358(a)(1),(2),(4),(5),(6), (7),(8),(9), and (10))	27-461 27-473	X	X	X	X	X	X	X	
Incidental automobile service in a parking garage	27-461 27-473	X	X	X	X	X	X	X	

¹No adult, x-rated, nude, or semi-nude venues of any type, including but not limited to film, digital, hologram and similar technology, live performance, or exhibition.

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
Vehicle lubrication or tune-up facility, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage	27-461 27-473	X	X	X	X	X	X	X	X
Vehicle, mobile home, or camping trailer repair and service station	27-461 27-473	X	X	X	X	X	X	X	X
Vehicle, mobile home, or camping trailer sales or rental lot, including outdoor display of vehicles.	27-461 27-473	X	X	X	X	X	X	X	X
Vehicle or camping trailer rental (in the C-M Zone, subject to Section 27-417(a),(b)(2), and (c))	27-461	X	X	X	X	X	X	X	X
Vehicle or camping trailer storage yard	27-461	X	X	X	X	X	X	X	X
Vehicle parts or tire store including installation facilities, provided all sales and installation operations are conducted in a wholly enclosed building with no outdoor storage	27-461	X	X	X	X	X	X	X	X
Vehicle towing station	27-461 27-473	X	X	X	X	X	X	X	X
Mobile or modular home sales lot, which may include the storage of mobile homes or modular home components for sale	27-473	X	X	X	X	X	X	X	X
(C) Offices:									
Bank, savings and loan association, or other savings or lending institution:									
(i) With drive through	27-461 27-473	SP	SP	X	X	X	SP	SP	X
(ii) All others	27-461 27-473	P	P	SP	SP	X	P	P	SP
Office accessory to an allowed use	27-461 27-473	P	P	P	P	P	P	P	P
Office (except as otherwise provided)	27-461 27-473	P	SP	SP	X	X	P	P	X
Office of a certified message therapist	27-461	P	P	P	P	P	P	P	X
Office of a medical practitioner or medical clinic (which may include an accessory private spa)	27-461 27-473	P	SP	X	SP	SP	SP	P	X
Real estate subdivision sales office:	27-473 27-441 27-461								

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
(i) As a temporary use, in accordance with Sections 27-260 and 27-261	27-473								
	27-441	P	P	P	P	P	P	P	P
	27-461								
(ii) As an accessory use in a dwelling	27-441	P	P	P	P	P	P	P	SP
	27-473	X	X	X	X	X	X	X	X
(iii) All others	27-441	P	P	P	P	P	P	P	X
Accountants, architects, clergymen, engineers, lawyers, medical practitioners, and similar recognized and learned professions, as an accessory use in a dwelling	27-441	P	P	P	P	P	P	P	X
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	27-441	P	P	P	P	P	P	P	X
Insurance sales office as an accessory use in a dwelling	27-441	P	P	P	P	P	P	P	X
Multifamily dwelling management company (must manage the project within which it is located)	27-441	P	P	P	P	P	P	P	X
Temporary trailer for office space accessory to an existing group residential facility, which services more than eight persons, in accordance with Sections 27-260 and 27-261	27-441	X	X	X	X	X	X	X	X
(D) Services:	27-461								
Acupuncturist	new	P	P	SP	SP	SP	SP	SP	X
Alternative health practitioners, licensed	new	P	P	SP	SP	SP	SP	SP	X
Ambulance service, private	27-461	X	P	SP	X	X	X	X	X
Animal hospital, veterinary office, animal training, kennel:	27-461								
(i) On properties of 5 acres or greater	27-473								
(ii) All others	27-441								
Barber or beauty shop	new	X	X	X	X	X	X	X	P
	new	P	P	SP	X	X	P	X	X
Bicycle repair shop:	27-461	P	P	SP	X	X	P	X	X
	27-473								
(i) Nonmotorized only	27-461	P	P	SP	X	X	P	P	P
(ii) All others	27-461	X	SP	X	X	X	X	X	X
Blacksmith shop	27-461	X	P	P	X	X	X	X	X
	27-473								

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
Blueprinting, photostating, or other photocopying establishment	27-461	P	P	SP	X	X	P	X	
	27-473								
Carpet or rug shampooing establishment	27-461	X	P	SP	X	X	X	X	
	27-473								
Catering establishment	27-461	P	P	SP	X	X	P	X	
	27-473								
Computer system hardware assembly and maintenance shop	new	X	P	SP	X	X	X	X	
Data processing	27-461	P	P	SP	X	X	P	X	
	27-473								
Dry cleaning or laundry pickup station	27-461	P	P	SP	X	X	P	X	
	27-473								
Dry cleaning store or plant:	27-461								
	27-473								
(i) Retail, gross floor area under 3,000 square feet	27-461	P	P	SP	X	X	P	X	
(ii) Retail, unrestricted	27-461	X	X	X	X	X	X	X	
(iii) Wholesale (may include retail service)	27-461	X	X	X	X	X	X	X	
Electrical or electronic equipment, appliances, radio or television, computer repair shop	27-473	P	P	SP	X	X	P	X	
Employment agency	27-461	P	X	X	X	X	P	X	
Fortune telling	27-461	P	X	X	X	X	X	X	
Funeral parlor, undertaking establishment	27-461	X	SP	X	X	X	X	X	
	27-441								
Household appliance or furniture repair shop	27-461	P	P	P	X	X	P	X	
	27-473								
Key or locksmith shop	27-461	P	P	P	X	X	P	X	
	27-473								
Laboratory	27-461	P	P	P	X	X	X	X	
	27-473								
Laundromat:	27-461								
	27-473								
(i) Accessory to an allowed use	27-461	P	SP	X	P	X	P	X	

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
(ii) All others	27-461	P	X	X	X	X	P	X	
Laundry store or plant:	27-461								
	27-473								
(i) Retail, gross floor area under 3,000 square feet	27-461	P	P	SP	X	X	P	X	
(ii) Retail, unrestricted	27-461	X	X	X	X	X	X	X	
(iii) Wholesale (may include retail service)	27-461	X	X	X	X	X	X	X	
Lawn mower repair shop:	27-461								
	27-473								
(i) Nonmotorized only	27-461	X	P	SP	X	X	P	X	
(ii) All others, provided all repairs are performed within a wholly enclosed building	27-461	X	P	SP	X	X	X	X	
Limousine service	27-461	X	X	X	X	X	X	X	
Machine shop accessory to an allowed use	27-461	X	P	P	X	X	X	X	
Massage establishment	27-461	SP	SP	SP	SP	SP	SP	X	
	27-473								
Methodone treatment center	27-461	X	X	X	X	X	X	X	
	27-473								
Model studio	27-461	P	P	P	X	X	X	X	
Monument and headstone sales establishment	27-441	P	P	SP	X	X	X	X	
Newspaper publishing establishment	27-461	X	P	SP	X	X	X	X	
Pet grooming shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor	27-461	P	X	X	X	X	P	X	
Photographic processing plant	27-461	P	P	SP	X	X	X	X	
	27-461								
Photography studio or darkroom:	27-441								
	27-473								
(i) As an accessory use solely by the resident of a one-family detached dwelling and located within such dwelling	27-441	P	P	P	P	P	P	P	
(ii) All others	new	P	P	SP	X	X	P	X	
Pizza delivery service, limited to off-premises delivery with no eat-in or drive-in service:	27-461								
(i) With carry-out service in a building with less than 2,500 sq. ft. of gross floor area	27-461	P	P	SP	X	X	P	X	
(ii) Unrestricted in size with no carryout service	27-461	X	X	X	X	X	X	X	

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
Printing shop:	27-461								
(i) Not exceeding 2,000 square feet of gross floor area	27-473								
(ii) All others	27-461	P	P	P	X	X	P	X	X
Research and Development	27-461	X	P	SP	X	X	X	X	X
Sauna or steam bath	27-473	P	P	P	X	X	X	X	X
Septic tank service	27-461	P	X	X	X	X	SP	X	X
Septic tank service	27-461	X	X	X	X	X	X	X	X
Sewage dump station for camping trailers or boats	27-473	X	X	X	X	X	X	X	X
Shoe repair shop	27-461	P	P	P	X	X	P	X	X
Shoe repair shop	27-473	P	P	P	X	X	P	X	X
Tailor or dressmaking shop	27-461	P	P	P	X	X	P	X	X
Tailor or dressmaking shop	27-473	P	P	P	X	X	P	X	X
Taxidermy	27-461	X	P	SP	X	X	X	X	X
Taxidermy	27-473	X	P	SP	X	X	X	X	X
Travel bureau	27-461	P	X	X	X	X	P	X	X
Travel bureau	27-473	P	X	X	X	X	P	X	X
Upholstery shop	27-461	P	P	SP	X	X	SP	X	X
Upholstery shop	27-473	P	P	SP	X	X	SP	X	X
Watch or jewelry repair shop	27-461	P	P	P	X	X	P	X	X
Watch or jewelry repair shop	27-473	P	P	P	X	X	P	X	X
Welding shop:	27-461								
(i) Accessory to an allowed use	27-461	X	P	P	X	X	X	X	X
(ii) All others	27-461	X	P	SP	X	X	X	X	X
(E) Trade (Generally Retail):	27-461								
(E) Trade (Generally Retail):	27-473								
Adult book store	27-461	X	X	X	X	X	X	X	X
Adult book store	27-473	X	X	X	X	X	X	X	X
Antique shop	27-441	P	P	SP	X	X	P	X	X
Antique shop	27-461	P	P	SP	X	X	P	X	X
Antique shop	27-473	P	P	SP	X	X	P	X	X
Arts, crafts, and hobby supply store	27-461	X	X	X	X	X	X	X	X
Arts, crafts, and hobby supply store	27-473	X	X	X	X	X	X	X	X
Bait shop	27-461	X	X	X	X	X	X	X	P
Bait shop	new	P	P	SP	X	X	P	X	X
Bakery, primarily retail sales with or without production on-site	27-461	X	P	SP	X	X	X	X	X
Bakery, primarily retail sales with or without production on-site	27-473	X	P	SP	X	X	X	X	X
Bakery products, wholesale (may include retail sales)	27-461	X	P	SP	X	X	X	X	X
Bakery products, wholesale (may include retail sales)	27-473	X	P	SP	X	X	X	X	X
Bicycle (sales) shop:	27-461								
Bicycle (sales) shop:	27-473								
(i) Nonmotorized only	27-461	P	P	SP	X	X	P	X	P
(i) Nonmotorized only	27-473	P	P	SP	X	X	P	X	P

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
(ii) All others	27-461	X	SP	X	X	X	X	X	
Book (except adult bookstore) or camera store	27-461	P	P	SP	X	X	P	X	
Bottled gas sales:	27-461								
	27-473								
(i) Accessory to an allowed use	27-461	X	P	SP	X	X	X	X	
(ii) All others	27-461	X	X	X	X	X	X	X	
Building supply store:	27-461								
	27-473								
(i) Wholly enclosed, except for nursery stock	27-461	X	P	SP	X	X	SP	X	
(ii) With outdoor storage on not more than 50 percent of the lot, provided it is enclosed by a slightly opaque wall or fence at least eight feet high	27-461	X	X	X	X	X	X	X	
Bulk retailing	27-461	X	X	X	X	X	X	X	
Buying of items within guest rooms and vehicles, pursuant to Section 27-115(a)(2)	27-461	X	X	X	X	X	X	X	
	27-473	X	X	X	X	X	X	X	
	27-441								
Carpet or floor covering store	27-461	P	P	SP	X	X	P	X	
	27-473								
Clothing, dry goods, millinery, or shoe store	27-461	P	P	SP	X	X	P	X	
	27-473								
Computer store	new	P	X	X	X	X	X	X	
Confectioner (not exceeding 40,000 square feet of gross floor area):	27-461								
(i) Retail	27-461	P	X	X	X	X	P	X	
(ii) Wholesale (may include accessory retail sales)	27-461	X	P	SP	X	X	X	X	
Department or variety store, excluding pawnshops	27-461	P	X	X	X	X	X	X	
	27-473								
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1)	27-461	X	X	X	X	X	X	X	
	27-473								
	27-441								
Drug store	27-461	P	X	X	X	X	P	X	
	27-473								
Electrical supply store	27-473	P	P	SP	X	X	X	X	

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
Farm implement, supplies, or feed sales; farm implement repair	27-473								
	27-461	X	X	X	X	X	X	X	X
	27-441								
Firewood sales as a temporary use in accordance with Sections 27-260 and 27-261	27-461	X	X	X	X	X	X	X	P
	27-473								
	27-441								
Farmers' market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261	27-461	P	SP	SP	SP	SP	P	P	P
	27-473								
	27-441								
Florist shop	27-461	P	P	SP	X	X	P	X	
Food or beverage goods preparation on the premises of a food or beverage store, provided the goods are only sold on the premises and at retail:	27-461								
(i) Not exceeding 3,000 square feet of gross floor area or occupying more than 10 percent of the site, whichever is larger	27-461	P	P	SP	X	X	P	P	
	new	P	P	SP	X	X	P	X	
(ii) All others	27-461	X	P	SP	X	X	X	X	
Food or beverage goods preparation for wholesale sales	27-461								
Food or beverage store:	27-461								
	27-473								
(i) Not exceeding 3,000 square feet of gross floor area	27-461	P	P	SP	X	X	P	P	
(ii) Not exceeding 25,000 square feet of gross floor area	27-461	P	SP	X	X	X	P	X	
(iii) All others	27-461	SP	X	X	X	X	SP	X	
	27-473								
Garden supplies store, floricultural or horticultural nursery, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees	27-461	X	P	SP	X	X	X	P	
Garden center, nursery, or greenhouse for primarily retail sales with under 15,000 square feet total gross sales area	new	P	P	SP	X	X	P	X	
Gift, jewelry, music, souvenir, or other specialty store not specifically listed	27-461	P	P	SP	X	X	P	X	
Hardware store (may include electrical or plumbing supplies)	27-473	P	P	SP	X	X	P	X	
27-461									
Home furnishing store (such as interior decorations, electronics, house wares, household accessories, or textiles)	27-473	P	SP	X	X	X	P	X	
Household appliance or furniture store	27-461	P	SP	X	X	X	SP	X	
27-473									
Ice vending machine (not exceeding eight-ton capacity)	27-461	X	P	SP	X	X	X	X	
Landscaping contractor's business	27-441								

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
(i) On properties of five acres or greater	new	X	X	X	X	X	X	X	P
(ii) All others	new	X	P	SP	X	X	X	X	X
Lawn mower (sales) store	27-461	X	SP	X	X	X	P	X	X
27-473									
Newspaper, magazine, or tobacco shop	27-461	P	P	SP	X	X	P	X	X
Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees:	27-461								
27-473									
(i) On properties of five acres or greater	new	X	SP	SP	X	X	X	X	P
(ii) All others	new	X	P	SP	X	X	P	X	X
Outdoor display of merchandise for sale (except as otherwise specified) and excluding merchandise displayed on gasoline pump islands associated with gas stations which is allowed):	27-461								
(i) Not more than six feet from main building (subject to Section 27-388)	27-461	P	P	SP	X	X	P	X	X
(ii) More than six feet from main buildings (subject to Section 27-388)	27-461	X	X	X	X	X	X	X	X
Outdoor display of merchandise for sale or outdoor customer seating that does not obstruct the seven-foot wide path of sidewalk across the frontage of the property	new	P	P	SP	X	X	P	X	X
Paint or wall covering store	27-461	P	P	SP	X	X	P	X	X
27-473									
Pawnshop	27-461	X	X	X	X	X	X	X	X
27-473									
Pet (sales) shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor; may include the sale of pet feed and supplies	27-461	P	X	X	X	X	P	X	X
Pet feed and supply store	27-473	P	SP	SP	X	X	P	X	X
Retail shop or store (not listed) similar to one permitted (P)	27-461	P	P	SP	X	X	P	X	X
Retail sales as accessory to production		P	P	P	X	X	P	X	X
Sales events sponsored by bona fide nonprofit groups or organizations, in accordance with Sections 27-260 and 27-261	27-473	P	P	P	SP	SP	P	SP	P
Sales from guest rooms and vehicles, in accordance with Section 27-115(a)(2)	27-461	X	X	X	X	X	X	X	X
Seafood market:	27-461								
27-473									
(i) Containing less than 3,000 square feet of gross retail space	27-461	P	P	SP	X	X	P	X	X
(ii) Containing less than 7,000 square feet of gross retail space	27-461	P	P	SP	X	X	P	X	X
(iii) Unrestricted in size	27-461	X	X	X	X	X	X	X	X

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	27-461								
	27-473	P	P	SP	X	X	P	P	P
	27-441								
Septic tank sales	27-461	X	X	X	X	X	X	X	X
	27-473								
Sporting goods shop for the sales and rental of nonmotorized athletic equipment, which may include marine equipment and supplies	27-461	P	P	X	X	X	P	P	P
	new	P	P	SP	X	X	P	P	P
(i) Under 8,000 square feet in area	new	P	SP	SP	X	X	X	X	X
	(ii) All others								
Stationery or office supply store which may include the sale of furniture or business machines	27-461	P	P	SP	X	X	P	P	X
	27-473								
Swimming pool or spa sales and service:	27-461								
	27-473								
(i) Excluding outdoor display	27-461	X	P	SP	X	X	X	X	X
	27-473	X	X	X	X	X	X	X	X
(ii) Including outdoor display, provided it is enclosed by a six-foot high fence (subject to Section 27-388)	27-461	P	P	SP	X	X	P	P	X
	27-473	P	P	SP	X	X	P	P	X
Toy store									
Video electronics, games, tapes, or digital discs store									
Wayside stand:	27-461								
	27-473								
	27-441								
(i) As a temporary use, subject to Sections 27-260 and 27-261	27-461	P	P	SP	X	X	P	P	P
	27-473								
(ii) All others	27-461								
	27-473	X	X	X	X	X	X	X	X
27-441									
(3) INDUSTRIAL:	27-473								
(A) Chemical and Allied Manufacturing:	27-473								
Abrasive and asbestos products	27-473	X	X	X	X	X	X	X	X
Acids and caustics	27-473	X	X	X	X	X	X	X	X
Carbon black	27-473	X	X	X	X	X	X	X	X
Celluloid or pyroxylin	27-473	X	X	X	X	X	X	X	X

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
Cosmetics, medicinal, pharmaceutical, and toilet article products, fabrication	27-473	X	X	X	X	X	X	X	X
Distillery for the production of fuel alcohol, which may include bulk storage	27-473	X	X	X	X	X	X	X	X
Drugs, compounding	27-473	X	X	X	X	X	X	X	X
Dyestuffs	27-473	X	X	X	X	X	X	X	X
Fertilizers	27-473	X	X	X	X	X	X	X	X
Gum and wood chemicals, which may include distilling	27-473	X	X	X	X	X	X	X	X
Ink:	27-473								
(i) Paste inks	27-473	X	X	X	X	X	X	X	X
(ii) All other inks	27-473	X	X	X	X	X	X	X	X
Organic and inorganic chemicals (except as specified):	27-473								
(i) Blending and mixing	27-473	X	X	X	X	X	X	X	X
(ii) Breaking bulk	27-473	X	X	X	X	X	X	X	X
Paints, varnishes, lacquers, enamels, and shellacs	27-473	X	X	X	X	X	X	X	X
Pesticides and insecticides	27-473	X	X	X	X	X	X	X	X
Plastics and synthetic fibers	27-473	X	X	X	X	X	X	X	X
Soaps, cleaners, polishes, sanitation preparations, bleaches, and detergents	27-473	X	X	X	X	X	X	X	X
Soaps and toiletries, handcrafted	new	X	P	P	X	X	X	X	X
(B) Fabrication of Wood, Metal, Paper, Plastic, and Glass Products from Materials Produced Elsewhere:	27-473								
Armament control and sighting systems	27-473	X	X	X	X	X	X	X	X
Communications equipment, computers, telephones, electronic equipment, radios, sound systems, or televisions (which may include parts for these items)	27-473	X	P	P	X	X	X	X	X
Containers:	27-473								
(i) Paper or plastic	27-473	X	P	P	X	X	X	X	X
(ii) Glass, metal, or wood or other materials	27-473	X	P	P	X	X	X	X	X
Electrical lighting fixtures	27-473	X	P	P	X	X	X	X	X
Engines, generators, turbines, or miscellaneous machinery	27-473	X	X	X	X	X	X	X	X
Furniture, cabinets, fixtures, or interior decorating components	27-473	X	P	P	X	X	X	X	X
Hardware (except as otherwise specified)	27-473	X	P	SP	X	X	X	X	X
Heavy armament	27-473	X	X	X	X	X	X	X	X
Household appliances:	27-473								
(i) Small electrical household appliances, including televisions but excluding refrigerators and similar large appliances	27-473	X	P	SP	X	X	X	X	X
(ii) All others	27-473	X	X	X	X	X	X	X	X

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
Motorized vehicles, aircraft, construction, farm, or railroad equipment, ships or boats (which may include the parts for these items)		X	X	X	X	X	X	X	X
Nonmotorized vehicles, aircraft, construction, farm, or railroad equipment, ships or boats (which may include the parts for these items):	27-473								
(i) Handcrafted vehicles or water-going craft	new								
(ii) All others	new								
Office supplies and equipment	27-473	X	P	SP	X	X	X	X	X
Plumbing, air conditioning, carpentry, electrical heating, and lighting supplies and equipment (except where otherwise specified):	27-473								
(i) Plastic	27-473	X	P	SP	X	X	X	X	X
(ii) Other materials	27-473	X	P	SP	X	X	X	X	X
Spas and swimming pools	27-473	X	X	X	X	X	X	X	X
Structural components of buildings (except as otherwise specified)	27-473	X	P	SP	X	X	X	X	X
Vending machines	27-473	X	P	SP	X	X	X	X	X
(C) Manufacturing and Processing of Lumber, Wood, and Related Products:	27-473								
Logging camps or contractors	27-473	X	X	X	X	X	X	X	X
Mobile or manufactured homes	27-473	X	X	X	X	X	X	X	X
Modular buildings	27-473	X	X	X	X	X	X	X	X
Sawmills or planing mills	27-473	X	X	X	X	X	X	X	X
Veneer and plywood	27-473	X	P	SP	X	X	X	X	X
Wood preserving	27-473	X	P	SP	X	X	X	X	X
(D) Manufacturing of Scientific, Specialized, and Technical Instruments and Equipment:	27-473								
Engineering, computer, drafting, laboratory, office, research, and scientific instruments, devices, equipment and supplies	27-473	X	P	P	X	X	X	X	X
Optical, dental, medical, ophthalmic, orthopedic, and prosthetic devices and supplies	27-473	X	P	P	X	X	X	X	X
Photographic equipment and supplies	27-473	X	P	P	X	X	X	X	X
Timing, light, mixing, safety, temperature, or weight control devices	27-473	X	P	P	X	X	X	X	X
Watches, clocks, measuring, or time-keeping devices	27-473	X	P	P	X	X	X	X	X
(E) Metal Production:	27-473								
Blast furnace	27-473	X	X	X	X	X	X	X	X
Foundry:	27-473								
(i) Nonferrous metals	27-473	X	SP	X	X	X	X	X	X
(ii) Non-ornamental ferrous	27-473	X	SP	X	X	X	X	X	X
(iii) Ornamental metals	27-473	X	P	SP	X	X	X	X	X

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
Recycling of nonferrous metals	27-473	X	SP	X	X	X	X	X	X
Rolling mill	27-473	X	SP	X	X	X	X	X	X
Smelting	27-473	X	SP	X	X	X	X	X	X
(F) Miscellaneous Industrial, Manufacturing, and Related Uses:	27-473								
Brushes, brooms, combs, or lamp shades manufacturing	27-473	X	P	P	X	X	X	X	X
Cigarettes, cigars, or other tobacco products (chewing or smoking) manufacturing	27-473	X	X	X	X	X	X	X	X
Consolidated storage, in accordance with Section 27-475.04	27-473	X	SP	SP	X	X	X	X	X
Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use:	27-473 27-441								
(i) With storage of materials or equipment:	27-473								
(a) Indoors	27-473	X	P	SP	X	X	X	X	X
(b) Outdoors	27-473	X	X	X	X	X	X	X	X
(ii) Including the fabrication (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry (and the like) parts for installation off-site	27-473	X	P	SP	X	X	X	X	X
(iii) Including the retail sale of parts and supplies as an accessory use	27-473	X	X	X	X	X	X	X	X
Contractors' plant or storage yard:	27-473								
(i) Those involving the operation or storage of heavy equipment over 17,000 pounds gross vehicle weight	27-473	X	X	X	X	X	X	X	X
(ii) All others	27-473	X	X	X	X	X	X	X	X
Explosives, fireworks, or gunpowder manufacturing	27-473	X	X	X	X	X	X	X	X
Gelatin manufacturing	27-473	X	X	X	X	X	X	X	X
Glue or size manufacturing	27-473	X	X	X	X	X	X	X	X
Heavy motorized equipment, motor vehicle, truck, boat, camping trailer, or trailer storage yard	27-473	X	X	X	X	X	X	X	X
Jewelry manufacturing	27-473	X	P	P	X	X	X	X	X
Junkyard	27-473	X	X	X	X	X	X	X	X
Machine shop	27-473	X	P	P	X	X	X	X	X
Matches manufacturing	27-473	X	X	X	X	X	X	X	X
Motion picture or broadcasting equipment manufacturing and production	27-473	X	P	P	X	X	X	X	X
Musical instruments, athletic goods, notions, novelties, sporting goods manufacturing	27-473	X	P	P	X	X	X	X	X

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
Pens, artist or drafting supplies, clerical equipment, business machines, or pencils manufacturing	27-473	X	P	P	X	X	X	X	X
Plastic products manufacturing, except as otherwise specified	27-473	X	X	X	X	X	X	X	X
Precious metalware manufacturing and plating	27-473	X	P	SP	X	X	X	X	X
Recycling plant, except as otherwise specified	27-473	X	SP	X	X	X	X	X	X
Storage building accessory to:	27-473								
(i) A permitted use	27-473	X	P	SP	X	X	X	X	X
(ii) A special permit use	27-473	X	SP	SP	X	X	X	X	X
Storage yard, except as otherwise specified	27-473	X	X	X	X	X	X	X	X
Tobacco packing, processing, and treatment	27-473	X	X	X	X	X	X	X	X
Transfer station	27-473	X	X	X	X	X	X	X	X
Trash removal services	27-473	X	X	X	X	X	X	X	X
Uses which are noxious or offensive by reason of odor, dust, fumes, smoke, gas, vibration, radiation, glare, or noise, or which constitute a public hazard by fire, explosion, or other means (in the discretion of the District Council)	27-473	X	SP	X	X	X	X	X	X
Vehicle salvage yard	27-473	X	X	X	X	X	X	X	X
Warehousing:	27-473								
(i) Subject to Section 27-471(g)	27-473	X	SP	X	X	X	X	X	X
(ii) All others	27-473	X	SP	X	X	X	X	X	X
Waste material separation and processing facility, in accordance with Section 27-475.05	27-473	X	X	X	X	X	X	X	X
(G) Petroleum, Gas, and Related Products:	27-473								
Asphalt mixtures	27-473	X	X	X	X	X	X	X	X
Breaking bulk for home consumption or portable appliances	27-473	X	X	X	X	X	X	X	X
Distribution for home consumption	27-473	X	P	SP	X	X	X	X	X
Gasoline or gasohol bulk storage (other than gas station or vehicle repair and service station)	27-473	X	X	X	X	X	X	X	X
Gasohol fabrication	27-473	X	X	X	X	X	X	X	X
Liquid gas storage	27-473	X	X	X	X	X	X	X	X
Refinery	27-473	X	X	X	X	X	X	X	X
Tank farm, except as otherwise specified	27-473	X	X	X	X	X	X	X	X
(H) Printing, Publishing, Paper, and Related Industries:	27-473								
Bookbinder manufacturing	27-473	X	X	X	X	X	X	X	X
Bookbinding	27-473	X	P	P	X	X	X	X	X
Paper or paper board products (except containers) manufacturing	27-473	X	P	SP	X	X	X	X	X
Paper recycling collection center (only for collection, storage, and shipping)	27-473	X	X	X	X	X	X	X	X

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
Printing and engraving (which may include all processes)	27-473	X	P	SP	X	X	X	X	
Publishing	27-473	X	P	SP	X	X	X	X	
Pulp making	27-473	X	X	X	X	X	X	X	
(I) Processing of Food and Kindred Products for Human Consumption:	27-473								
Bakery products manufacturing	27-473	X	P	SP	X	X	X	X	
Beverage bottling (all containers):	27-473								
(i) Alcoholic	27-473	P	P	SP	X	X	X	X	
(ii) Nonalcoholic	27-473	P	P	SP	X	X	X	X	
Brewery, distillery, winery	27-473	P	P	SP	X	X	X	X	
Cereals, grains, or spice processing	27-473	X	X	X	X	X	X	X	
Coffee roasting	new								
(i) As auxiliary to coffee shop	new	P	P	SP	X	X	P	X	
(ii) All others	new	X	P	SP	X	X	X	X	
Confectionery products manufacturing	27-473	X	P	SP	X	X	X	X	
Drying and dehydrating of food products	27-473	X	P	SP	X	X	X	X	
Freezing of food products	27-473	X	X	X	X	X	X	X	
Oil and fat manufacturing (edible)	27-473	X	X	X	X	X	X	X	
Packaging, packing, and canning of food products	27-473	X	P	SP	X	X	X	X	
Pickling	27-473	X	P	SP	X	X	X	X	
Reduction plant	27-473	X	X	X	X	X	X	X	
Sauce, seasoning, and dressing manufacturing	27-473	X	P	SP	X	X	X	X	
Slaughterhouse	27-473	X	X	X	X	X	X	X	
Smoking and curing	27-473	X	X	X	X	X	X	X	
Sugar refinery	27-473	X	X	X	X	X	X	X	
Syrup and flavor extract manufacturing	27-473	X	X	X	X	X	X	X	
(J) Rubber and Synthetic Rubber Products:	27-473								
Fabrication of rubber products	27-473	X	X	X	X	X	X	X	
Recycling of rubber products	27-473	X	X	X	X	X	X	X	
Rubber manufacturing	27-473	X	X	X	X	X	X	X	
Rubberizing of wearing apparel or household items	27-473	X	X	X	X	X	X	X	
Synthetic rubber (and similar products) manufacturing	27-473	X	X	X	X	X	X	X	
Tire or tube manufacturing	27-473	X	X	X	X	X	X	X	
Tire recapping	27-473	X	X	X	X	X	X	X	
(K) Stone, Clay, Glass, and Cement Products:	27-473								
Cement manufacturing	27-473	X	X	X	X	X	X	X	

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
Concrete batching or cement mixing plant	27-473	X	X	X	X	X	X	X	X
Cutting of nonstructural stone	27-473	X	P	P	X	X	X	X	X
Glass blowing and molding	27-473	X	P	P	X	X	X	X	X
Manufacturing of ornamental products made of clay, concrete, glass plaster, porcelain, or stone	27-473	X	P	P	X	X	X	X	X
Manufacturing or cutting of structural products made of clay, concrete, glass, stone, or similar materials	27-473	X	P	SP	X	X	X	X	X
(L) Textile Products:	27-473								
Fabrication of finished goods	27-473	X	P	P	X	X	X	X	X
Felt manufacturing	27-473	X	P	P	X	X	X	X	X
Fiber or thread manufacturing	27-473	X	P	P	X	X	X	X	X
Finishing of textile goods	27-473	X	P	P	X	X	X	X	X
Knitting	27-473	X	P	P	X	X	X	X	X
Lace (and similar products) manufacturing	27-473	X	P	P	X	X	X	X	X
Recycling of textiles	27-473	X	P	P	X	X	X	X	X
Synthetics manufacturing	27-473	X	SP	X	X	X	X	X	X
Weaving	27-473	X	P	P	X	X	X	X	X
(M) Wholesale Trade:	27-473								
Apparel, garments, or related products	27-473	X	P	SP	X	X	X	X	X
Automotive or motorized equipment (parts and accessories only)	27-473	X	X	X	X	X	X	X	X
Bakery products, wholesale	27-473	X	P	SP	X	X	X	X	X
Bulk raw materials	27-473	X	X	X	X	X	X	X	X
Chemical and related products (except as otherwise specified)	27-473	X	X	X	X	X	X	X	X
Electronic, glass, metal, paper, rubber, or wood products	27-473	X	P	SP	X	X	X	X	X
Food or kindred products	27-473	X	P	SP	X	X	X	X	X
Garden supplies or nursery stock	27-473	X							
(i) On properties of five acres or greater	new	X	X	X	X	X	X	X	P
(ii) All others	new	X	P	SP	X	X	X	X	X
Livestock	27-473	X	X	X	X	X	X	X	X
Ornamental products made of china, clay, concrete, glass, or stone	27-473	X	P	P	X	X	X	X	X
Petroleum products for home distribution	27-473	X	X	X	X	X	X	X	X
Structural products made of clay, concrete, or stone, with:	27-473								
(i) Indoor storage, only	27-473	X	P	P	X	X	X	X	X
(ii) Outdoor storage	27-473	X	X	X	X	X	X	X	X
Textile products	27-473	X	P	P	X	X	X	X	X

Use	Source	Character Areas										
		TC	APE	NAP	MRC	TRN	NC	SVP				
Tobacco and related products	27-473	X	X	X	X	X	X	X				
Wholesaling or distribution of materials (products) not used or produced on the premise:	27-473											
(i) Subject to Section 27-471(g)	27-473	X	X	X	X	X	X	X	X	X	X	X
(ii) All others	27-473	X	X	X	X	X	X	X	X	X	X	X
Wholesaling or distribution of materials (products) used or produced on the premises	27-473	X	P	P	X	X	X	X	X	X	X	X
Wholesaling or distribution use not listed	27-473	X	SP	X	X	X	X	X	X	X	X	X
(4) INSTITUTIONAL/EDUCATIONAL:	27-461											
Adaptive reuse of a building previously occupied by an institutional or public use under 25,000 square feet in gross floor area for an institutional or arts-related use, where not otherwise allowed	27-473											
Adult day care center	27-441											
Adult rehabilitation center	new	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Assisted living facility, subject to the requirements of Section 27-464.04	27-461	P	X	X	SP	X	X	X	X	X	X	X
Chancery, on a lot having a net area of at least 15 acres	27-441	X	X	X	X	X	X	X	X	X	X	X
Church or similar place of worship, convent, or monastery	27-461	X	X	X	X	X	X	X	X	X	SP	SP
Community center or similar nonprofit social use; not publicly owned or operated	27-473											
Day care center for children	27-441											
(A) On properties of five acres or greater	new	X	X	X	X	X	X	X	X	X	X	P
(B) All others	new	SP	SP	SP	SP	SP	SP	SP	SP	SP	P	X
Eleemosynary or philanthropic institution	27-461	SP	X	X	X	X	X	X	X	X	SP	SP
Family day care	27-441											
(A) On properties of five acres or greater	new	X	X	X	X	X	X	X	X	X	X	P
(B) All others	new	SP	SP	SP	SP	SP	SP	SP	SP	SP	P	X

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
Health campus	27-441	SP	X	X	X	X	SP	X	
Hospital (may include a private spa)	27-461 27-441	P	X	X	X	X	SP	X	
Medical/residential campus	27-441	SP	X	X	X	SP	X		
Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261	27-461 27-441	P	P	P	P	P	P	P	
Nursing or care home (may include a private spa)	27-461 27-441	P	X	X	SP	X	X	X	
School, Private:									
(A) Driving school, automobile only	27-461 27-473	P	X	X	X	P	X		
(B) For artistic or technical instruction and practice (may include a studio)	27-461 27-473								
(i) On properties of five acres or less	new	X	X	X	X	P	P		
(ii) All others	new	P	P	SP	X	P	X		
(C) Tutoring establishment	27-461 27-473								
(i) On properties of five acres or greater	new	X	X	X	X	X	X		
(ii) All others	new	P	P	P	X	P	X		
(D) Private college or university	27-461	P	P	SP	X	P	X		
(E) Business	27-473	P	X	X	X	P	X		
(F) Institution of higher learning (may include a private spa)	27-461	P	P	SP	X	P	X		
(G) Scientific	27-473	P	P	SP	X	P	X		
(H) Trade	27-473 27-461	P	P	SP	X	P	X		
(I) In accordance with Section 27-475.06.01, Section 27-463, or Section 27-443	27-473 27-461 27-441	P	P	SP	X	P	X		

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
(J) All others	27-441								
	27-461	P	P	SP	X	X	P		
	27-473								
Small group child care center	27-441								
(A) On properties of five acres or greater	new	X	X	X	X	X	X	X	P
(B) All others	new	P	X	X	SP	SP	P		X
(5) MISCELLANEOUS:	27-473								
	27-441								
	27-461								
Accessory structures and uses, except as otherwise provided	27-461	X	X	X	P	P	X	P	P
	27-473								
	27-441								
Adaptive reuse of a Historic Site or surplus public school, when not otherwise allowed	27-461								
	27-441	SP	SP	SP	SP	SP	SP	SP	SP
	27-473								
Animals, not customarily household pets	27-441	X	X	X	X	X	X	X	X
Auction house	27-461	P	P	SP	X	X	P	X	X
	27-473								
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	27-461								
	27-473	SP	SP	SP	SP	SP	SP	SP	SP
	27-441								
Carpentry, cabinet making, or other woodworking shop	27-461								
(A) A maximum of 15,000 square feet in gross floor area	new	X	P	P	X	X	X	X	X
	new	X	P	SP	X	X	X	X	X
(B) All others	27-461								
	27-441	X	X	X	X	X	X	X	X
	27-473								
Cemetery or crematory	27-473								
Collection of recyclable materials:	27-461								
	27-441								
	27-473								
(A) As a temporary use, in accordance with Sections 27-260 and 27-261	27-461	P	P	SP	X	X	P	X	X
	27-461								
	27-441								

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
(B) All others	27-473	X	SP	X	X	X	X	X	
Commercial recreational development	27-461	X	X	X	X	X	X	X	
	27-441								
Consolidated storage	27-461	X	SP	SP	X	X	X	X	
Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping and the like, with buildings and uses accessory to the business (as well as the office) use:	27-461	X	P	SP	X	X	X	X	
	new	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	27-461								
	27-473	P	P	P	P	P	P	P	
27-441									
Hardware fabrication and manufacturing of products from material produced elsewhere	27-461	X	P	P	X	X	X	X	
Home occupations for residents, when not otherwise allowed	27-441	P	P	P	P	P	P	P	
Ice vending machine for block ice	27-473	X	SP	X	X	X	SP	X	
Increase in height of accessory building (not to exceed the height of the main structure), used for:	27-441								
(A) Servant, household help living quarters	27-441	X	P	P	X	P	X	X	
(B) Agricultural purposes on a lot having a net area of less than five acres	27-441	X	X	X	X	X	X	X	
(C) Agricultural purposes on a lot having a net area of at least five acres	27-441	X	X	X	X	X	X	X	
(D) Office	27-441	X	P	P	X	X	X	X	
(E) Artist Studio	new	P	P	P	P	P	P	P	
Mobile home, with use for which amusement taxes collected, as a temporary use	27-461	P	P	P	X	X	P	P	
27-473									
Recycling collection center as a temporary use, in accordance with Sections 27-260 and 27-261	27-461	P	P	SP	X	X	P	X	
Recycling collection center, paper only (limited to collection, storage, and shipping):	27-461	X	X	X	X	X	X	X	
Rental business for items permitted to be sold (except as otherwise specified)	27-473	SP	P	SP	X	X	SP	X	
	27-461								

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
Sign, in accordance with Part 12:	27-461								
	27-441								
(A) Outdoor advertising (billboard)	27-461	X	X	X	X	X	X	X	X
	27-441								
(B) All others	27-461	P	P	P	P	P	P	P	P
	27-473								
Sign shop	27-461	P	P	P	X	X	P	X	X
	27-473								
Storage, wholly enclosed, accessory to an allowed use	27-461	P	P	P	P	P	P	P	P
Temporary shelter for commercial display, sale, or service use permitted (P) in the respective zones, as a temporary use, in accordance with Sections 27-260 and 27-261	27-461	P	P	P	X	X	P	P	P
Temporary structures and uses not otherwise allowed	27-441	SP	X	X	SP	X	SP	SP	SP
Trash removal services	27-461	X	X	X	X	X	X	X	X
Wholesaling, distribution, and related storage	27-461	X	P	SP	X	X	X	X	X
Wholesaling of products incidental to the retail sales of the products on the premises	27-461	X	P	SP	X	X	X	X	X
(6) PUBLIC:	27-473								
Community building, except as otherwise provided	27-461	P	SP	X	P	SP	P	P	P
Library	27-473								
	27-441	P	SP	SP	P	X	P	P	SP
Post Office	27-461	P	SP	X	X	X	P	X	X
	27-473								
Public building and use, except as otherwise prohibited	27-461	SP	SP	SP	SP	SP	SP	SP	SP
Sanitary landfill or rubble fill	27-461	X	X	X	X	X	X	X	X
	27-473								
	27-441								

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
Voluntary fire, ambulance, or rescue squad services	27-441								
	27-461	P	P	SP	X	X	P	X	
	27-473								
(7) RECREATIONAL/ENTERTAINMENT/SOCIAL/CULTURAL:	27-473								
	27-461								
	27-441								
Amusement arcade:	27-461								
(A) Not exceeding 2,500 square feet of gross floor area, with adult supervision on the premises during all hours of operation; provided the use is located either within a wholly enclosed shopping mall, or within the main group of stores of an integrated shopping center having a minimum gross floor area of 150,000 square feet	27-461	P	SP	X	X	X	SP	X	
(B) All others	27-461	SP	X	X	X	X	X	X	
Amusement center	27-461	SP	X	X	X	X	X	X	
Amusement park, as a temporary use	27-461	X	X	X	X	X	X	SP	
27-473									
Archery range, privately owned and commercially operated on land leased from, and owned by, a public agency	27-441	X	X	X	X	X	X	P	
Arena or stadium (which may include a private spa):	27-461								
(A) On properties of five acres or greater	new	SP	X	X	X	X	X	P	
(B) All others	new	SP	X	X	X	X	X	X	
Athletic field	27-461	X	X	X	SP	X	X	P	
27-473									
27-441									
Auditorium:	27-461								
27-473									
(A) On not less than five acres with no greater than 10 percent impermeable surface	new	P	P	SP	SP	X	X	P	
(B) All others	new	P	P	SP	SP	X	X	X	
Beach	27-461	X	SP	X	X	X	X	P	
Billiard or pool parlor	27-461	P	P	SP	X	X	X	X	
27-473									
Boathouse (private) as an accessory use	27-441	X	X	X	X	X	X	SP	
Boat ramp	27-461	X	X	X	X	X	X	P	

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
Bowling alley	27-461 27-473	SP	P	SP	X	X	X	X	X
Carnival, circus, fair, or similar use, not exceeding 17 days duration and located at least 250 feet from any dwelling, as a temporary use in accordance with Sections 27-260 and 27-261:	27-473 27-461 27-441								
(A) On a parking lot	27-473	P	P	SP	X	X	X	X	P
(B) All others	27-441 27-473	P	P	SP	X	X	X	X	P
Club or lodge (private) except as otherwise provided	27-461 27-441 27-473	SP	X	X	X	X	SP	X	X
Commercial recreational attractions	27-473 27-441	SP	SP	SP	X	X	X	X	SP
Commercial recreational facilities (privately owned) on land leased from a public agency, except as otherwise allowed	27-441	SP	SP	SP	X	X	X	X	P
Community building or similar nonprofit social use, not publicly owned or operated	27-441								
(A) On not less than five acres with no greater than 10 percent impermeable surface	new	X	X	X	X	X	X	X	SP
(B) All others	new	SP	X	X	X	X	SP	X	X
(C) Community multipurpose facility which may include the following uses: reducing/exercise salon or health club, swimming pool, indoor, day care center for children, on properties less than five acres, park or playground (not public, associated with the day care), recreational program before and after-school, summer camp, community center or similar nonprofit social use (not publicly owned or operated)	new	P	X	X	X	X	X	X	X
Courts (indoor or outdoor) (tennis, handball, racquetball, or volleyball), not including courts accessory to a dwelling	27-441	SP	SP	X	SP	X	X	X	SP
Dog park	new	P	X	X	P	SP	X	X	P
Employees' recreational facilities (private, nonprofit) accessory to an allowed use	27-461 27-473	SP	SP	X	X	X	X	X	SP
Fishing pier	27-461	X	X	X	X	X	X	X	P
Go-cart track	27-461	X	X	X	X	X	X	X	X

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
Golf course or country club	27-461	X	X	X	X	X	X	X	SP
	27-473								
	27-441								
Golf course, miniature (indoor or outdoor)	27-441	P	SP	X	X	X	SP	P	
	27-461								
	27-473								
Golf driving, archery, or baseball batting range	27-473	X	X	X	X	X	X	X	SP
	27-461								
	27-441								
Homes Association Recreational Use, in accordance with Section 27-445	27-441	SP	X	X	SP	X	X	X	
Marina	27-461	X	X	X	X	X	X	X	SP
	27-441								
Museum, aquarium, art gallery, cultural center, or similar facility	27-461	P	P	SP	X	X	P	P	
	27-473								
	27-441								
Park or playground	27-461	P	P	SP	P	P	P	P	
	27-473								
Performance arts center, in accordance with Sections 27-445.09, 27-464.05, or 27-475.06.04	27-441	P	P	SP	X	X	X	X	P
	27-461								
	27-473								
Racetrack	27-461	X	X	X	X	X	X	X	
	27-441								
Recreational campground (in the C-M Zone subject to paragraphs (1) through (7) of Section 27-400(a))	27-461	X	X	X	X	X	X	X	SP
	27-441								
Recreational or entertainment establishment of a commercial nature, if not otherwise specified	27-461	SP	SP	X	X	X	X	X	SP
Recreational program, before- and after-school	27-441	P	SP	X	SP	X	P	P	
Recreational use (nonprofit) not publicly owned or operated, when not otherwise allowed	27-441	SP	X	X	X	X	X	X	SP
Reducing/exercise salon or health club	27-461	P	X	X	X	X	X	X	SP
	27-473								

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
Riding stable	27-441								
	27-461	X	X	X	X	X	X	X	SP
	27-473								SP
Rifle, pistol, or skeet shooting range	27-461	X	X	X	X	X	X	X	X
	27-473								
	27-441								
Sauna or steam bath	27-473	P	SP	X	SP	X	X	X	X
Saunas, solariums, and health clubs, noncommercial, for the sole use of residents and their guests	27-441	P	SP	X	P	X	X	X	X
Skating facility	27-441								
	27-461	X	X	X	X	X	X	X	SP
	27-473								SP
Skate park	new	SP	SP	SP	SP	SP	SP	SP	P
Spa (private)	27-441								
	27-461	P	X	X	X	X	X	X	X
	27-473								
Spa (public)	27-461	P	X	X	X	X	X	X	X
	27-473								
	27-441	X	X	X	X	X	X	X	P
Summer camp	27-461	P	SP	X	X	X	X	X	P
	27-473								
Swimming pool	27-461								
	27-473								
	27-441								
(A) Indoor	27-461	P	X	X	P	P	P	P	SP
(B) All others	27-461	P	X	X	P	P	P	P	P
Tennis, basketball, handball, or similar court	27-461	SP	SP	SP	SP	SP	SP	SP	SP
	27-473								
Theater:	27-461								
(A) Indoor	27-461	P	P	SP	X	X	X	X	X
(B) Outdoor (including drive-in)	27-461	SP	SP	X	X	X	X	X	SP
	27-473								
Zoo, not publicly owned	27-461	X	X	X	X	X	X	X	X

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
(8) RESIDENTIAL/LODGING:	27-473								
	27-461								
	27-441								
Apartment hotel	27-441	SP	X	SP	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)	27-441	P	X	X	P	X	P	X	X
Apartment housing for elderly or handicapped families in a surplus public school building	27-441	P	X	X	P	X	P	X	X
Apartment housing for the elderly or physically handicapped	27-461	P	X	X	P	X	P	X	X
Artists' residential studios	27-441	P	P	P	P	P	P	P	X
27-461		P	X	X	X	X	X	X	X
27-473		P	X	X	X	X	X	X	X
27-441		P	X	X	X	X	X	X	X
Boarding house	27-441	P	SP	SP	P	SP	SP	SP	X
Congregate living facility for more than eight elderly or physically handicapped residents	27-441	P	SP	SP	P	SP	SP	SP	X
Congregate living facility for not more than eight elderly or physically handicapped residents	27-441	SP	X	X	SP	P	P	P	X
Convent or monastery	27-441	X	X	X	P	X	X	X	X
Conversion of one-family detached dwelling to a building containing up to three dwelling units (not considered as a two-family, three-family, or multifamily dwelling)	27-441	SP	SP	X	P	SP	SP	SP	X
Country inn	27-461	P	X	X	X	SP	P	P	X
27-441		P	X	X	X	SP	P	P	X
Dwelling, provided that it was legally erected prior to the date upon which the property was classified in a Commercial Zone, or was legally erected in a Commercial Zone under prior regulations	27-461	P	P	P	P	P	P	P	P
Dwelling	27-473	P	X	X	X	P	P	P	X
Dwelling unit above the first floor within a building containing commercial, industrial, or arts-related uses	27-461	P	P	SP	X	X	P	P	X
27-473		P	P	SP	X	X	P	P	X
Dwelling unit on the first floor:	new								
(A) Facing streets wider than two lanes	new	SP	X	X	P	P	X	X	X
(B) Facing streets a total of two lanes of traffic or less	new	P	SP	X	P	P	X	X	X

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
Dwelling unit on the first floor as an adaptation of a building from an industrial or vehicle-related use and not an arts-related use into loft units	new	P	P	SP	X	X	X	X	X
Dwelling, multifamily	27-441	P	SP	P	P	X	P	X	X
Dwelling, one-family attached, for the elderly	27-441	P	X	X	X	X	X	X	X
Dwelling, one-family detached, cluster development	27-441	P	X	X	X	P	X	X	X
Dwelling, one-family detached (in general)	27-441	P	X	X	X	P	X	X	X
Dwelling, one-family semidetached:	27-441								
(A) If allowed in the underlying zone	new	P	X	X	X	P	X	X	X
(B) All other	new	P	X	X	X	X	X	X	X
Dwelling, two-family detached:	27-441	P	X	X	X	X	X	X	X
(A) If allowed in the underlying zone	new	P	X	X	X	P	X	X	X
(B) All other	new	P	X	X	X	P	X	X	X
Dwelling, three-family:	27-441	P	SP	X	P	X	X	X	X
Dwellings, one-family triple-attached (in general)	27-441								
(A) If allowed in the underlying zone	new	P	X	X	X	P	X	X	X
(B) All other	new	P	X	X	X	X	X	X	X
Dwelling, quadruple-attached:	27-441								
(A) If allowed in the underlying zone	new	P	X	X	X	P	X	X	X
(B) All other	new	P	X	X	X	X	X	X	X
Flag lot development	27-441	SP	SP	X	SP	SP	X	X	X
Fraternity or sorority house	27-441	X	X	X	X	X	X	X	X
Granny flat, carriage house, or in-law suite, provided the owner continues to occupy the main structure ²	new	P	X	X	X	P	X	X	X
Group residential facility for mentally handicapped dependent persons in accordance with Section 27-107.01(109)(D)	27-441	P	SP	X	P	X	X	X	X
Guest house, as an accessory use	27-441	P	SP	X	P	X	X	X	X
Hotel or motel	27-461 27-473 27-441	P	P	XSP	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	27-441	X	X	X	X	X	X	X	X
Mobile home used as a one-family detached dwelling	27-441	X	X	X	X	X	X	X	X
Mobile home, with use for which amusement taxes collected	27-441	P	P	P	P	P	P	P	P

²The City of Hyattsville is exempt from this provision.

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
Planned retirement community	27-461								
	27-473	SP	X	X	SP	X	X	X	X
	27-441								
Recreational community development, in accordance with Section 27-444	27-441	X	X	X	X	X	X	X	X
	27-441	X	X	X	X	X	X	X	X
Rental of guest rooms (by the residents):									
Residential Revitalization: Comprising any form of proposed multifamily, attached one-family or detached one-family dwellings, in a residential revitalization project, as shown on a detailed site plan approved in accordance with Section 27-445.09	27-441	SP	X	X	SP	X	X	X	X
Rooming houses	27-441	X	X	X	X	X	X	X	X
Tourist cabin camp	27-461	X	X	X	X	X	X	X	X
	27-441								
Tourist home	27-461	X	X	X	X	X	X	X	X
27-441									
27-441									
Townhouse, in general									
(A) If allowed in the underlying zone		P	P	P	P	P	P	P	X
(B) All other		P	X	X	X	X	X	X	X
Loft-style housing above the first floor		P	P	SP	P	X	X	X	X
Transitional shelter for the homeless	27-461	SP	X	X	X	X	X	X	X
27-473									
(9) RESOURCE PRODUCTION/RECOVERY:									
Agricultural preservation development, in accordance with Section 27-445.01	27-461								
	27-441	X	X	X	X	X	X	X	P
Agricultural uses	27-441								
	27-461	X	X	X	X	X	X	X	SP
	27-473								
Sand and gravel wet-processing	27-461								
	27-473	X	X	X	X	X	X	X	X
	27-441								
Sawmill	27-441	X	X	X	X	X	X	X	X
Surface mining	27-461								
	27-473	X	X	X	X	X	X	X	X
	27-441								

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
(10) TRANSPORTATION/PARKING/COMMUNICATIONS/ UTILITIES:	27-473								
	27-461								
	27-441								
Airport, airport, airfield, airstrip, heliport, helistop	27-461	SP	X	X	X	X	X	X	X
	27-473								
Antennas and related equipment buildings and enclosures, other than satellite dish antennas:	27-441								
	27-461	X	SP	X	X	X	X	X	X
(A) In or associated with a public building	27-473								
	new	P	P	P	P	P	P	P	P
(B) All others	new	X	SP	X	X	X	X	X	X
	27-461	P	P	SP	X	X	P	X	X
Broadcasting studio (without tower)	27-473								
	27-441	X	X	X	X	X	X	X	SP
Bus station or terminal	27-461	P	X	X	X	X	X	X	X
	27-473								
Farm vehicles and farm machinery used on farm premises	27-441	X	X	X	X	X	X	X	X
	27-441								
Monopoles and related equipment buildings and enclosures	27-461	X	SP	X	X	X	X	X	X
	27-473								
Motor freight receiving or shipping (loading) facilities	27-473	X	X	X	X	X	X	X	X
	27-461								
Parking lot or garage, or loading area as an accessory to a permitted use	27-473	P	P	P	P	P	P	P	SP
	27-441								
Parking lot used in accordance with Part 11 to serve a use in an adjacent Commercial, Industrial, or M-X-T Zone	27-441	SP	SP	SP	X	X	SP	SP	SP
	27-441								
Parking lot, required, serving adjacent Commercial or Industrial Zone	27-461	SP	SP	SP	X	X	X	X	X
	27-473								
Parking of mobile home, except as otherwise specified	27-441	X	X	X	X	X	X	X	X
	27-441								

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
Parking of a mobile home in a public right-of-way	27-461								
	27-473	X	X	X	X	X	X	X	X
	27-441								
Parking of vehicles accessory to an allowed use	27-461	P	P	P	P	P	P	P	P
	27-473								
Parking of vehicles owned or used by the occupants of the premises or their bona fide guests:	27-441								
	27-441	X	P	P	X	P	P	P	X
(A) Boats and boat trailers	27-441	P	P	P	X	P	P	P	X
(B) Buses, on the same lot with, and accessory to, the principal use, such as a school or church	27-441	P	P	P	X	X	P	P	P
(C) Camping trailer (unoccupied)	27-441								
(i) Not more than one	27-441	X	P	SP	X	P	P	P	X
(ii) Unlimited number	27-441	X	X	X	X	X	X	X	X
(D) Not more than one commercial vehicle:	27-441								
(i) Commercial vehicles not exceeding a manufacturer's gross vehicle weight specification of 8,500 pounds; containing no advertising other than a firm name or similar designation not more than 4 inches high; and excluding vehicles exceeding 300 cubic feet of load space, stake platform trucks, dump trucks, crane or tow trucks, or vehicles with dual rear wheels	27-441	P	P	P	X	X	P	P	P
(ii) All others	NEW	X	P	SP	X	X	P	P	X
(F) Private passenger vehicles	27-441	P	P	P	P	P	P	P	P
Public utility uses or structures	27-461								
	27-441								
	27-473								
(A) Underground pipelines and electric power and telephone lines; structures commonly known as telephone poles; and railroad tracks (but not a yard) and passenger stations	new	P	P	P	P	P	P	P	P
(B) Antennas, monopoles, and related equipment buildings for mobile telephone transmission or other telecommunications, excluding satellite dish antenna:	new								
(i) In accordance with Section 27-445.04	new	SP	SP	SP	SP	SP	SP	SP	X
(ii) All others	new	SP	SP	SP	X	X	SP	SP	SP
Satellite dish antenna, in accordance with Section 27-424.02, 27-451.01, or 27-468.01:	27-441								
	27-461								
	27-473								

Use	Source	Character Areas							
		TC	APE	NAP	MRC	TRN	NC	SVP	
(A) Up to 10 feet in diameter, to serve only one dwelling unit	27-441								
	27-461	P	P	P	P	P	P	P	X
	27-473								
(B) More than 10 feet in diameter, to serve only one dwelling unit	27-441								
	27-461	X	SP	X	X	X	X	X	X
	27-473								
(C) All others	27-441								
	27-461	X	SP	SP	X	X	X	X	X
	27-473								
Storage of any motor vehicle which is wrecked, dismantled or not currently licensed, except where specifically allowed	27-461								
	27-473	X	X	X	X	X	X	X	X
	27-441								
Taxicab dispatching station:	27-461								
	27-473								
(A) Without cab storage, repair, or servicing	27-461	P	P	SP	X	X	P	P	X
	27-473								
(B) With cab storage	27-461	X	X	X	X	X	X	X	X
	27-473								
(C) With cab repair or servicing within a wholly enclosed building	27-461	X	X	X	X	X	X	X	X
	27-473								
Taxicab stand	27-461	P	P	SP	X	X	P	P	X
	27-473								
Telegraph or messenger service	27-461	P	P	SP	X	X	P	P	X
	27-473								
Towers or poles (electronic, public utility when not otherwise permitted, radio, or television, transmitting or receiving)	27-461								
	27-473	SP	SP	SP	X	X	SP	SP	SP
	27-441								
Trucking operations, except as otherwise specified	27-473	X	X	X	X	X	X	X	X

